

# COMPREHENSIVE PLAN

## 2025

Town of Poy Sippi  
Waushara County, Wisconsin

August, 2007



# COMPREHENSIVE PLAN

## 2025

Town of Poy Sippi  
Waushara County, Wisconsin

August 2007

Prepared by the  
East Central Wisconsin Regional Planning Commission

## EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Merlin Gentz, Chair  
Brian Kowalkowski, Vice-Chair  
Eric Fowle, Secretary-Treasurer

### COMMISSION MEMBERS

#### CALUMET COUNTY

Merlin Gentz  
Pat Laughrin  
Clarence Wolf

#### WAUPACA COUNTY

Dick Koeppen  
Duane Brown  
Robert Danielson  
Brian Smith

#### MENOMINEE COUNTY

Elizabeth Moses  
Ruth Winter  
Brian Kowalkowski

#### WAUSHARA COUNTY

Norman Weiss  
Yvonne Feavel  
Neal Strehlow

#### OUTAGAMIE COUNTY

Toby Paltzer  
Clifford Sanderfoot  
Donald Grissman  
Tim Hanna  
Helen Nagler  
Robert Lamers

#### WINNEBAGO COUNTY

Mark Harris  
David Albrecht  
Ernie Bellin  
Frank Tower  
(Richard Wollangk, Alt)  
Jim Erdman  
Ken Robl

#### SHAWANO COUNTY

Marshal Giese  
Ken Capelle  
M. Eugene Zeuske

## **TOWN BOARD**

Larry Albright, Town Board Chairman

Cheryl Nitzke, Supervisor

Raymond Jorgensen, Supervisor

Sue Albright, Clerk

Dolores Jorgensen, Treasurer

## **PLAN COMMISSION**

Larry Albright, Chair

Angela Nehring

Clarence Bliske

Cheryl Nitzke

Sue Haase

Judy Roland

Mark Kretzmann

## **SMART GROWTH COMMITTEE**

Larry Albright

Cheryl Nitzke

Sue Albright

Mark Kretzmann

Raymond Jorgensen

Angela Nehring

## **COMMITTEE ADVISORS**

Jim Miller, Waushara County Land Use Planning Committee Chair

Mark Schumacher, Waushara County Zoning Administrator

Patrick Nehring, University of Wisconsin Extension Resource Development Agent

## ABSTRACT

TITLE: TOWN OF POY SIPPI COMPREHENSIVE PLAN 2025

AUTHORS: Jon Motquin, Associate Planner  
Fred Scharnke, Assistant Director  
Kathleen Thunes, Principal Planner  
Betty Nordeng, Associate Planner  
Melinda Barlow, Associate Planner  
Trish Nau, GIS Coordinator  
Mike Patza, GIS/Planning Assistant  
Sarah Wiersma, Intern

SUBJECT: Comprehensive plan for the Town of Poy Sippi  
Waushara County

DATE: August 2007

LOCAL PLANNING AGENCY: East Central Wisconsin Regional Planning Commission

SOURCE OF COPIES: East Central Wisconsin Regional Planning Commission  
132 Main Street  
Menasha, WI 54952-3100  
920-751-4770  
[dhaney@eastcentralrpc.org](mailto:dhaney@eastcentralrpc.org)  
[www.eastcentralrpc.org](http://www.eastcentralrpc.org)

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

## TABLE OF CONTENTS

<b>Chapter 1: Introduction .....</b>	<b>1-1</b>
<i>A brief description of the location of the planning cluster, background of the planning effort, planning process, element summaries and community specific goals and objectives.</i>	
<b>Chapter 2: Issues and Opportunities .....</b>	<b>2-1</b>
<i>Background information including population, household and employment forecasts, demographic trends, age distribution, education and income levels and employment characteristics, along with a statement of overall objectives, policies, goals and programs to guide future development and redevelopment over a 20-year planning period.</i>	
<b>Chapter 3: Economic Development .....</b>	<b>3-1</b>
<i>A compilation of objectives, policies, goals, maps 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 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>	
<b>Chapter 4: Housing .....</b>	<b>4-1</b>
<i>A compilation of objectives, policies, goals, maps 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>	
<b>Chapter 5: Transportation .....</b>	<b>5-1</b>
<i>A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation.</i>	
<b>Chapter 6: Utilities and Community Facilities .....</b>	<b>6-1</b>
<i>A compilation of objectives, 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>	

<b>Chapter 7: Agricultural, Natural, Cultural Resources .....</b>	<b>7-1</b>
<i>A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.</i>	

<b>Chapter 8: Land Use .....</b>	<b>8-1</b>
<i>A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. This includes the amount, type, intensity and net density of existing land uses such as agricultural, residential, industrial and other public and private uses; an analysis of the trends in supply, demand and the price of land, opportunities for redevelopment and existing and potential land-use conflicts.</i>	

<b>Chapter 9: Intergovernmental Cooperation .....</b>	<b>9-1</b>
<i>A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school and sanitary districts, counties and adjacent local governmental units, for siting and building public facilities and sharing public services.</i>	

<b>Chapter 10: Implementation .....</b>	<b>10-1</b>
<i>A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, property maintenance and housing codes, sanitary codes or subdivision ordinances, to implement the objectives, policies, plans and programs contained in the other elements.</i>	

## Appendices

- A Citizens Questionnaire Summary
- B Issues and Opportunities
- C Economic Development
- D Housing
- E Transportation
- F Rare, Threatened and Endangered Species and Natural Communities
- G Land Use
- H Public Meetings: Informational and Public Hearing
- I Resolution and Ordinance
- J Land Protection Options
- K The Code of Country Living

## **CHAPTER 1: INTRODUCITON**

### **TABLE OF CONTENTS**

Introduction .....	1-1
Location .....	1-1
Planning History .....	1-2
Planning Purpose .....	1-2
Enabling Legislation .....	1-2
Planning Process .....	1-3
Public Participation .....	1-4
Visioning Process .....	1-4
Community Questionnaire Results .....	1-4
SWOT Analysis .....	1-5
Vision Development .....	1-5
Plan Contents .....	1-6
Element Summaries .....	1-8
Issues and Opportunities .....	1-8
Issues and Opportunities Vision for 2025 .....	1-8
Key Findings .....	1-9
Demographic Trends .....	1-9
Household Structure .....	1-9
Race and Ethnic Origin .....	1-9
Income Levels .....	1-9
Population Forecasts .....	1-10
Household Forecasts .....	1-10
Economic Development .....	1-10
Economic Development Vision for 2025 .....	1-10
Key Findings .....	1-10
Educational Attainment .....	1-10
Labor Force .....	1-11
Economic Base Information .....	1-11
Employment Forecast .....	1-11
Location of Workplace .....	1-11
Travel Time to Work .....	1-11
Industrial Park Information .....	1-11
Business Retention and Attraction .....	1-11
Economic Development Opportunities .....	1-12
Housing .....	1-12
Housing Vision for 2025 .....	1-12
Key Findings .....	1-12
Age of Occupied Dwelling Units .....	1-12
Change in Structural Type .....	1-13

Occupancy Status .....	1-13
Vacancy Status .....	1-13
Owner-Occupied Housing Stock Value .....	1-13
Housing Affordability .....	1-13
Housing Conditions .....	1-14
<b>Transportation .....</b>	<b>1-14</b>
<b>Transportation Vision for 2025 .....</b>	<b>1-14</b>
<b>Key Findings .....</b>	<b>1-14</b>
Streets and Highways .....	1-14
Other Transportation Modes .....	1-15
Airports .....	1-15
Future Transportation Projects .....	1-15
<b>Utilities and Community Facilities .....</b>	<b>1-16</b>
<b>Utilities and Community Facilities Vision for 2025 .....</b>	<b>1-16</b>
<b>Key Findings .....</b>	<b>1-16</b>
Wastewater Collection and Treatment .....	1-16
Stormwater Management Systems .....	1-17
Water Supply .....	1-17
Solid Waste and Recycling .....	1-17
Utilities .....	1-18
Telecommunications .....	1-18
Cemeteries .....	1-18
Childcare Facilities .....	1-18
Elderly Services .....	1-18
Police and Fire Protection .....	1-19
Health Care Facilities/Emergency Medical Services .....	1-20
Educational Facilities .....	1-20
Miscellaneous Governmental Facilities .....	1-21
Parks and Recreation .....	1-21
<b>Agricultural, Natural and Cultural Resources .....</b>	<b>1-21</b>
<b>Agricultural, Natural, and Cultural Resources Vision for 2025 .....</b>	<b>1-21</b>
<b>Key Findings .....</b>	<b>1-22</b>
Agricultural Resources .....	1-22
Natural Resources .....	1-22
Soils .....	1-22
Geology and Topography .....	1-22
Water Resources .....	1-22
Wildlife Resources .....	1-22
Parks, Open Space and Recreational Resources .....	1-22
Mineral Resources .....	1-22
Solid and Hazardous Waste .....	1-22
Historic Sites .....	1-22
<b>Land Use .....</b>	<b>1-24</b>
<b>Land Use Vision for 2025 .....</b>	<b>1-24</b>

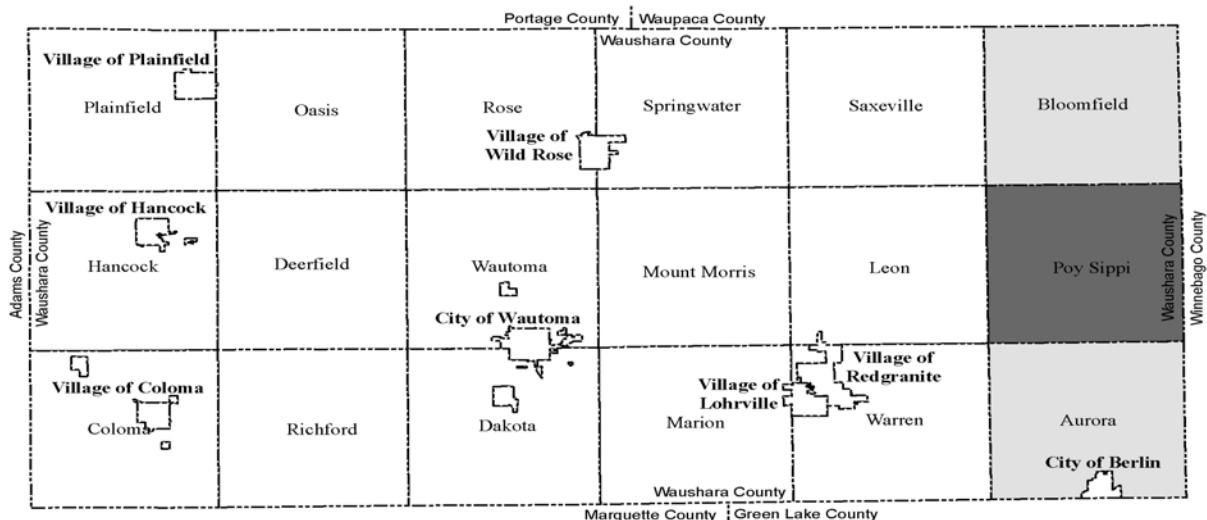
Key Findings .....	1-25
Existing Land Use .....	1-25
Zoning Ordinances.....	1-25
Development Trends .....	1-26
Land Use Projections .....	1-26
Land Use Issues and Conflicts .....	1-27
Intergovernmental Cooperation .....	1-27
Intergovernmental Cooperation Vision for 2025.....	1-27
Key Findings .....	1-28
Intergovernmental Agreements .....	1-28
Implementation .....	1-28
Implementation Vision for 2025.....	1-28
Key Findings .....	1-29
FIGURE	
Figure 1-1 Waushara County, Wisconsin .....	1-1

## INTRODUCTION

### Location

Waushara County communities are preparing comprehensive plans for both their respective individual communities and a county-wide plan. The Group F planning cluster is located in eastern Waushara County along the Winnebago County border (Figure 1-1). The cluster is comprised of the towns of Aurora, Bloomfield, and Poy Sippi. Located along the western shore of Lake Poygan, the Town of Poy Sippi is centrally located within the cluster. In total, the planning area encompasses 106.3 square miles and had total population of 2,961 in 2000<sup>1</sup>. While the planning cluster includes the three towns, with the exception of the introduction chapter, this report will address the Town of Poy Sippi only.

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



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

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

## Planning History

This is the first formal planning effort and comprehensive plan for both the towns of Aurora and Bloomfield; the Town of Poy Sippi is preparing its plan as an update to a previously completed land management plan.<sup>2</sup> The communities share common concerns regarding growth and the effects it may have on the area as a whole. These concerns include the possible expansion of STH 21 and STH 49 corridors and the impact it would have on the Group F planning area; the environmental and economical impacts of unsewered residential growth; and communication between communities.

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

## Planning Purpose

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

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

## Enabling Legislation

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

---

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

<sup>3</sup> Wisconsin Legislature. 1999. *Wisconsin Act 9*.

The Group F communities should consult the plan when making decisions relative to land use and other issues impacting their natural and cultural resources. The plan should also be consulted by the individual communities when addressing the following issues:

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

## **Planning Process**

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

Initially, the general public within the Group F planning cluster was asked to identify issues and concerns relative to land use and development within the area. In 2005, a community-wide questionnaire was mailed to property owners in the towns of Aurora and Bloomfield.<sup>4</sup> The questionnaire gathered opinions from residents and landowners regarding land use and development issues. Questionnaires were sent out to landowners in the five communities in the towns of Aurora and Bloomfield. Having undertaken a similar survey in 2000 when its land management plan was prepared, the Town of Poy Sippi did not participate in the most recent survey.<sup>5</sup> The questionnaire was followed by a SWOT analysis. Meeting attendees were asked to evaluate the strengths, weaknesses, opportunities, and threats to existing and future development in the individual communities and the overall planning area.

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

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

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

---

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

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

## **Public Participation**

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

Public input was encouraged through several meetings and activities. ECWRPC staff conducted a series of approximately five (5) public meetings with the entire planning cluster as well as over 15 meetings with each individual community. All meetings were open to the general public; notices were posted at predetermined public areas. The Town of Poy Sippi held several open house style information meetings for citizens and landowners to ask questions and provide input on the plan. A public hearing was held to present the final draft version of the plan to the general public and neighboring municipalities and solicit further input. The draft plans were available for review at local libraries, town halls, and area fire departments.

## **Visioning Process**

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

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

In 2000, a citizen questionnaire was conducted for the Town of Poy Sippi to gather opinions from residents and landowners regarding land use and development issues. A similar questionnaire was completed in Aurora and Bloomfield in 2005. Surveys were sent out to all landowners. Additional surveys were available through the UW-Extension office and at the respective municipalities for renters and other residents or landowners who did not receive a survey by mail. Each household was asked to complete one survey. A total of 519 surveys were distributed in Poy Sippi, and 218 were returned resulting in an overall response rate of 42.0 percent.

The questionnaire contained 15 questions. Two open-ended questions solicited written input. Questionnaire results were published and distributed to members of the individual planning committees for each municipality.<sup>7</sup> Additional copies were distributed to local libraries, the UW-Extension office (Wautoma), and town elected officials.

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

---

<sup>6</sup> Wisconsin State Statutes. 2004. s.66.1001.

<sup>7</sup> ECWRPC. 2001. *Town of Poy Sippi Survey Results*.

## ***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 to their individual community and the overall area. Strengths are classified as physical assets, a program, or an environmental feature which positively influenced the quality of life within the community. Weaknesses are correctable problems which needed to be addressed or amended. Opportunities are defined as underutilized features which could positively affect the quality of life within the community. A threat is an internal or external feature that could jeopardize the future success of a community.

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

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

## ***Vision Development***

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

To ease concerns and establish a focus for the planning program, the visioning process was held at the beginning of the planning process. The towns of Aurora and Poy Sippi drafted individual vision statements at the onset of each element and revisited the vision statements at the end of the planning process to ensure consistency between elements. The Town of Bloomfield drafted individual vision statements at the beginning of the planning process for all elements and revisited the statements at the beginning of each element. The committees crafted their overall vision statement as well as visions for each of the nine elements based on their perceptions of what they would like to see preserved, changed, or created in their communities.

Although the three municipalities within the planning cluster developed individual visions for their respective communities, the visions shared several common characteristics such as the creation of "town centers" and agricultural and natural resource preservation. The similarities

---

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

within the vision statements of all three communities provided a direction and focus for the planning effort and will create a more unified set of goals and objectives.

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

## **Plan Contents**

The 20-year comprehensive plan contains four major components:

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

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

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

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

Goals, objectives, and strategies each have a distinct and different purpose within the planning process. Goals are broad, long range statements which describe a desired future condition. Goals usually address only one specific aspect of the vision. Objectives are statements which describe specific conditions which will help attain the stated goals. Objectives can include new ordinances, amendments to existing ordinances, new programs, and other tasks. Strategies are specific actions which must be performed to implement the goals and objectives of the comprehensive plan. Often, strategies are delineated with a specific timeline to ensure timely implementation of the plan. To be effective, objectives and strategies must be reviewed and updated periodically.

Each element discusses specific information pertinent to the overall land use plan. The Issues and Opportunities Element summarizes demographic information. The Economic Development Element inventories the labor force, analyzes the community's economic base, and provides a

development strategy regarding existing and future economic conditions within the community. The Housing Element presents an inventory of the existing housing stock as well as an analysis of future housing needs based on population and household projections. The Transportation Element provides an inventory of the existing transportation system and an overview of transportation needs. The Utilities and Community Facilities Element inventories existing utilities and community facilities including schools, recreational opportunities, 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 future growth. Specific natural areas and cultural landmarks are identified for protection and preservation. The Land Use Element inventories and describes existing land use patterns and includes a projection of future land use demands and a Future Land Use map for the community. The Intergovernmental Cooperation Element addresses programs and policies for joint planning and decision-making efforts with other jurisdictions including school districts, adjacent local governmental units, and state and federal agencies. The Implementation Element contains a strategy and action plan to assist implementation efforts of the comprehensive plan.

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

- 1) Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- 2) Encouragement of neighborhood designs that support a range of transportation choices.
- 3) Protection of natural features, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- 4) Protection of economically productive farmlands and forests.
- 5) Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.
- 6) Preservation of cultural, historic, and archeological sites.
- 7) Encouragement of coordination and cooperation among nearby units of government.
- 8) Building of community identity by revitalizing main streets and enforcing design standards.
- 9) Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- 10) Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- 11) Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
- 12) Balancing individual property rights with community interests and goals.
- 13) Planning and development of land uses that create or preserve varied and unique urban and rural communities.
- 14) Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

## **Element Summaries**

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

## **ISSUES AND OPPORTUNITIES**

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

*In 2025, the quality of life for residents of Poy Sippi has never been higher. Residents have gained even greater appreciation of the Town's diverse mix of farmlands, woodlands and other natural and cultural amenities. New businesses continue to complement the abundance of historically significantly architecture located throughout the unincorporated village of Poy Sippi. Citizens have taken steps to protect existing resources so that they can be enjoyed by future generations of local residents as well as visitors to the area. The Town's farm and forest economies are prospering, bolstered by the substantial efforts of the county's educational and business leaders to identify new markets, products, and processes. Competitive wages offered by new businesses who have located in nearby communities are helping the area retain younger members of the workforce and enabling more local residents to work closer to home. Increased access to reliable transportation routes such as US 10 and STH 21 make employment and shopping opportunities in the Fox Cities and Oshkosh more feasible. These roadways have also attracted an influx of new residents, who are drawn to the Town for the rural lifestyle they seek. Area churches, representing various denominations, are successfully working together to fill a need in the community. Through ecumenical cooperation, churches are assisting in the local food and clothing pantry programs, offering activities and a location for area youths to meet at a joint youth center and providing dinners to the community so that people don't have to be alone during the holidays.*

*Although not located within the Town, basic medical and 24/7 emergency services and adequate extended care facilities and other housing options are convenient to the Town's growing elderly population. A fire department and fully staffed ambulance remains within; a strong sense of volunteerism and cooperation in Poy Sippi and the surrounding towns continues to bolster the success of emergency response services. Residents of the Town and other areas in the eastern portion of the county are benefiting from improved police protection, as an additional full-time patrol has been assigned to the area by the Waushara County Sheriff's Department. The Town has few unkempt properties as pride in home ownership is evident everywhere. Many of the older houses have been renovated to maintain their cultural and historical significance. Although most new residential development is concentrated in the sanitary district, other rural areas such as Borth also continue to attract development. Despite this, the Town has been able to retain its rural character clustering new homes to minimize the degradation to scenic views and the natural resource base.*

## **Key Findings**

### **Demographic Trends**

- The population of the Town of Poy Sippi has remained fairly stable over the past fifty years.
- Overall the population increased by 142 people between 1950 and 2000, an increase of 19.6%.
- Historically, migration has played a greater role in Waushara County's population growth than natural increase.
- Since natural increase rates were negative, the entire increase in population growth between 1990 and 2000 in Waushara County can be attributed to in-migration.
- The average population density in the Town of Poy Sippi (30 persons per square mile) was less than the county (37 persons per square mile) and the state (82 persons per square mile).

### **Household Structure**

- The majority of households in the Town of Poy Sippi are family households. However, the share of non-family households is increasing.
- Average household size is decreasing for the Town of Poy Sippi, Waushara County and Wisconsin.
- In 2000, approximately sixty-one percent of all households in the Town of Poy Sippi were one (23.2%) and two (37.8%) person households.

### **Race and Ethnic Origin**

- Although the number of persons of color is growing, whites still comprised over 97 percent (97.1%) of the population in the Town of Poy Sippi in 2000.
- The most common ancestry identified in the Town of Poy Sippi was German (44.0% of residents claimed some German ancestry).
- Hispanics, which can be of any race, comprise a small (2.1% in 2000), but are a growing segment of the population.

### **Income Levels**

- Although early retirees are moving into the county, the majority of income in the Town of Poy Sippi comes from earnings (76.5%), so access to earning opportunities is a strong determinant in meeting the income needs of local residents.
- Growth in median family and median household income between 1989 and 1999 resulted in a smaller income gap between the town and the state.
- In 1999, over 80 percent (84.4%) of the Town of Poy Sippi households had household incomes below \$75,000.
- Between 1989 and 1999, the number and share of persons living in poverty declined in the Town of Poy Sippi, Waushara County and Wisconsin.
- In 1999, the Town of Poy Sippi (7.0%) had a lower percentage of persons living in poverty than Waushara County (9.00%) or the state (8.42%).
- Children were more likely to live in poverty than elderly residents in 1989 and 1999 in Waushara County and Wisconsin. While in the Town of Poy Sippi, the opposite was true.

## **Population Forecasts**

- If migration rates remain positive, the population in the Town of Poy Sippi is expected to decrease by 6.6 percent between 2000 and 2030.

## **Household Forecasts**

- The average household size is expected to decrease in the Town of Poy Sippi, Waushara County and Wisconsin over the planning period.
- The number of households in the Town of Poy Sippi (6.6%) is expected to increase between 2000 and 2030.

## **ECONOMIC DEVELOPMENT**

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

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

## **Key Findings**

### ***Educational Attainment***

- A larger percentage of Poy Sippi residents have received high school diplomas, than the state.
- At the County level, high educational attainment is somewhat correlated with areas that have attracted a sizable number of retirees.
- Over the course of a career, a person with a bachelor degree can expect to earn nearly double the expected earnings of a high school graduate.

### ***Labor Force***

- Labor force growth rates for Waushara County and Poy Sippi exceeded the state's civilian growth rate between 1990 and 2000.
- Labor force growth rates outpaced population growth in the Town of Poy Sippi; however, both Waushara County and Wisconsin experienced higher population growth rates.

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

- Manufacturing, and Education, Health and Social Service sectors employed the greatest share of Poy Sippi workers in 2000.

### ***Employment Forecast***

At the state level, between 2002 and 2012, the largest employment increases will be in the education and health services supersectors.

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

- According to the U.S. Census Bureau, the Appleton-Oshkosh MSA was the most common workplace destination for Poy Sippi residents in 2000.
- An increasingly higher percentage of Poy Sippi residents now commute to areas outside of Waushara County than compared with 1990.
- In 2000, the top five workplace destinations for Town of Poy Sippi residents were the Cities of Oshkosh (Winnebago County) and Berlin (Green Lake County and Waushara County), and the towns of Poy Sippi and Berlin.

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

- On average, residents from Poy Sippi, Waushara County and the state spent less than 30 minutes traveling to and from work in 1990 and 2000.
- Between 1990 and 2000, average commute times rose for all jurisdictions (Poy Sippi, Waushara County and Wisconsin).
- Average travel times for the Town of Poy Sippi increased from 25.6 minutes in 1990 to 30.5 minutes in 2000.

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

- The nearest industrial parks are located in the City of Berlin (2) and the Village of Redgranite (1).
- Acreage is available for business development within these industrial parks (City of Berlin and Village of Redgranite).

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

- The Tri-County Regional Economic Development Corporation is an economic partnership that was recently formed between Marquette, Green Lake and Waushara counties.
- The Waushara County Economic Development Corporation is working to foster new business development and support and sustain existing businesses throughout the county.

- One (1) Business Improvement District (BID) is located in the City of Berlin and two (2) Tax Incremental Financing (TIF) districts exist in the Village of Redgranite to encourage economic development.
- Business attraction involves the promotion of community assets.
- Business retention is a relationship building effort between the community and existing local businesses.

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

- Future economic development will most likely occur primarily in the Poy Sippi Sanitary District near "downtown" Poy Sippi and along the STH 49 corridor.
- Commercial development within the Town of Poy Sippi should be in areas served by existing sanitary sewer when feasible.
- Historical restoration and preservation is a potential economic stimulus that the Town of Poy Sippi, Waushara County and the other municipalities in the area should explore.

## **HOUSING**

### **Housing Vision for 2025**

*The Town of Poy Sippi continues to accommodate the needs of its diverse residents by offering a variety of affordable housing options. The Town has been successful in directing concentrated residential uses such as multi-family apartments, senior housing complexes, and extended care facilities to the unincorporated village of Poy Sippi where residents can easily walk to services such as grocery stores and medical facilities. As such, the "downtown" area is home to young families, singles, and elderly alike.*

*Although single family housing opportunities remain the primary residential choice within the Town, new homes have been located to minimize land use conflicts. The majority of new homes have been constructed around Borth, "downtown" Poy Sippi, and within the North Lake Poygan Sanitary District. Although scattered rural lot development occurs, conservation subdivisions have been utilized to accommodate growth while maximizing open space which complements the natural features and preserves the rural character of the area.*

### **Key Findings**

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

- The age of occupied dwelling units indicates that Poy Sippi was well established by 1960.
- The highest level of growth since 1960 occurred between 1970 and 1980.

- The Town of Poy Sippi has the second oldest housing stock in Waushara County. Since the Town has highlighted historical preservation as an important goal, historical buildings will serve as an asset in preserving the unique community character of the area.

### **Change in Structural Type**

- Single family housing is the dominant structural type in the Town of Poy Sippi.
- Between 1990 and 2000, housing choice by structural type changed in Poy Sippi as single-family homes, duplexes, and multi-family units increased as a share of total housing stock, while the share of mobile homes decreased.

### **Occupancy Status**

- Total occupancy rates increased from 84.5 percent in 1990 to 89.9 percent in 2000; in 2000, less than 5 percent of the total housing units were seasonal in the Town.
- The majority of occupied units within the area are owner-occupied. The Town had a higher owner-occupancy rate than Waushara County or the state of Wisconsin.

### **Vacancy Status**

- The Town of Poy Sippi had an inadequate share of owner-occupied units for sale in 2000.
- Although in 2000, rental unit vacancy rates were adequate in Poy Sippi (8.7%), the small number of rental units (6) gives a false impression that there is an adequate number of housing units for rent.

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

- Between 1970 and 2000, median housing values for Waushara County rose from \$10,600 to \$85,100.
- In 2000, the median housing value for the Town of Poy Sippi was \$78,300.
- Over 96 percent of the owner-occupied housing stock in the Town of Poy Sippi was valued at less than \$150,000 in 2000.

### **Housing Affordability**

- Between 1989 and 1999, median housing values rose faster than median household income in Poy Sippi. As a result, housing affordability became a larger issue for homeowners in the Town of Poy Sippi.
- In 1999, the percentage of homeowners paying a disproportionate share of their income for housing was 23.9 percent in Poy Sippi.

- Renters had a harder time finding affordable housing than homeowners in the Town of Poy Sippi.
- Renters had a more difficult time finding affordable housing in Poy Sippi than Waushara County.

## Housing Conditions

- According to the Census Bureau, occupied units without complete plumbing facilities are rare.
- Poy Sippi was one of only five communities in Waushara County which listed no overcrowded units.

## TRANSPORTATION

### Transportation Vision for 2025

*Area residents have access to a network of well-maintained local streets and roads, and county and state highways that address their needs for mobility for their automobiles, trucks, and farm equipment. Safety and congestion aspects of heavy pass-through traffic in downtown Poy Sippi have been relieved with the re-designed Highway 49 corridor, which was carefully selected to minimize adverse effects on the area's natural and cultural features and existing land uses and associated activities and address other concerns expressed by local residents. The full scope of the upgrade to this highway corridor has provided area residents with better access to employment, shopping, and entertainment opportunities elsewhere and has made the area more competitive in attracting new industrial and other business development. Local trails, including snowmobile trails are an integral part of the transportation network, providing connections to schools, recreational areas, and other important destinations. In rural areas where concentrated development exists, wide striped shoulders along key county and town roads provide safe accommodations for growing numbers of bicyclists and pedestrians. While the private automobile is still the vehicle of choice for trips both long and short, the availability of rural public transportation on demand provides a valuable service that is particularly appreciated by the area's growing elderly population.*

## Key Findings

### Streets and Highways

- The transportation network within the Town of Poy Sippi is comprised of 50 miles of local roads, county highways, and state highways.
- Local town roads comprise over half (57.4%) of the network in Poy Sippi; county highways account for another 29.9 percent.
- STH 49 is the only minor arterial in the Town which accommodates intra-regional and inter-area trips; approximately 3,000 vehicles travel along STH 49 daily in 2003.

- In general, annual average daily traffic counts (AADTs) taken in 2003 were substantial higher than 2000; these increases can be attributed, in part, to construction on STH 21.

### **Other Transportation Modes**

- Rail service to Waushara County was discontinued several decades ago.
- The nearest commercial rail service is located in Stevens Point; the nearest passenger service is located in Portage.
- The nearest commercial port/waterway is located in Green Bay.
- Recreational boat facilities are located along Lake Poygan and the Pine River.
- Nearby pedestrian facilities included the Bannerman Trail (Redgranite), and hiking trails at county parks.
- Waushara County Parks Department has established bicycle routes within Poy Sippi; there are 1,000 miles of roadways within the county which provide excellent bicycling opportunities.
- The Waushara County Department of Aging offers bus transportation to elderly and disabled residents for their medical appointments and shopping trips.

### **Airports**

- The Wautoma Municipal Airport is a BU-B facility which can accommodate single engine aircraft with a gross weight less than 12,500 pounds and wingspan less than 49 feet.
- Airports in Appleton, Green Bay, Madison, and Mosinee provide scheduled commercial air transportation.

### **Future Transportation Projects**

- There are currently no construction projects scheduled for the Town of Poy Sippi in the Wisconsin Department of Transportation (WisDOT) *2006 – 2011 Six Year Highway Improvement Program*.
- Local towns receive general transportation aids (GTA) for local roadway construction projects; the allocation is determined on a per mile basis.
- Additional transportation funding is available from several grant and loan programs through WisDOT.
- All roadways within the town must be evaluated biannually using the PASER system developed by WisDOT.

- Future local construction projects should use the PASER system as a guideline for prioritization of individual projects.
- Where feasible, the Town of Poy Sippi should implement the strategies from the WisDOT long-range transportation plans for all modes of transportation.

## **UTILITIES AND COMMUNITY FACILITIES**

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

*In 2025, residents of Poy Sippi have access to a full range of municipal utility services, primary medical care, educational facilities, and other community facilities. New development has been directed primarily to the existing sanitary districts to minimize expansion costs. When other developments are platted beyond a point where the immediate extension of utilities is not economically feasible, compact design techniques have been encouraged to enhance the potential that in-ground utilities can provide. An ongoing program of monitoring wells and on-site disposal systems is in place throughout other portions of the town to protect the health of residents and ensure that groundwater resources are not compromised.*

*Although not all services are available in Poy Sippi due to the small population base, they are readily accessible in nearby incorporated communities. The Town has coordinated with neighboring communities to ensure it can provide cost-effective, non duplicative services including fire protection, road maintenance, and others. Operational efficiencies enable service providers to minimize user fees for water, sewer, solid waste and other municipal services.*

*Residents enjoy year-round access to a variety of recreational trails, the Leach Natural Resources Education Center, and hunting/fishing areas.*

### **Key Findings**

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

- The Poy Sippi Sanitary District (158 acre service area) provides public sanitary service to the unincorporated community of Poy Sippi and a small portion (4 acres) of the Town of Leon.
- The Poy Sippi Sanitary District can accommodate approximately 25 new residential homes before its current capacity is exceeded.
- The Joint Towns of Poygan and Poy Sippi Sanitary District #1 is located in the Town of Poygan (Winnebago County) and eastern portions of the Town of Poy Sippi along the southern shore of Lake Poygan.
- Lands within the Joint Towns of Poygan and Poy Sippi Sanitary District #1 have been extensively developed; no additional development is anticipated within the SSA in the Town of Poy Sippi.

## **Stormwater Management, Drainage Districts and Stormwater Sewer Systems**

- A small curb and gutter storm system is located along STH 49 in “downtown” Poy Sippi; stormwater drains directly into the Pine River.
- All remaining areas within the Town utilize a system of open ditches and culverts for stormwater drainage.
- The Waushara County Drainage Board administers and oversees the drainage of agricultural lands; it regulates various land practices used to remove excess water from farmlands and raises issues regarding the impacts of scattered rural development and the cumulative impacts on water quality flowing to and through its legal drains.
- Currently, only the Marion-Warren Drainage District is active.
- Some localized flooding occurs throughout the Town during periods of heavy rain.
- The Town of Poy Sippi may want to individually or collaboratively prepare a stormwater management plan to address local flooding issues. Strategies which stress on-site infiltration are highly recommended.

## **Water Supply**

- The Town relies on groundwater as its source of water supply.
- Town residents and businesses are served by private wells.
- Elevated nitrate levels have not been detected in the private wells within the Town of Poy Sippi, however monitoring should continue due to the prevalence of agriculture within the Town.
- The Town of Poy Sippi should take a proactive role in identifying groundwater recharge areas so that future development does not adversely affect the quality of groundwater.

## **Solid Waste and Recycling**

- Waushara County operates nine waste collection sites for solid waste and recyclables. County residents can drop off their waste at specified hours with proper identification.
- All non-recyclable wastes are hauled to Valley Trail Landfill in Berlin, Wisconsin.
- Recyclable materials are sent to several different vendors based upon their nature. Materials that are collected include: glass, tin, aluminum, plastic, newsprint, cardboard, magazines, office paper, yard waste, scrap iron, waste oil, batteries, and tires.

## **Utilities**

- Wisconsin Power and Light Company, a subsidiary of Alliant Energy, provides electric power to the Town of Poy Sippi.
- American Transmission Company (ATC) owns and maintains transmission lines and an electrical substation near the intersection of CTH D and STH 49.
- Since the transmission lines in Waushara County are overloaded and experiencing low voltages, repairs will be made to the electrical transmission grid within the next 10 years.
- Wisconsin Gas Company, a subsidiary of WE Energies, provides natural gas service to the Town of Poy Sippi.

## **Telecommunications**

- CenturyTel, Inc. provides telephone service to the area.
- Three telecommunications towers are located immediately north of the "downtown" area of the unincorporated village of Poy Sippi.
- Due to the proliferation of internet service providers (ISP), area residents can choose from several national and local ISPs. High speed internet access is available to customers in the Town of Poy Sippi.

## **Cemeteries**

- Four (4) cemeteries are located in the Town of Poy Sippi. They are owned and maintained by a variety of municipalities, local churches, and private cemetery boards.
- Most have available room for expansion to accommodate burials for the next 20 years.

## **Childcare Facilities**

- Eleven (11) licensed, certified or regulated child care facilities are located within the City of Berlin; these facilities have a combined capacity of about 144 children.
- There is a need for additional childcare in eastern Waushara County, especially for children of non-traditional workers such as the second shift workforce.

## **Elderly Services**

- The Waushara County Coordinated Transportation System provides rides to almost 2,500 individuals for medical appointments as necessary and weekly shopping trips.
- Meals are provided to seniors at six locations throughout Waushara County every weekday; the nearest meal site is in Redgranite.

- Meal services and social activities for area residents are also available through the Berlin Senior Center and the Weyauwega-Fremont Dining Center (Weyauwega). These facilities offer activities such as bingo, card tournaments, cards, and others.
- The Information and Assistance Resource Center (Waushara County Department of Aging) provides information and assistance on aging, long-term care, disabilities, and other related topics.
- Currently, there are 13 residential care facilities with an overall capacity of 194 persons in Waushara County.
- Currently, there are 6 residential care facilities with an overall capacity of 64 persons in Berlin (Green Lake County); there are 15 facilities with a capacity of 184 individuals in Waupaca County.
- Since there is a rapidly growing population of elderly persons (65+) there may be a need for additional facilities or visiting nurses to allow more seniors to remain in their homes.
- Additional services are currently needed in Waushara County. Demands are only expected to rise as the overall population of the planning area continues to age.

## **Police and Fire Protection**

- Waushara County upgraded their 911 system about two years ago. The system is expensive and some problems have been noted.
- The Waushara County Sheriff Office provides law enforcement services for the Town of Poy Sippi.
- Four officers patrol during the day, while only two patrol at night. Response times for the town range from 15 to 30 minutes at the most.
- Plans exist to improve public safety protection in the county; the plans range widely from improving radio communications to acquiring specialized equipment for latent prints examination.
- There are three correction facilities in the Waushara County: the Waushara Huber Facility, the Waushara County Jail, and the Redgranite Correctional Facility. The facilities can accommodate 36, 153, and 990 inmates, respectively.
- According to national standards, both the county jail and state correctional facility are over-capacity (>80% occupied). Although there are no plans for future expansions, it may become necessary if inmate populations continue to rise.
- The Poy Sippi Fire Department responds to fire related emergencies in the Town. The fire department is adequately equipped to respond to fires and medical emergencies.

- As equipment ages and funds become available, the various life-saving and fire protection vehicles will be replaced.

### **Health Care Facilities/Emergency Medical Services**

- Health clinics and other medical services are readily available in nearby incorporated communities such as Berlin, Redgranite, and Weyauwega.
- The Berlin Memorial Hospital (City of Berlin) is the nearest hospital to the Town of Poy Sippi.
- Emergency medical services for the Town of Poy Sippi are provided by the Waushara County EMS.
- Response times vary from 5 to 10 minutes in Poy Sippi.
- Waushara County EMS constantly updates medical rescue equipment and vehicles on a regular schedule.
- Waushara County EMS staff is quartered in Poy Sippi.

### **Educational Facilities**

- Three-quarters (75.8%) of town residents have rated the services provided by the Poy Sippi Library as average or above average.
- Based on national standards for service population, the library provided at least a basic level of service. When appropriate, library staff may need to increase the overall selection of periodicals and increase hours of operation.
- Children within the area attend one of three school districts: the Berlin Area School District, the Omro School District, or the Winneconne School District
- With the exception of Poy Sippi Elementary students, transportation must be provided for children to attend school.
- Overall enrollments are declining in all three school districts. Current facilities should be adequate over the next 20 years. However, it may be necessary to provide updates for technological infrastructure, when feasible.
- The area does not have any institutions of higher education. However, UW – Oshkosh, UW – Stevens Point, and Ripon College are within a one-hour commute of the area.
- All areas within Poy Sippi are included in the Moraine Park Technical College District. The Moraine Park campus is located in Fond du Lac.

## **Miscellaneous Governmental Facilities**

- Several community theaters are located throughout Waushara County offering a diverse schedule of events throughout the year.
- The Poy Sippi Town Hall is located at the corner of Spring Street and Prospect Street; the building houses meeting facilities, the fire department, and EMS staff quarters.
- The town maintenance garage is located on Prospect Street.

## **Parks and Recreation**

- The Waushara County Park System consists of 15 sites encompassing a total of 761 acres. Individual sites provide primarily active recreational opportunities.
- Community Betterment owns and maintains Poy Sippi Millpond Park. Located on the Pine River, the park offers a variety of active and passive recreational opportunities.
- The Pine River, Willow Creek, and Lake Poygan offer a variety of fishing, wildlife viewing, swimming, and other opportunities.
- Waushara County is a popular area for church/youth camps and campgrounds. Although no facilities are located within Poy Sippi, there may be potential economic benefit if one decides to locate in the town.
- About 250 miles of state-funded snowmobile trails are located in Waushara County. Private clubs also maintain additional trails.
- Encompassing over 350 acres, the Leach Natural Resources Center offers local students the chance to participate in hands-on environmental science curriculum. This site was donated to the Wisconsin Department of Natural Resources by Pete and Lucy Leach.

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

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

*By 2025, the Town of Poy Sippi has instituted a land management and conservation plan that has benefited both working farms and well-established natural areas. Working agricultural land and natural ecosystems both exist in large, continuous parcels. Family farms and small corporate farms comprised of extended families and/or neighbors have become profitable by working closely with the educational and business community to identify new markets, products, and processes such as specialty bio-mass fuel crops. The Town's farmland and natural areas enhance the rural character of the community by maintaining open areas. Conservation subdivisions and low rural density development have proven to be an effective way of doing this.*

*Local residents have identified and protected the area's most highly valued environmental and visual features, including the Poy Sippi Millpond, the Pine River, Willow Creek, extensive wetlands, and woodlands from rampant development. Additional land has been acquired to increase access to these resources through a network of recreational trails. Best management practices have been utilized to protect surface water quality and local trout streams.*

*Town residents continue to rely on easy access to nearby communities and outlying urban centers to meet many of their cultural and entertainment needs not available in Poy Sippi. A group of interested citizens has spearheaded efforts to preserve and restore important historic sites and structures. As a result, the area now sports several excellent examples of historically accurate architectural restorations.*

## **Key Findings**

### ***Agricultural Resources***

- Approximately 53 percent of the land within the Town is considered prime farmland; land with soils that are best suited for food, feed, forage, fiber and oilseed crops.
- Approximately 29 percent of the Town has soils that are classified as unique farmland; lands other than prime that are used to produce specific high value food and fiber crops.
- Agricultural land cover, which includes row crops, forages, and grassland, encompasses over 55 percent of the total acreage within the Town.
- The Town of Poy Sippi experienced a net loss of 12 farms between 1990 and 1997.
- Almost one-third (30.8%) of the dairy farms within the Town were lost between 1990 and 1997.
- About 686 acres of farmland were lost in the Town between 1990 and 1997.

### ***Natural Resources***

#### ***Soils***

- Approximately 37 percent of the soils in the Town are rated suitable for conventional (3.5%) or at-grade in-ground pressure or mound systems (33.3%).
- Only about 11 percent of the soils in the Town are rated very high (1.8%) or medium (9.3%) for building site development.
- Over three-quarters (79.0%) percent of the land in the Town has severe soil limitation for septic spreading.

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

- Steep slopes are found on only one (1) percent of the Town.

- Land relief in the Town is approximately 220 feet.
- The bluff immediately south of the “downtown area” of the unincorporated village of Poy Sippi, is the highest point in the Town at 970 feet above sea level.

### ***Water Resources***

- Surface water drainage in the Town is generally easterly toward Lake Poygan.
- There is one impoundment (Poy Sippi Millpond) and one natural lake (Lake Poygan) in the Town of Poy Sippi. Lake Poygan is classified as an impaired waterway.
- Major waterways in the Town include the Pine River, Willow Creek, and Pumpkinseed Creek.
- Approximately 45 percent (10,259 acres) of land within the Town is classified as floodplain.
- About 41 percent (9,313 acres) of the Town is classified as wetland.
- Groundwater flow is towards Lake Poygan. The groundwater table varies within the Town from a high of 831 feet above sea level near the “bluff area” to a low of 748 feet at Lake Poygan.
- Past testing showed that private wells within the area contained nitrate levels below the EPA's Safe Drinking Water Standard of 10 mg/l; continued monitoring is encouraged to ensure that safe drinking water is maintained.
- All homes within the Town rely on private wells for drinking water.
- Municipal sewer is available in the unincorporated village of Poy Sippi and along the southern shores of Lake Poygan.

### ***Wildlife Resources***

- The Poygan Marsh State Wildlife Area encompasses 3,928 acres along the west shore of Lake Poygan; several unique natural communities with diverse wildlife habitats are located throughout this property.
- The diversities of land use within the Town results in numerous habitat types, enabling the area to support a varied and abundant wildlife and fish community.
- Woodlands comprise approximately 22 percent of the land area with the Town of Poy Sippi.
- Less than one (1) percent of the land is enrolled in either the Managed Forest Law or Forest Crop Law programs.

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

- Community Betterment maintains Poy Sippi Millpond Park along the Pine River. The park offers playground equipment, shoreline fishing, and passive recreational opportunities.
- Town residents can utilize the playground equipment and other outdoor facilities at Poy Sippi Elementary School.
- Owned by the WDNR, the Leach Natural Resources Center offers area students environmental science coursework on a 350 acre outdoor laboratory.

### **Mineral Resources**

- The nearest active non-metallic mining operations are located in the Town of Bloomfield.

### **Solid and Hazardous Waste**

- There are two (2) sites in the Town that are included on the WDNR's registry of active, inactive and abandoned sites where solid waste or hazardous wastes were known or likely to have been disposed. The current Waushara County waste collection site on Bighorn Drive is one of the sites.
- Inclusion of a site on this WDNR's list does not mean that environmental contamination has occurred, is occurring, or will occur in the future.

### **Historic Sites**

- Eleven (11) buildings within the Town of Poy Sippi are included on the Architecture & History Inventory found on the Wisconsin Historical Society's Division of Historic Preservation website; these properties are located predominantly along STH 49 in the "downtown" area of the unincorporated village of Poy Sippi.
- The Town should consider undertaking a town-wide historical and architectural survey to identify other significant historical properties which could be preserved.

## **LAND USE**

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

*In 2025, residents of the Town of Poy Sippi take pride in the small town atmosphere the community has been able to retain. Emphasis has been placed on continuing to promote compact developments and proactively preserving restoring the significant historical facades of buildings within the downtown area. Residents and visitors can easily walk to most destinations. Local residents frequently utilize the newly expanded millpond park and bicycle amenities. Several successful new stores and light industries have taken the opportunity to renovate existing vacant buildings to enhance the unique community character of Poy Sippi. An*

*architectural design ordinance and historical preservation plan have been created to ensure new construction complements local historical buildings throughout the village area.*

*Although growth continues to occur, the Town has been proactive in maintaining the interwoven fabric of the high quality natural resources, productive agricultural fields, historical sites, and other open space that comprises the Town's rural character. New development guidelines stress the importance of maintaining open space and enhancing historical architecture throughout the Town. Great success has been achieved in encouraging conservation subdivisions that cluster new residential development in areas that protect the integrity of existing land uses and the Town's most highly valued environmental and scenic features. As a result, land use conflicts such as those between rural residential development and ongoing farming operations are minimal.*

## **Key Findings**

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

- A detailed field inventory of land uses within the Town of Poy Sippi was conducted in 2000; subsequent updates were completed during the comprehensive planning process.
- Developed land has been altered from its natural state to accommodate human activities. These land uses include residential areas (single family, farmsteads, multi-family, mobile homes); commercial districts; industrial operations (including mining operations and quarries); recreational facilities; institutional facilities; utilities and communication facilities; transportation networks; and airports.
- Undeveloped land includes agricultural cropland (irrigated and non-irrigated), woodlands (planted and unplanted), surface water features, and other open areas.
- Less than 5 percent of the total land area is developed.
- The most common developed land uses in the Town include residential and transportation. The most intensely developed areas are the unincorporated communities of Poy Sippi and Borth.
- The most prevalent undeveloped land uses in the Town were non-irrigated cropland (30.0%); woodlands (22.1%, planted and unplanted); and other open areas (32.2%).

### ***Zoning Ordinances***

- Zoning ordinances regulate the use of property to advance public health, safety, and welfare while promoting organized and consistent development patterns.
- The Town of Poy Sippi has adopted the Waushara County general zoning ordinances. If they choose to do so, individual towns may adopt their own zoning ordinances providing they are as or more restrictive than Waushara County Zoning Ordinance.

- The majority of the Town of Poy Sippi is zoned either General Agriculture (58.5%) and Natural Resource Preservation (30.9%).

### ***Development Trends***

- Significant portions of farmland and woodlands have been converted to new residential development within the last 20 years.
- Easy access to USH 10, STH 49 and STH 21, along with the Town of Poy Sippi's central location, has contributed to the development of the area.
- Density is broadly defined as "a number of housing units in a given area". Between 1990 and 2000, residential densities increased throughout the town, county and state.
- Intensity is the degree of activity associated with a particular land use. Generally, higher intensity land uses have higher environmental impacts. Within the Town, there were 0.72 single-family units/acre and 2.48 multi-family units/acre in 2000.
- Smaller lot size and the presence of multi-family housing in "downtown" Poy Sippi results in a more intense land use than rural areas of the Town. Although intensities were not calculated for the downtown area, they likely exceed three dwelling units per acre.

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

- Land use projections are based on population and housing projections made by ECWRPC. These projections are used to approximate the amount of land that is anticipated to be needed for future growth and development.
- Land use projections are estimates. Actual development will depend on land and housing availability and affordability; the local and state economies; and other factors.
- It is not the intent of the plan to see an entire area within a specified zone develop. Instead, the specified use should be allowed if consistent with the type, location, and density of the development. Some of the land within the specified areas would hinder development based on soil suitability, adjacent natural resources, conflicting land uses, and other factors.
- Where feasible, new development should be directed to areas which are served by sanitary sewer and water.
- Infill development is stressed within and adjacent to the unincorporated communities of Poy Sippi and Borth.
- The Town of Poy Sippi should encourage the development of "town centers." Where feasible, new residential development should be directed towards the unincorporated communities of Poy Sippi and Borth. Future multi-family development will most likely occur in "downtown" Poy Sippi.

- Conservation subdivisions principles should be applied to new residential development in rural areas throughout the Town of Poy Sippi.
- New commercial development should infill in the “downtown” area of Poy Sippi.
- Future commercial growth is anticipated along STH 49 and CTH H in both “downtown” Poy Sippi and along CTH D and CTH XX in Borth.
- New commercial development in “downtown” Poy Sippi will be required to have architecture which complements the existing historical buildings of the Town.
- New industrial development is best suited for areas served by public sewer and water. Large industrial developments should be directed to existing industrial parks in nearby communities. However, areas designated as commercial may be considered for future light industrial uses.
- Agriculture will continue to be an important industry within the Town of Poy Sippi. As such, the Town should preserve as much of the remaining farmland as possible over the next 20 years.
- New development should be directed to areas which minimize potential conflicts between agricultural operations and other land uses. Land use controls such as setbacks, screening, conservation subdivisions, or buffering should be utilized to limit potential conflicts.

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

- Since the borders of towns are fixed, annexation issues will not occur with the Town of Poy Sippi.
- The Town of Poy Sippi should establish a means to communicate with neighboring towns to address any potential land use conflicts.
- Incompatibilities may arise between adjacent land uses as development continues. Proper planning and use of regulatory controls will minimize the severity and overall number of conflicts. Land use controls such as setbacks, screening, and buffering should also be utilized to limit potential conflicts.

## **INTERGOVERNMENTAL COOPERATION**

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

*In 2025, the Town of Poy Sippi is cooperating with each of its surrounding neighbors on a variety of issues. It also has a strong working relationship with its utility districts, school districts, fire districts, and Waushara County. This spirit of cooperation has led to a more cost-effective delivery of municipal services by eliminating duplication and achieving larger economies of scale. Additionally, the interchange of ideas and information gained from ongoing*

*dialogue among the entities has helped the Town better plan for its future needs. Town officials as well as local officials from the surrounding area readily acknowledge that community improvement projects slated for one community have benefits for the entire area.*

## Key Findings

### ***Intergovernmental Agreements***

- Towns cannot annex land from one another. Therefore, borders between these communities are fixed and boundary disputes are non-existent.
- The Town of Poy Sippi shares a common rural character and enjoys a good working relationship with all surrounding communities.
- The Town of Poy Sippi should work with the Poy Sippi Sanitary District, Joint Towns of Poygan and Poy Sippi Sanitary District #1, and North Lake Poygan Sanitary District to monitor new construction within the sewer service and planning areas on all sanitary related issues.
- The Town should improve its working relationship with the Berlin Area School District to ensure that the Poy Sippi Elementary School remains open.
- The Town of Poy Sippi should continue to evaluate all shared service agreements to ensure they remain cost-effective.
- Even though the Town of Poy Sippi has adopted County Zoning, Town input is solicited by the County before decisions are made.
- When appropriate, the Town of Poy Sippi should maintain quality working relationships with and seek input from a variety of county, regional, and state agencies.

## IMPLEMENTATION

### **Implementation Vision for 2025**

*In 2025, Town of Poy Sippi residents acknowledge planning is most dependable method in ensuring their community retains its most valued characteristics. Town leaders continue to rely on the goals set forth in the comprehensive plan to guide new development to appropriate locations and prevent land use incompatibilities. They have found that their initial comprehensive plan, completed in 2007, has allowed the Town to accommodate new growth without compromising the strong agricultural base, scenic values, rural character, and distinctive historical features they identified which give Poy Sippi its unique charm. The planning commission and town board have been diligent in establishing new ordinances as prescribed by the plan. Increased public participation has been highly appreciated throughout the implementation processes. This increased communication has insured the opinions of residents and business owners are accurately reflected and private property rights are adequately protected.*

## Key Findings

- The Town of Poy Sippi can utilize a wide range of tools to implement the goals, objectives, and strategies discussed in this plan.
- The Town should annually review its progress towards implementing the comprehensive plan.
- The Town Plan Commission should review the timelines in the respective implementation tables to ensure each strategy is implemented in a timely fashion.
- Where appropriate, modifications should annually be made to the comprehensive plan. These modifications may include, but are not limited to, the incorporation of new statistical data, changes to individual strategies, and changes to land use maps.
- The Town Plan Commission should annually report implementation progress to Town residents. This may be accomplished through a presentation at the annual meeting.
- The comprehensive plan must be updated every ten (10) years.

## **CHAPTER 2: ISSUES AND OPPORTUNITIES**

### **TABLE OF CONTENTS**

Introduction .....	2-1
Vision Statement .....	2-1
Inventory and Analysis .....	2-2
Demographic Trends .....	2-2
Historic Population .....	2-2
Components of Population Change.....	2-3
Population Density .....	2-4
Age Distribution .....	2-4
Household Structure .....	2-5
Household Size .....	2-5
Household Composition.....	2-5
Race and Ethnic Origin.....	2-7
Racial Distribution.....	2-7
Ethnic Origin.....	2-7
Income Levels .....	2-8
Impact of Earnings on Household Income .....	2-8
Income Comparisons.....	2-9
Household Income By Range .....	2-9
Poverty Status .....	2-11
Population Forecasts .....	2-12
Population Projections by Age Cohort .....	2-13
Household Forecasts .....	2-13
Interrelationships with other Comprehensive Plan Elements.....	2-14
Economic Development .....	2-14
Housing .....	2-15
Transportation.....	2-15
Utilities and Community Facilities.....	2-15
Agriculture Resources .....	2-16
Natural Resources .....	2-16
Cultural Resources.....	2-16
Land Use .....	2-17
Intergovernmental Cooperation.....	2-17
Policies and Programs.....	2-17
Regional, County and Local Policies .....	2-18
Federal, State and Regional Programs .....	2-19
Federal Agencies.....	2-19
State Agencies.....	2-19
Regional Programs.....	2-20

## TABLES

Table 2-1	Net Migration Estimates, 1950 to 1990 .....	2-3
Table 2-2	Components of Population Change, Waushara County.....	2-4

## FIGURES

Figure 2-1	Historic Population Change .....	2-2
Figure 2-2	Percent of Households by Type, 2000 .....	2-6
Figure 2-3	Distribution of Households by Income Range, 1999 .....	2-10
Figure 2-4	Household Income by Range, 1999 .....	2-10

## 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 Poy Sippi will be able to meet the future needs of their residents and the 14 comprehensive planning goals.

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

*In 2025, the quality of life for residents of Poy Sippi has never been higher. Residents have gained even greater appreciation of the town's diverse mix of farmlands, woodlands and other natural and cultural amenities. New businesses continue to complement the abundance of historically significantly architecture located throughout the unincorporated village of Poy Sippi. Citizens have taken steps to protect existing resources so that they can be enjoyed by future generations of local residents as well as visitors to the area. The town's farm and forest economies are prospering, bolstered by the substantial efforts of the county's educational and business leaders to identify new markets, products, and processes. Competitive wages offered by new businesses who have located in nearby communities are helping the area retain younger members of the workforce and enabling more local residents to work closer to home. Increased access to reliable transportation routes such as US 10 and STH 21 make employment and shopping opportunities in the Fox Cities and Oshkosh more feasible. These roadways have also attracted an influx of new residents, who are drawn to the town for the rural lifestyle they seek. Area churches, representing various denominations, are successfully working together to fill a need in the community. Through ecumenical cooperation, churches are assisting in the local food and clothing pantry programs, offering activities and a location for area youths to meet at a joint youth center and providing dinners to the community so that people don't have to be alone during the holidays.*

*Although not located within the town, basic medical and 24/7 emergency services and adequate extended care facilities and other housing options are convenient to the town's growing elderly population. A fire department and fully staffed ambulance remains within; a strong sense of volunteerism and cooperation in Poy Sippi and the surrounding towns continues to bolster the success of emergency response services. Residents of the town and other areas in the eastern portion of the county are benefiting from improved police protection, as an additional full-time patrol has been assigned to the area by the Waushara County Sheriff's Department. The town has few unkempt properties as pride in home ownership is evident everywhere. Many of the older houses have been renovated to maintain their cultural and historical significance. Although most new residential development is concentrated in the sanitary district, other rural areas such as Borth also continue to attract development. Despite this, the town has been able to retain its rural character clustering new homes to minimize the degradation to scenic views and the natural resource base.*

## INVENTORY AND ANALYSIS

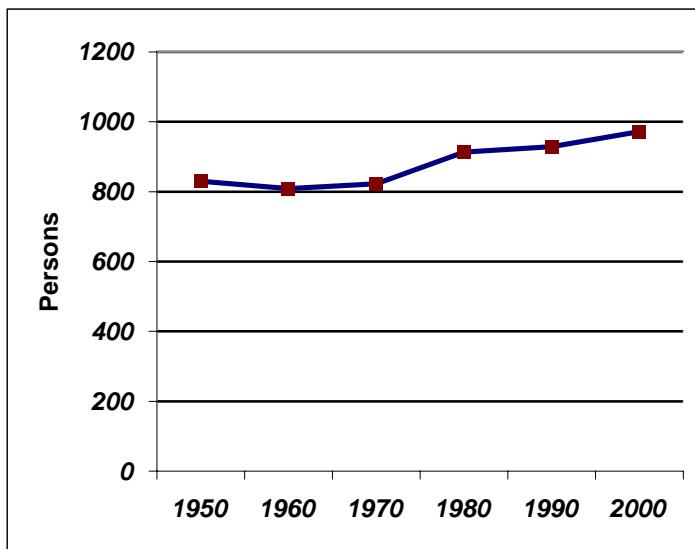
This section of the chapter provides a brief summary of historic population growth, followed by more detailed information regarding current population and household characteristics of the region. Population and socioeconomic trends are identified and potential future growth and development patterns are discussed. Characteristics examined include age, race, ethnicity, educational attainment, income and household types. Current and potential population and socioeconomic issues are noted. Their potential impacts and policy implications will be discussed in the remaining comprehensive plan element chapters. The remainder of this chapter will briefly describe the policy context, discuss the need for intergovernmental cooperation, assess current and future trends and identify issues that need to be addressed.

### Demographic Trends

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

Over the past fifty years, the population of the Town of Poy Sippi has remained relatively stable. The population increased in some decades and decreased in others. However, overall, the town experienced an increase in residents between 1950 and 2000 (Appendix B, Table B-1).

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



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

Between 1950 and 2000, population growth in Poy Sippi lagged behind Waushara County, the East Central Region<sup>2</sup>, and Wisconsin. The Town of Poy Sippi's population increased by 19.6 percent during this time period, while increases at the county, region and state level exceeded 55 percent. East Central Region and Waushara County experienced the largest increase at 66.1 percent and 65.7 percent respectively. 2005 population estimates from the Wisconsin DOA indicate that the population in the town has continued to lag behind the state, county and region. While the population of the town remained stagnant, growth has continued to occur at the county (8.0%), region (4.8%) and state (4.0%) levels.

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

<sup>2</sup> East Central Region is includes Waushara, Waupaca, Outagamie, Winnebago, Fond du Lac, Marquette, Green Lake, Shawano, Calumet and Menominee counties.

### ***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 Wisconsin net migration rates each decade since 1980, which indicates that Waushara County is attracting residents from other parts of Wisconsin.

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

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

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

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

Waushara County migration patterns also varied by age<sup>3</sup> (Appendix B, Table B-2). Between 1990 and 2000, young families (age 30 to 44 yrs) and baby boomers (age 45 to 64) moved to Waushara County. During this time period, Waushara County lost population in two other age groups, as many individuals ages 20 to 29 and individuals age 75 and older migrated out of the county. The net loss of young adults is likely attributable to two factors. First, many students leave the county to attend college. Others may have relocated in search of affordable housing and better employment opportunities. The out-migration of elderly individuals likely resulted from a need or desire for additional services. As people age, many eventually need or desire a

---

<sup>3</sup> WI DOA, 2005.

wider variety of housing, healthcare, support services and transportation options than are available in rural communities.

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

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

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

### ***Population Density<sup>4</sup>***

Population density reflects the degree of urbanization and impacts the demand and cost effectiveness of urban service provision. Over time, urban growth and suburbanization within Waushara County has expanded, and settlement patterns have increased in density. In 2000, population densities for Waushara County towns ranged from 12 in the Town of Oasis to 62 persons per square mile in the Town of Marion. The population density in the Town of Poy Sippi was 30 persons per square mile, which was slightly less than the county average of 37 and considerably less than the state average of 82 persons per square mile (Appendix B, Table B-3).

### ***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 aging<sup>5</sup> (Appendix B, Tables B-4 and B-5). Although the Town of Poy Sippi lost population in the preschool (age 0 to 5 yrs.), young adult (20 to 24 yrs.) and elderly (age 65 and older) cohorts, population gains during this time frame were seen in the 25 to 64 age cohort. Between 1990 and 2000, the number of individuals age 45 to 64 increased by 29.7 percent in the Town of Poy Sippi.

The relative decline in population under age 5 can be attributed to the out migration of individuals age 20 to 29 and the high proportion of residents age 45 to 64, as most individuals age 45 and older have moved beyond child bearing. The increase in the number of working age individuals can be attributed to in-migration of individuals age 30 and older and the aging of the baby-boomers. As individuals age, they may need or desire more accessible housing and

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

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

additional services such as transportation and healthcare. As a result, it is likely that the decrease in the number of elderly residents is due in part to some individuals migrating out of the area in search of additional services and/or more age appropriate housing.

Median age divides the age distribution of the population in half. One half of the population is younger than the median age, while the other half of the population is older than the median age. As a result, the median age of the population provides some insight to the overall population structure within a community. Median age can and does vary over space and time. Changes in population compositions resulted in most Waushara County communities experiencing an increase in median age between 1990 and 2000<sup>6</sup> (Appendix B, Tables B-4 and B-5).

In 1990, the Town of Poy Sippi had a median age of 35.1 years, between 1990 and 2000, the median age increased by 3.6 years to 38.7 years (Appendix B, Tables B-4 and B-5). The town had a lower median age than Waushara County and a higher median age than the state in both 1990 and 2000. In Waushara County the median age rose from 38.6 years in 1990 to 42.1 years in 2000. In Wisconsin, the median age increased from 32.9 years in 1990 to 36.0 years in 2000.

## **Household Structure**

### ***Household Size***

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

Household size for the Town of Poy Sippi, Waushara County and the state has been decreasing since 1970<sup>7</sup> (Appendix B, Table B-23). Historically, the county has retained the lowest average household size.

Between 1990 and 2000, all three jurisdictions experienced an increase in the number and share of one and two person households and a decrease in the number and share of four and five households<sup>8</sup>. While the town and state saw a decline in the share of six or more person households, the county actually saw an increase in this category. As a result, Waushara County experienced the smallest decline in average household size. It was also the only jurisdiction of the three to experience an increase in the number of households in each household size category (Appendix B, Tables B-6 and B-7).

### ***Household Composition<sup>9</sup>***

In 1990 and 2000, the majority of households for all three jurisdictions were family households, and the majority of family households were married couple families (Appendix B, Tables B-8

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

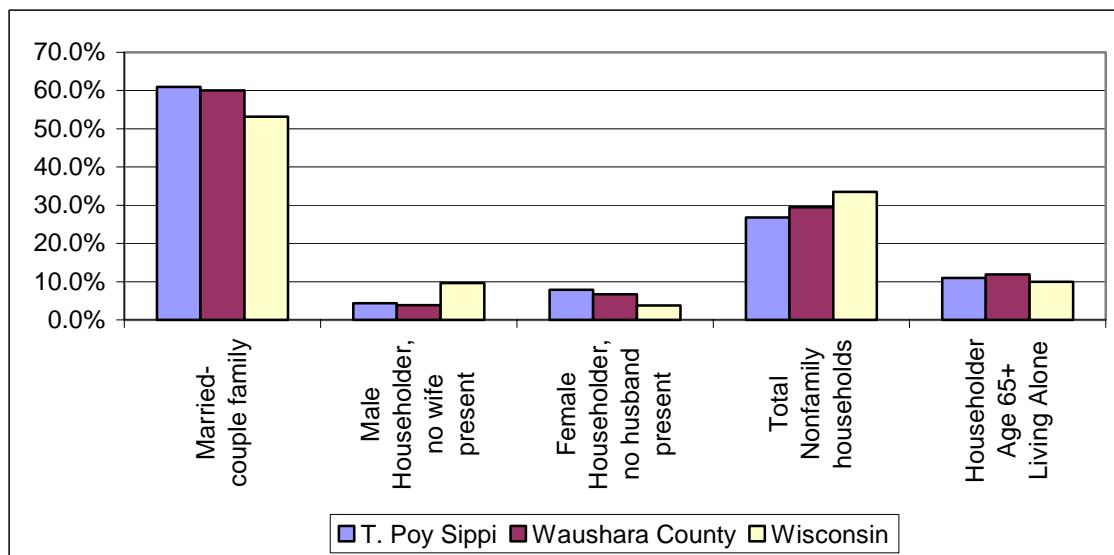
<sup>7</sup> U.S. Census; 1970, 1980, 1990, 2000.

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

<sup>9</sup> U.S. Census; 1990, 2000.

and B-9). Between 1990 and 2000, all three jurisdictions experienced a decrease in the share of family households and married couple families and an increase in the share of non-family households. The share of single parent family households increased in all jurisdictions, but still remained a relatively small share of total family households. In 1990, the share of family households ranged from 70.0 percent of all households in Wisconsin to 76.3 percent of all households in the Town of Poy Sippi. By 2000, the share of family households ranged from 66.5 percent of all households in Wisconsin to 73.2 percent of all households in the town. The state had the largest share of single parent family households and non-family households in both years. The town had the smallest share of single parent family households in 1990, while the county had the smallest share of single parent family households in 2000 (Figure 2.2).

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



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

In 1990, householders age 65 or older and living alone ranged from 13.8 percent in Waushara County to 12.4 percent in the Town of Poy Sippi. Between 1990 and 2000, the share of elderly householders living alone decreased in the Town of Poy Sippi, Waushara County and the state. By 2000, elderly householders living alone ranged from 11.9 percent of all households in Waushara County to 9.9 percent in the state.

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. Between 1990 and 2000, the combined number of householders age 65 or older and living alone in the county rose from 1,049 to 1,109. While this may be a satisfactory living situation for some, for others it may be a challenge. As costs rise and health declines, elderly singles may have difficulty maintaining their housing unit, especially if they own a larger home. Homes may need special modifications or additional equipment if the elderly or disabled are to live independently. Assistance may also be needed with housekeeping, transportation or meal preparation, etc. Social isolation may also become an issue if these individuals have limited mobility options. The town and county may want to consider what options and services will help meet the needs of these individuals.

## Race and Ethnic Origin

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

Since new immigrants are more likely to settle in areas with existing populations from their countries of origin, race and ethnicity; existing populations may also influence migration patterns. National population trends indicate that persons of color (includes African Americans, Native Americans, Alaskan Natives, Pacific Islanders, Asians and persons declaring two or more races) and persons of Hispanic Origin are growing faster than non-Hispanic whites<sup>10</sup>. As the population of the Town of Poy Sippi, Waushara County, and Wisconsin continue to grow, it is likely that the minority proportion of the population (persons of color and whites of Hispanic Origin) will also continue to grow. If this occurs, communities may need to compensate for the changing demographic composition. It is important that these individuals participate in the planning process so that these individuals not only understand local cultural norms, but also have a positive stake in local communities. Communities may also find it beneficial to promote opportunities for positive interaction between cultures. An increase in understanding of differences and similarities in expectations and cultural values may help reduce friction between groups.

### ***Racial Distribution<sup>11</sup>***

The Town of Poy Sippi and Waushara County experienced an increase in persons of color between 1990 and 2000 (Appendix B, Tables B-10 and B-11). However, the number and percentage of persons of color remained small. Only 28 individuals in the Town of Poy Sippi identified themselves as non-White. Whites continued to comprise an overwhelming majority of the population. Other races and two or more races comprised the largest nonwhite categories in Poy Sippi. The 2000 Census was the first Census which allowed persons of mixed race to identify themselves as belonging to two or more races. Approximately one percent of state (1.2%), county (0.9%) and town (1.0%) residents declared they were of two or more races.

The population in the town is less diverse than that of the county and state. In 2000, whites comprised 97.1 percent of the Town of Poy Sippi's population, compared to 88.9 percent of the state's population and 96.8 percent of Waushara County's population.

### ***Ethnic Origin<sup>12</sup>***

In 2000, the most common ancestry identified by town and county residents was German (Appendix B, Table B-12 and B-13). Forty-four percent (44.0%) of Town of Poy Sippi residents claimed German ancestry, compared to 38.0 percent of Waushara County residents. Several residents (17.2% of Poy Sippi residents) could not identify or chose not to report their ancestry. The second most common ancestry identified by Town of Poy Sippi and Waushara County residents was Polish. About eight percent (8.2%) of residents in the Town of Poy Sippi and seven percent (7.3%) of Waushara County residents claimed Polish ancestry (Appendix B, Table B-13).

---

<sup>10</sup> U.S. Census.

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

<sup>12</sup> U.S. Census, 2000 STF 3A. U.S. Census, 1990, 2000 STF 1A.

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

Although the number and share of Hispanics increased in the Town of Poy Sippi between 1990 and 2000, they remain a very small part of the population. Between 1990 and 2000, the Hispanic share of the population increased from 1.3 percent to 2.1 percent in the town. If the towns in Waushara County are going to continue to grow through migration, it is likely that the number and percentage of Hispanics in the area will also increase as Hispanics are becoming a larger share of the national, state and county population.

## **Income Levels**

Income includes both earned and unearned income. Earned income includes money earned through wages, salaries and net self-employment income (including farm income). Unearned income includes money from interest, dividends, rent, social security, retirement income, disability income and welfare payments<sup>13</sup>. Traditionally, earned income is geographically dependent, as the quality of local jobs determines the earning potential and quality of life for local residents dependent on earned income. Unearned income is not geographically dependent. Retirement pensions, for example, may come from a company which is located several states away. As a result, a retiree's quality of life is not as dependent on the health of the local economy and quality of jobs in the area as someone who derives the majority of their 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 Income*<sup>14</sup>**

An examination of 1999 income data indicates that the majority of household income within the Town of Poy Sippi, 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 15). This is especially true for the Town of Poy Sippi, which had a higher percentage of income derived from earnings and households with earnings than Waushara County. Seventy-six percent (76.5%) of income in Poy Sippi was derived from earnings, compared to 71.4 percent of income in Waushara County and 80.6 percent in Wisconsin.

In all three jurisdictions, the average income per household was higher than the average earnings per household, which indicates that all three jurisdictions also benefit from unearned income (Appendix B, Table 15). In the three jurisdictions, the percent of households with earnings ranged from 75.7 percent in Waushara County to 81.8 percent in the state. Within the Town of Poy Sippi, 77.5 percent of the households derived their income from earnings.

---

<sup>13</sup> U.S. Census Bureau.

<sup>14</sup> U.S. Census, 2000, STF 3A.

### ***Income Comparisons<sup>15</sup>***

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

A comparison of median family, median household and per capita income values between 1989 and 1999 indicate that the town, Waushara County, and Wisconsin experienced an increase in all income measures during this time period (Appendix B, Table 16). The Town of Poy Sippi exceeded the county income in all three income measures in 1989 and 1999, but fell short of the state. However, since the town experienced higher growth rates in median household and family than Wisconsin, the income gap between the state and the town appears to be narrowing in these categories.

In spite of these gains, the State of Wisconsin maintained higher median household, family and per capita incomes than Waushara County and the town for both years (Appendix B, Table 16).

### ***Household Income By Range<sup>16</sup>***

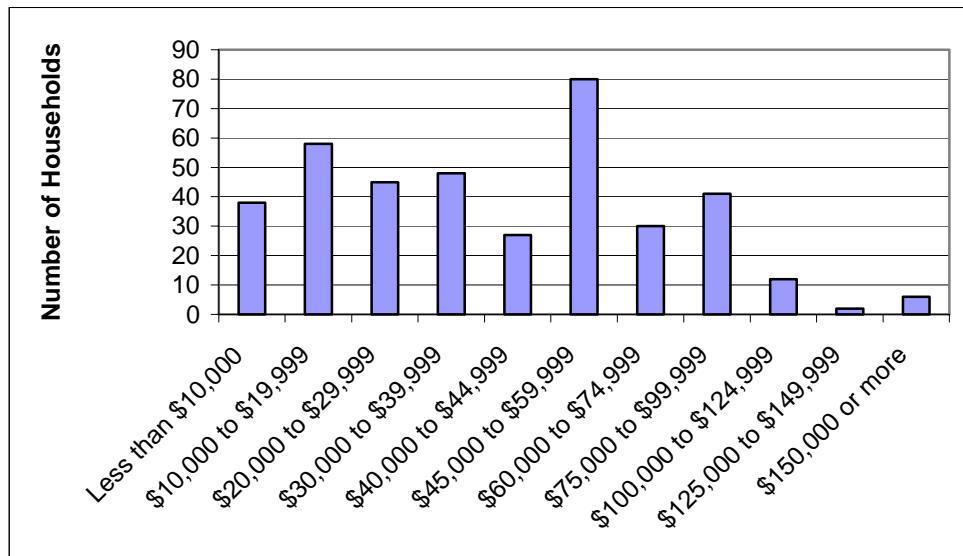
Median and per capita income figures are often used to compare incomes across communities. Household income by range, however, provides a clearer picture of the distribution of income within a community. This allows communities to target policies, programs, housing and economic development opportunities to better meet the needs of their residents. Table B-17 in Appendix B identifies the number of households in income categories ranging from those with incomes of less than \$10,000 through those with incomes of \$150,000 or more. Figure 2.3 shows the distribution of those households. 2000 Census information indicates that in 1999 approximately ten percent (9.8%) of the households in the Town of Poy Sippi had incomes below \$10,000 (38). On the other end, less than two percent (1.6%) had household incomes of \$150,000 or more (6). The income range with the largest number of households was the \$45,000 to \$59,999 range (80). Income categories with the smallest number of households include those with incomes of \$100,000 or more.

For additional comparison and analysis, the eleven income categories in Appendix B, Table B-17 have been consolidated into five broader income categories and presented in Figure 2.4 as a share of total households with income. Over eighty percent (84.4%) of households in the Town of Poy Sippi reported incomes below \$75,000. Approximately a third (35.4%) of the residents in the town reported incomes between \$40,000 and \$74,999, while about half (48.8%) reported incomes of less than \$40,000. Since the median income for the county is \$37,000, 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.

---

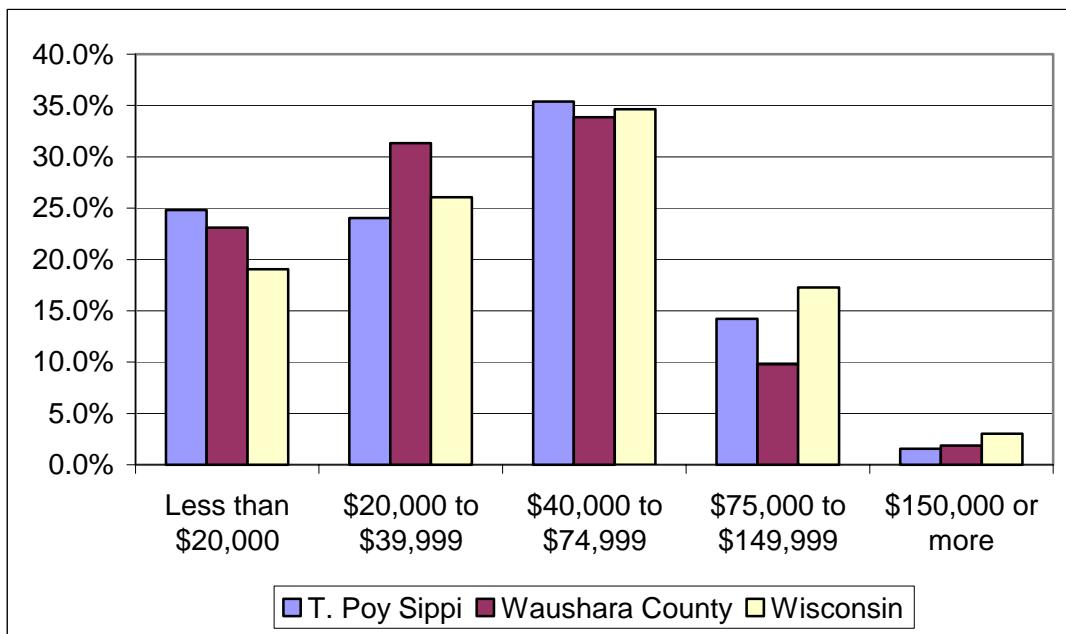
<sup>15</sup> U.S. Census, 2000

<sup>16</sup> U.S. Census, 2000

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

Source: U.S. Census, 2000

The percentage of households with incomes below \$20,000 ranged from 24.8 percent of all households in the Town of Poy Sippi to 19.1 percent of all households in Wisconsin (23.1% in Waushara County). 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, within the Town of Poy Sippi this percentage was 15.8.

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

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

### **Poverty Status<sup>17</sup>**

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

Between 1989 and 1999, both the number and percentage of persons living below the poverty threshold declined in all three jurisdictions (Appendix B, Tables B-18 and B-20). In spite of the decline in poverty, 7.0 percent of Town of Poy Sippi residents still lived below the poverty line in 1999. Nine percent (9.1%) of Waushara County residents and 8.7 percent of Wisconsin residents continued to live in poverty as well (Appendix B, Table B-20), which indicates that poverty is less common in the town 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. In the Town of Poy Sippi, children were more likely to live below poverty in 1989, while elderly were more likely to live below poverty in 1999. Even though the total number of children increased between 1989 and 1999, the number of children below poverty declined from 45 in 1989 to 11 in 1999. Mirroring children in poverty, the total number of elderly also increased during this time period, while the number of elderly residents in poverty decreased from 32 in 1989 to 16 in 1999 (Appendix B, Tables B-19 and B-21).

In 1989, 18.8 percent of children in the Town of Poy Sippi lived in poverty, compared to 25.4 percent of the elderly. By 1999, the share of children living in poverty in the town had decreased to 4.5 percent, while the share of elderly living in poverty had decreased to 10.2 percent (Appendix B, Table B-19 and B-21).

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

In 1989, the Town of Poy Sippi had the largest share of elderly residents living in poverty for all three jurisdictions (25.4%), while the state had the smallest (9.1%). By 1999, the share of elderly residents living in poverty had decreased to 7.4 percent in the state, 10.8 percent in Waushara County and 10.2 percent in the Town of Poy Sippi (Appendix B, Table B-19 and B-21).

Between 1989 and 1999, the number of families in poverty declined in all three jurisdictions. Since the total number of families also increased during this same time period, the share of families living in poverty declined. In 1989, the share of families living in poverty ranged from 10.5 percent in the Town of Poy Sippi to 7.6 percent in Wisconsin. In 1999, the share of families living in poverty ranged from 3.5 percent in the Town of Poy Sippi to 5.6 percent in Wisconsin (Appendix B, Table B-18 and Table B-20). Similarly, the share of families living

---

<sup>17</sup> U.S. Census, 1990; U.S. Census, 2000, STF 3A

below poverty was less than the share of total persons living below poverty for both years, in all three jurisdictions.

Most discussions regarding poverty tend to focus on children and elderly, as they are considered dependent populations which have little to no ability to change their circumstances. As a result, they are the populations most in need of assistance. However, as the U.S. economy moves from a manufacturing based economy to a service based economy, many individuals find themselves falling into a category called the working poor. These are individuals who are working, but their wages are too low to move them out of poverty. Economic development policies which encourage skill development, training and living wage jobs could help the Town of Poy Sippi to continue to reduce the number of persons living in poverty. The living wage is defined as the hourly wage which will cover the cost of a two bedroom apartment and other basic expenses in a community within a 40 hour work week.

### **Population Forecasts<sup>18</sup>**

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

Since migration has played such an important role in Waushara County population growth, migration rates are expected to significantly impact future population growth. An examination of past growth trends in the Town of Poy Sippi indicates 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.

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

Table B-22, Appendix B presents population estimates for Waushara County through 2030. These population projections are based on a combination of average growth trends over the last four decades, anticipated growth patterns developed by DOA, and anticipated impacts from the new Redgranite Correctional Facility. It is assumed that the population for the town will slowly decline during the first decade and will continue to decline but at a faster pace during the second decade. However as noted earlier, growth rates and declines 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 Poy Sippi review its population

---

<sup>18</sup> Source: U.S. Census, 1970, 1980, 1990, 2000; WI DOA, 2004; ECWRPC

growth every five years to determine if the population change is following anticipated trends or if growth trends are shifting. While the town is expected to lose population between 2005 and 2030, Waushara County is expected to continue growing.

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

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

Wisconsin migration patterns by age indicate that as individuals approach retirement age, many relocate to rural communities. As elderly persons in rural areas age and their health begins to deteriorate, many relocate to urban communities for access to better services and healthcare. However, increases in technology and healthcare have contributed to longer life spans and allowed the elderly to remain more independent. It is unclear at this point how these changes will impact future migration patterns by age. Waushara County population projections by age cohort<sup>19</sup> indicate that the number of county residents age 65 and older may almost double between 2000 and 2030, while the number of children may decline by 21 percent. In the future, the Town of Poy Sippi 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

---

<sup>19</sup> WI DOA, 2004

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

Based on projected growth patterns and smallest average household size assumptions, the number of households in Waushara County is expected to increase by 28.8 percent between 2000 and 2030<sup>20</sup>. Households in the Town of Poy Sippi may increase by 6.6 percent during this same time period (Appendix B, Table B-24).

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

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

### **Economic Development**

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

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

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

---

<sup>20</sup> U.S. Census, 2000; ECWRPC

---

component of household income in the Town of Poy Sippi. As a result, communities in the area should work together to build and attract living wage employment opportunities.

## **Housing**

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

## **Transportation**

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

## **Utilities and Community Facilities**

As population demographics change, the overall needs of the community also change. A growing elderly population, for example, may increase the need for additional healthcare or adult daycare facilities. School facilities may need to be upgraded or modified to meet changing educational expectations or to help increase the earnings potential of local residents. An increase in residences may increase the need for police or fire protection. In the future, towns will likely need to increase the number and availability of services targeted towards the elderly

while maintaining a balance with services for working age persons and school age children. Communities will also need to balance the demands and needs of year-round and seasonal populations with the costs of those facilities and services. Ideally, improvements and expansions of utilities and community facilities and services should be coordinated with fluctuations in population. While some national recommendations are provided to help communities determine appropriate levels of service for fire, libraries, schools, open space, recreation and other public services, local governments should tailor services to local conditions to ensure that the basic needs of their citizens are met.

## **Agricultural Resources**

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

## **Natural Resources**

The critical question with respect to natural resources is how future growth 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. While some sites are listed on the historical register, others are not. Efforts should be made to inventory and map historical, archeological, and cultural sites so that their significance is not destroyed or altered. These sites provide a link with the county's cultural and ethnic heritage. Preserving them would help document the changing demographics and socio-economic characteristics of the area. Historical sites, heritage corridors and museums may also provide economic development opportunities. Moreover, a concerted effort should be made to incorporate historical architectural styles into modern construction to enhance local cultural features and preserve community character.

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

### **Land Use**

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

### **Intergovernmental Cooperation**

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

## **POLICIES AND PROGRAMS**

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

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

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

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

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

The core goal for the Issues and Opportunities Section is:

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

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

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

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

### **Federal Agencies**

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

**Economics and Statistics Administration (ESA).** The Economics and Statistics Administration collects, disseminates and 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 chartbooks. They will contract to do specific studies or school district projections. APL also functions as the coordinating agency for the WSDC and the lead agency for the Wisconsin Business/Industry Data Center (BIDC).

### ***Regional Programs***

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

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

## ECONOMIC DEVELOPMENT – Town of Poy Sippi

### Goal ED 1. Explore ways the Town can work with the Tri-County Regional Economic Development Corporation.

#### Objectives:

- **ED 1.1. Maintain an up-to-date inventory of buildings and sites potentially available for development or redevelopment.** The Tri-County Regional Economic Development Corporation (TCREDC) fosters new business development and supports and sustains existing businesses throughout Waushara, Marquette, and Green Lake Counties. Utilizing this network will increase the potential for attracting new businesses into Poy Sippi and the surrounding communities. Currently, the TCREDC maintains a list of available buildings and properties available for commercial ventures.

#### Strategies:

- (1) **Inventory all vacant and underutilized structures zoned for industrial and commercial activities.** Maintain this database and incorporate it with the TCREDC, WCEDC, and other available lists. Include pertinent information such as the building name, size, current zoning requirements, address, and other pertinent information. Additional information these web sites and how to get started is also available by contacting East Central Planning East Central Wisconsin Regional Planning Commission at (920) 751-4770.
  - (2) **Contact the TCREDC, WCEDC, and other agencies when properties become available so that an updated inventory is constantly maintained.**
- **ED 1.2. Encourage the Waushara County Economic Development Corporation Revolving Loan Fund administrators to develop criteria consistent with comprehensive planning recommendations.** Revolving loan fund programs (RLFs) provide low interest funding to businesses for working capital, equipment or for expansion purposes. The businesses must in turn create jobs.

#### Strategy:

- (3) **To further support the local planning process, the administrators of the Waushara County RLF should refer to local comprehensive plans while evaluating loan applications.**
- **ED 1.3. Cooperate with surrounding towns and Waushara County to promote area-wide tourism.** The Town of Poy Sippi is interested in improving its tourism attractions. These attractions typically are related to environmental resources and outdoor activities such as fishing, hunting, and wildlife viewing. Collaborating and creating partnerships among the communities in the Group F area and across the county to further discuss tourism opportunities would be beneficial to the entire cluster.

#### Strategies:

- (4) **Work with the TCREDC, the Waushara County Convention and Visitors Bureau, and the Waushara Chamber of Commerce to market the area's natural resources as an amenity.** Creatively market hunting,

- fishing, or wildlife viewing activities by offering vacation packages at local lodging establishments.
- (5) **Work with WCEDC and the surrounding municipalities to develop and enhance eco-tourism through non-consumptive activities such as the Scenic Ice Age Trail, Great Wisconsin Birding and Nature Watching Trail, and other related endeavors.**
  - (6) **Support the Waushara County Convention and Visitors Bureau, Waushara Area Chamber of Commerce, and WCEDC effort county tourism zone.** These organizations are attempting to pass a county-wide room tax ordinance which would allow these funds to be utilized for tourism promotion throughout Waushara County.
  - (7) **Promote local events such as tractor pulls, Poy Sippi Library events, and other community organizations events both within the Town and throughout Waushara County.**
  - (8) **Promote the existing Waushara County Bicycle Routes and future expansion of bicycle trails within the Town and county.**

### **Goal ED 2. Assess the impact of urban reconstruction to STH 49.**

#### **Objective:**

- **ED 2.1. Ensure any future STH 49 urban reconstruction projects foster both pedestrian and vehicular movement through the unincorporated village of Poy Sippi.** An urban reconstruction project was recently completed in 2004. The Town was able to keep on-street parking throughout the unincorporated village. This will promote pedestrian traffic between the post office and other local business establishments. The Town should consider the implications of future construction projects and formulate an opinion on which construction techniques will best promote business development within the incorporated village area.

#### **Strategies:**

- (9) **Support the use of traffic calming techniques which will slow traffic down through the incorporated area while allowing for on-street parking.**
- (10) **Utilize a Capital Improvements program to budget for on-street parking improvements for future reconstruction projects.**

### **Goal ED 3. Where applicable, promote the clean up and reuse of under utilized, vacant, blighted or Brownfield commercial/industrial sites and buildings to efficiently use existing public utilities, infrastructure and services.**

#### **Objectives:**

- **ED 3.1. Identify Brownfield areas which can be re-utilized for redevelopment of commercial and industrial uses.** In terms of existing or past brownfield activity, the Town has one active spill site identified in the Wisconsin DNR Remediation and Redevelopment Tracking System (BRRTS) database (<http://botw.dnr.state.wi.us/botw/Welcome.do>). Remediation of the site has been

completed, and the project is awaiting closure. Redevelopment of the site will not be necessary, as it is currently occupied by a business. Several remediation actions have been performed at other sites.

**Strategy:**

- (11) **The Town of Poy Sippi recognizes the difficulty and the extensive costs involved with environmental clean-up and therefore will rely on private clean-up action where possible. However, the Town should encourage only environmentally friendly business development that is properly permitted and regulated to protect the Town's environment.**
- **ED 3.2. Identify existing abandoned properties in existing commercial districts within the sanitary district which can be re-developed for new business enterprises.** In the unincorporated village there area commercial uses along STH 49 and CTH H. These districts are zoned for either Community Commercial or General Commercial. These districts have been strategically established to emphasize the existing central business district. The main street areas can and do provide unique service opportunities to local customers. In addition, these areas have direct access to community services such as sanitary sewer and water that are required for optimal operation.

**Strategy:**

- (12) **The Town should consider developing an incentive program if new commercial endeavors relocate within the established community commercial district along STH 49. Additionally, building permits which indicate they would require new construction outside of the established commercial districts should be encouraged to perform a cost-benefit analysis to determine if remodeling a vacant building within the existing commercial district would be more cost-effective than building a new structure.** The analyses may re-direct development towards the central business district. Costs and benefits should be calculated for both the new establishment and the effects it would have on existing business on STH 49 or CTH H.
- **ED 3.3. Promote future commercial development which meets the needs of the community while enhancing the village's rural charm.** To avoid unattractive development and to be proactive in the way future commercial development looks; architectural control and design standards would be developed to apply to new commercial uses. These controls will apply to both commercial and industrial operations wherever feasible.

**Strategies:**

- (13) **The Town's planning and zoning committee can serve as a design review board to support the implementation of these requirements. New proposed commercial and industrial operations will be required to submit a site plan that specifies the following criteria:**
  - Lot dimensions.

- Location and dimensions of all buildings and freestanding signs on the lot, as well as their setbacks from the property lines.
  - Principal side elevations for all building facades and exterior signage for the building.
  - Vehicle parking areas
  - Proposed landscaping.
- (14) **In addition to site plans, the Town should establish standards for a design standard for several specific districts: the downtown area and other commercial areas.** New downtown businesses should utilize historical structures or building materials so that the downtown area retains its historical architecture. New commercial establishments in the commercial districts along CTH H and STH49 in the southern portions of the village may utilize modern building materials so that building within this area share a common architectural style. Downtown business should have a zero setback with ample window displays
- (15) **Consider designing and implementing a town architectural design ordinance including, but not limited to landscaping requirements, architectural control, waste collection, and parking.** Architectural styles should be complementary to surrounding uses. Where feasible, new businesses should be required to share parking lots between two or more establishments.
- (16) **Consider enhancements which would make on-street parking in the downtown area more visible to business patrons.**
- (17) **Encourage Main Street visitors to stay awhile, especially during business hours, by providing benches in strategic places.**
- (18) **Consider establishing an ordinance which would permit commercial enterprises to be located on the ground floor while allowing second floor residential quarters for business owners or tenants.**
- **ED 3.4. Promote future industrial development which meets the needs of the community while enhancing the village's rural charm.** There are very few industrial land uses within the Town of Poy Sippi. The two existing operations are located in the unincorporated village of Poy Sippi. To minimize potential conflicts with surrounding land uses, new industrial development should be directed to the sanitary district.

**Strategies:**

Recommendations 13 – 15 are applicable for this strategy.

**Goal ED 4. When identifying and developing future or expanding business/industrial sites, consider the environmental conditions of the development site such as wetland, groundwater, and floodplain status.**

**Objective:**

- **ED4.1. Locate commercial, industrial, and other highly developed land uses to areas where potentially adverse impacts on natural resources and features will be minimized.** Protecting the Town's important natural features is held in high regard by town citizens.

**Strategy:**

- (19) With this in mind, the Town has indicated its preference to direct new commercial and industrial development to the sanitary district where sewer and other municipal services are available.

**Goal ED 5. Utilize the area's quality of life attributes to attract businesses and an educated workforce.****Objective:**

- **ED 5.1. Promote the Town's recreational and outdoor amenities and the value they add to residential life.** Many factors contribute to the "quality of life" in a community. These include educational availability and quality, natural resources and recreational opportunities, service provision, and other factors. These amenities are considered by businesses when making location decisions.

**Strategies:**

- (20) **Develop a website detailing the demographic information for the Town.** Include data on recreational opportunities within the Town that are associated with its abundant natural features.
- (21) **Create a fact sheet highlighting the amenities of the Town of Poy Sippi.** Use this fact sheet to update the Poy Sippi pages on the TCREDC website with the same information from Recommendation 1 and 7.

**Goal ED 6. Partner with educational institutions to promote life long learning for the area's youth and adults.****Objectives:**

- **ED6.1. Promote continuing education and job skills training for all age levels.** Overall, the support for education will increase the earning potential for all Wisconsin residents. Programs should include all age groups from high school students. Learning new technologies will also improve an employee's position in the overall job market.

**Strategies:**

- (22) **A local branch of CAP Services is located in Wautoma and is a resource available to entrepreneurs for business plan development, information on financing and other tools necessary for starting a business.** The Fox Valley Tech satellite program is also available. Businesses should encourage their employees to enroll in courses to improve the profitability of the company.
- (23) **Partnerships among learning institutions are forming in response to the economic changes Wisconsin is experiencing.** One such group includes Wisconsin technical colleges and the University System. They are working together as a group called NorthEast Wisconsin Educational Resource Alliance (NEW ERA). The goal of this partnership is to enhance and expand learning opportunities in Wisconsin and to offer necessary training/learning to Wisconsin's

- current and future workers. Contact the TCREDC for further information.**
- (24) **Encourage students at local high schools, technical colleges, and universities to apply and partake in internship and apprentice programs offered through CAP Services and local business throughout Waushara County.**
- **ED 6.2. Promote entrepreneurial programs to facilitate local business start-ups.** Small and medium sized firms represent 98% of all businesses in the United States and account for at least two thirds of net new jobs in the economy. The creation and support of entrepreneurs is important for economic development within communities. Displaced workers have specialized skills that could be utilized to operate small home-based companies or other small business ventures.
- Strategies:**
- (25) **Encourage town residents to develop and start home-based businesses which best suit their professional skills or personal hobbies.** Home-based businesses can be either part-time or require full-time employment.
  - (26) **Amend existing zoning ordinances to allow home-based businesses and facilitate their start-up.**
  - (27) **As mentioned above, CAP Services is a resource with a local office in the City of Wautoma. Individuals interested in starting a small business should be directed to CAP Services. 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 [www.wisconsin.gov/state/byb](http://www.wisconsin.gov/state/byb)
    - Small Business Development Centers (SBDC): 1-800-940-SBDC [www.wisconsinsbdc.org](http://www.wisconsinsbdc.org)
    - Virtual Business Incubator: [www.virtualincubate.com](http://www.virtualincubate.com)
    - Impact Seven: (608) 251-8450 [www.impactseven.org](http://www.impactseven.org)
    - Fox Valley Technical College E-Seed Program: [www.fvtc.edu/bis](http://www.fvtc.edu/bis) 1-800-735-3882
    - East Central Regional Planning Commission for additional information and referrals: (920) 751-4770

**Goal ED 7. Assess the adequacy of technological infrastructure for business and residential needs.**

**Objective:**

- **ED 7.1. Inventory existing infrastructure and assess what improvements must be made to attract new business.** Infrastructure no longer just includes roads, sewer and water. Technology designed for high speed communication and business applications is necessary for businesses to compete in a global economy. Access to high speed internet is available to the Town of Poy Sippi because of its proximity to the City of Wautoma.

**Strategy:**

- (27) **Determine the feasibility of increasing new technologies such as high speed internet access to the Town.** Increasing access will support existing businesses, facilities future business opportunities and enhance the quality of life for residents as well.

**Goal ED 8. Support the agricultural community by meeting with farmers when necessary and exploring additional or expanded farm market(s).****Objective:**

- **ED 8.1. Encourage the expansion of local farmer's markets.** The Town of Poy Sippi has small farmer's markets that run during the summer months. The First Lutheran Church is a location where food and crafts are sold. Building upon this venue and developing other opportunities to connect residents with local food suppliers will enhance economic opportunities and the relationship between local consumers and food producers.

**Strategies:**

- (28) **Encourage local food producers to sell their goods at several markets throughout the area.** Also encourage farmers from other communities to attend the Poy Sippi farmer's market.
- (29) **Continue to promote "Breakfast on the Farm" event within the county and rotating it among interested farms and/or other local institutions (churches, etc.) as a means of promoting agriculture.** Due to its popularity, it may need to be permanently relocated to the Waushara County Fairgrounds.
- (30) **Encourage local restaurants and other vendors to sell products produced by area farmers.** Connecting farmers to both restaurants and consumers through direct product purchasing and through an expanded farmer's market program can enhance the relationship between consumers and food providers. It also promotes healthy eating by creating greater access to fruits and vegetables grown locally. Several small butcher shops and meat markets throughout the state sell to local areas. This strengthens the ties between local business as well as reducing transportation and other associated costs.
- (31) **Encourage local farmers to pursue organic and specialty crop production.** This is a growing niche market and presents opportunities as a value added agricultural endeavor in Waushara County and in the Town of Poy Sippi.

## CHAPTER 3: ECONOMIC DEVELOPMENT

### TABLE OF CONTENTS

Introduction .....	3-1
Vision Statement .....	3-1
Inventory and Analysis .....	3-1
Educational Attainment .....	3-1
Labor Force .....	3-2
Economic Base Information .....	3-2
Employment Forecast .....	3-4
Location of Workplace .....	3-4
Travel Time to Work .....	3-6
Industrial Park Information .....	3-6
Business Retention and Attraction .....	3-8
Economic Development Opportunities .....	3-9
Commercial and Industrial Design .....	3-9
Infill and Brownfield Development .....	3-9
Interrelationships with other Plan Elements .....	3-10
Housing .....	3-10
Transportation .....	3-10
Utilities and Community Facilities .....	3-10
Agriculture Resources .....	3-11
Natural Resources .....	3-11
Cultural Resources .....	3-11
Land Use .....	3-11
Intergovernmental Cooperation .....	3-12
Policies and Programs .....	3-12
Regional, County and Local Policies .....	3-12
Regional .....	3-12
Federal, State and Regional Programs .....	3-15
Federal Agencies .....	3-15
State of Wisconsin .....	3-16
Regional .....	3-20
Private .....	3-21
Goals, Objectives and Strategies .....	3-22

### TABLES

Table 3-1	Population and Labor Force Changes, 1990 to 2000 .....	3-2
Table 3-2	Annual Average Unemployment Rates .....	3-2
Table 3-3	Employment by Occupation and Industry .....	3-3
Table 3-4	Top 20 Public and Private Employers in Waushara County .....	3-4
Table 3-5	Top Five Workplace Destinations, 2000 .....	3-5
Table 3-6	Mean Travel Time to Work, 1990 and 2000 .....	3-6
Table 3-7	Industrial Parks near Poy Sippi .....	3-7

## 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 2025***

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

### INVENTORY AND ANALYSIS

Some components of the area's economy are presented in this chapter to better understand the state of the economy in the Town of Poy Sippi. Characteristics reviewed in this element include educational attainment, employment and unemployment levels, and a look at the area's economic base.

#### **Educational Attainment**

Appendix C, Table C-1 presents educational achievement information from the 2000 Census for residents 25 years of age or older. A higher percentage of residents in the Town of Poy Sippi (44.5%) have received high school diplomas than the State of Wisconsin (34.6%); 297 residents have earned a high school diploma or graduate equivalency. It is in the area of post-high school achievement where the state generally has a higher level of educational attainment. For example, 78 residents (11.7%) in the Town of Poy Sippi have completed four years of college or more. Comparatively, at the state level, 22.4 percent of residents have achieved this goal.

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

---

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

---

## Labor Force

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

Census information indicates that labor force growth rates for Waushara County (29.4%) and the Town of Poy Sippi (16.7%) exceeded the state's (14.0%) growth rate between 1990 and 2000 (Table 3-1; Appendix C, Table C-2). Within the Town of Poy Sippi, the labor force increased by 74 individuals during this time period.

**Table 3-1. Population and Labor Force Changes, 1990 to 2000**

Jurisdiction	Population			Labor Force		
	1990	2000	Percent Change	1990	2000	Percent Change
T. Poy Sippi.	929	972	4.6%	443	517	16.7%
Waushara Co.	19,385	23,066	19.0%	8,717	11,279	29.4%
Wisconsin	4,891,769	5,363,701	9.6%	2,517,238	2,869,236	14.0%

Source: US Census Bureau, 1990 and 2000.

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 (Appendix C, Table C-3 and Table C-4). 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 Poy Sippi's unemployment rate of 2.9 percent in 2000 was low relative to the county and state. Table 3-2 includes more recent information and shows that the consequences of the recession were present at the county and state level between 2000 and 2003.<sup>2</sup>

**Table 3-2. Annual Average Unemployment Rates**

Jurisdiction	2001	2002	2003	2004
Waushara County	5.8%	6.6%	6.7%	5.7%
Wisconsin	4.5%	5.5%	5.6%	4.9%

Source: Wisconsin Department of Workforce Development, 2001 through 2004.

## Economic Base Information

The composition and types of employment in the county and in the Town provides a snapshot description of the economic base in the area. Table 3-3 shows employment information by occupation and by industry.<sup>3</sup> The Manufacturing (30.3%) and Education, Health, and Social Services (17.3%) sectors employed the greatest share of Poy Sippi workers in 2000. This is also true for the county and the state. The information (1.0%) sector, which is composed of publishing, telecommunications, data processing, and other like industrial groups, and public

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

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

administration (2.0%) sector employed the fewest workers in the Town. 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 has been particularly painful for most Wisconsin communities.

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

	T. Poy Sippi	Waushara County	Wisconsin
<b>OCCUPATION</b>			
Management, professional, and related occupations	30.2%	23.5%	31.3%
Service occupations	13.7%	16.1%	14.0%
Sales and office occupations	16.3%	21.4%	25.2%
Farming, fishing, and forestry occupations	3.0%	2.9%	0.9%
Construction, extraction, and maintenance occupations	9.4%	11.1%	8.7%
Production, transportation and material moving occupations	27.5%	25.0%	19.8%
<b>INDUSTRY</b>			
Agriculture, forestry, fishing and hunting, and mining	8.4%	7.1%	2.8%
Construction	6.2%	8.1%	5.9%
Manufacturing	30.3%	22.1%	22.2%
Wholesale trade	3.2%	3.1%	3.2%
Retail trade	7.4%	10.4%	11.6%
Transportation, warehousing and utilities	4.0%	5.9%	4.5%
Information	1.0%	1.3%	2.2%
Finance, insurance, real estate, rental and leasing	2.4%	3.8%	6.1%
Professional, scientific, management, administrative, and waste management services	5.8%	3.7%	6.6%
Educational, health and social services	17.3%	17.9%	20.0%
Arts, entertainment, recreation, accommodation and food services	9.0%	7.5%	7.3%
Other services (except public administration)	3.2%	4.4%	4.1%
Public administration	2.0%	4.6%	3.5%

Source: U.S. Census, 2000.

Table 3-4 lists the largest employers in Waushara County.<sup>4</sup> Two of the top five employers are manufacturing facilities. This list also indicates that the Redgranite prison 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.

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

**Table 3-4. Top 20 Public and Private Employers in Waushara County**

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

Source: Wisconsin Department of Workforce Development, 2004.

## Employment Forecast

The Wisconsin Department of Workforce Development calculates employment projections for the various industries and occupations for the State of Wisconsin.<sup>5</sup> These projections are completed on a statewide basis and growth is expected in all industries. It is anticipated that the largest increases between 2002 and 2012 will be seen in the education and health services supersector. Educational services, which makes up part of this supersector includes all public and private elementary, secondary and post-secondary schools. This supersector also includes ambulatory health care. The ambulatory health care industry is made up of offices of physicians, dentists, and other health practitioners as well as home health care. While the state is expected to see the highest increases in this area, employment 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 also 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.

## Location of Workplace

Location of workplace data provides information on the direction and distance residents have to travel to find employment. According to the U.S. Census, over half of Waushara County

---

<sup>5</sup> Wisconsin Department of Workforce Development, 2002. Wisconsin Detailed Industry Employment Projections, 2002 – 2012.

residents worked within the County in 1990 (58.7%) and 2000 (52.5%) (Appendix C, Table C-5). Unlike the county, residents from the Town of Poy Sippi were less concentrated in their choice of workplace. In 1990, approximately a third (39.3%) of the residents from the Town worked in Waushara County, while another third worked in the Appleton-Oshkosh MSA (31.1%). The third most popular workplace destination for town residents was Green Lake County (20.9%).

In 2000, the location of workplace somewhat mirrored the information from 1990 but showed an increasing dependence on employment locations outside of Waushara County. Although over half of county residents continued to work within the county in 2000, larger percentages were working in the Appleton-Oshkosh MSA (14.5%) and Green Lake County (9.0%). Mirroring county trends, town residents were also shifting employment from the county (29.4%) to the Appleton-Oshkosh MSA (37.9%) and Green Lake County (22.0%).

A recent special tabulation by the U.S. Census Bureau provides journey to work data to the Minor Civil Division (MCD) level for all workplace destinations.<sup>6</sup> That information indicates that in 2000, the top workplace destinations in the Town of Poy Sippi differed somewhat from county data (Table 3-5). While the cities of Oshkosh (Winnebago County) and Berlin (Green Lake County) were included in the top five workplace destinations for both Poy Sippi and Waushara County, other top destinations varied. For the Town of Poy Sippi, top destinations included the cities of Oshkosh (17.1%), and Berlin (19.1) and the towns of Poy Sippi (15.1%) and Berlin (3.8%). Top destinations for county residents included the cities of Wautoma (16.3%), Berlin (6.8%) and Oshkosh (6.7%), the Village of Wild Rose (6.0%) and the Town of Wautoma (5.2%).

**Table 3-5. Top Five Workplace Destinations, 2000**

Place of Residence	Place of Work	Number of Employees	Percent of Workers in Sample
T. Poy Sippi	C. Oshkosh, Winnebago, Co.	85	17.1%
	C. Berlin, Green Lake Co.	76	15.3%
	T. Poy Sippi	75	15.1%
	T. Berlin, Green Lake Co.	19	3.8%
	C. Berlin, Waushara Co.	17	3.4%
Top 5 Totals		272	54.8%
Waushara Co.	C. Wautoma	1,661	16.3%
	C. Berlin, Green Lake Co.	696	6.8%
	C. Oshkosh, Winnebago, Co.	686	6.7%
	V. Wild Rose	612	6.0%
	T. Wautoma	525	5.2%
Top 5 Totals		4,604	41.0%

Source: U.S. Census Bureau, 2000 and 2004

---

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

## Travel Time to Work

Travel time to work quantifies the amount of time residents spend commuting to work. On average, residents from Poy Sippi, Waushara County, and the state spent less than 30 minutes traveling to and from work in 1990 (Table 3-6; Appendix C, Table C-6). In 1990, average commute times varied from 18.3 minutes for state residents to 25.6 minutes for Poy Sippi residents.

Between 1990 and 2000, average commute times increased for all jurisdictions. Travel times for both Poy Sippi and Waushara County increased by approximately five minutes, while state residents had a smaller increase of about two minutes. In 2000, commute times ranged from 20.8 minutes for state residents to 30.5 minutes for Town of Poy Sippi residents (Appendix C, Table C-7).

**Table 3-6. Mean Travel Time to Work, 1990 and 2000**

Jurisdiction	Travel Time (Minutes)	
	1990	2000
Poy Sippi	25.6	30.5
Waushara Co.	21.8	27.1
Wisconsin	18.3	20.8

Source: US Census, 2000.

Generally, the increase in average commute times resulted from a decrease in the share of residents working at home. In addition, there was a greater percentage of trips of 20 minutes or longer. This indicates that residents need to travel further from home to obtain adequate employment and/or wages.

## Industrial Park Information

There are no industrial parks in the Town of Poy Sippi. Most industrial uses have historically been smaller and typically located within the Poy Sippi Sanitary District. Although there are no active industrial sites within the sanitary district, there are several vacant buildings within the unincorporated village of Poy Sippi which could be renovated and utilized for new light industrial facilities.

Several industrial parks are located in close proximity to Poy Sippi.<sup>7</sup> Two industrial parks are located within the City of Berlin and one additional park is located in the Village of Redgranite. Acreage is available in all three parks for business development (See Table 3-7). 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.

---

<sup>7</sup> Forward Wisconsin. 2005. *Wisconsin Building and Sites Database*. <http://www.forwardwisconsin.com/map.php>.

**Table 3-7. Industrial Parks near Poy Sippi**

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

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

## **Business Retention and Attraction**

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

Several nearby communities also actively promote business retention and attraction.<sup>8</sup> The Berlin Business Improvement District (BID) operates economic development programs in the downtown area of the city. Programs focus on business recruitment and retention, facade improvements, and special events promotion. The Redgranite Economic Development Committee (REDC) manages two TIF districts within the village and works to retain existing and recruit new businesses to the community. Both the BID and REDC are volunteer based. Appendix C, Table C-8 contains a listing of economic development organizations and groups present in the county.

The Town of Poy Sippi has little or no staff to engage in the activities listed below. However, the Tri-County Regional Economic 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 included in a business attraction program are:

- 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 existing 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 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

---

<sup>8</sup> UW – Extension Waushara County. 2005. *Economic Development Organizations*.  
<http://www.uwex.edu/ces/cty/waushara/cnred/ed/organizations.html>

- Providing business areas with reliable, efficient public services such as snow removal, road repair, sewer/water utilities, and technology infrastructure

## **Economic Development Opportunities**

Future economic development in the Town of Poy Sippi will most likely occur primarily in the Poy Sippi Sanitary district near "downtown" Poy Sippi and along the STH 49 corridor. These areas currently have existing infrastructure that should be adequate to accommodate future development without the need to construct additional facilities. Building vacancies are present in the downtown areas of the unincorporated village. Several commercial districts have been established through zoning along STH 49 and CTH H. New development in these locations should preserve the historic significance and character of the downtown areas. Industrial development should continue to be directed towards one of the existing industrial parks. Although new development is highly encouraged, it must exist in harmony with the local environment. It should not compromise the natural resources or the historical and cultural components of the area. New development should blend into and complement existing development.

## **Commercial and Industrial Design**

Site review procedures and design standards can be used to improve the quality of design and to promote the individual identity of 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 high quality buildings and businesses. Covenants also serve to protect the investments of businesses that choose to locate in these parks.

## **Infill and Brownfield Redevelopment**

For commercial and industrial uses, Waushara County should complete and maintain an inventory of existing vacant buildings and land identified as potentially contaminated (brownfield) with industrial or petroleum-based pollutants. This information can be used to encourage infill development and redevelopment opportunities that take advantage of existing infrastructure and services. It can also be used to prevent blight created by vacant and dilapidated buildings and parcels. Once identified, brownfields should be cleaned-up through the use of state and federal Brownfield funding and promoted for redevelopment. A listing of brownfield and contaminated sites is available from the Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment.<sup>9</sup> A tracking feature is available at their website.

---

<sup>9</sup> Wisconsin Department of Natural Resources. 2005. *Remediation and Redevelopment Tracking System*. <http://botw.dnr.state.wi.us/botw/Welcome.do>.

The WDNR website lists one active entry for the Town of Poy Sippi. Other historic entries include spills/and or leaking underground storage tanks located in the Town.

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

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

### **Housing**

Economic growth will generate more jobs and, consequently, a need for greater housing availability and choices. These choices should reflect the needs of an area. For example, if economic growth results in lower wage service sector jobs (retail, leisure, hospitality and food services) and pay remains at the minimum wage level, housing affordability may become a concern. Therefore it is essential that 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 a function of the transportation system. Adequate access to the transportation system is essential to the economic success of the area. Businesses must have the ability to ship and receive goods quickly and economically. Access to and visibility of the business facility may be crucial for both customers and employees. Businesses in different locations may need different transportation accommodations. For example, businesses in the downtown area may value on-street parking and pedestrian accommodations more than business further out on STH 49. Transportation safety has been identified as an issue in the downtown area of Poy Sippi. Customers are less likely to utilize a business or area where traffic volume and speed hampers accessibility.

### **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 may 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 the inability to make a living solely from farming and time. To remain competitive, farmers working with others in the county may want to explore opportunities for industry cluster development. A cluster, or a geographical group of interconnected companies or associations in a particular field, can include product producers, service providers, suppliers, educational institutions and trade associations.

## **Natural Resources**

Balancing the demands of economic development with the preservation of natural resources is a challenge. Conserving these resources is necessary to maintain and in some cases improve the quality of life for residents while providing an attraction tool for new businesses and workers. Given the importance of tourism in the county, protection of the areas natural resources is essential. However, communities should be aware of the economic tradeoffs. These tradeoffs 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 beginning of the 1900's can be found in the downtown area of Poy Sippi. These buildings, along with artifacts tell the story of the area. This history includes early Native American habitation, the quarrying of red granite, and the development of the communities that make up this 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.

## **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 existing infrastructure. Restoring and supporting the downtown area of the unincorporated village of Poy Sippi is important to the Town and the area. Redevelopment of abandoned buildings and areas contribute to the economic vitality of the area.

## **Intergovernmental Cooperation**

Economic development goes beyond municipal and county borders. Commercial and industrial development as well as sporting, tourism and other activities in one community will impact others. A business in the Town of Poy Sippi may employ workers from the towns of Aurora and Warren. 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 lead to a high quality of life; work to form industrial clusters that involve producers, service providers, suppliers and education; and promote other things that are important to the economic development of the area such as agriculture, organic and specialty crop production, biomass, and forest products.

## **POLICIES AND PROGRAMS**

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

#### *Regional*

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

- Promote the expansion and stabilization of the current economic base and employment opportunities, while working to promote a positive, growth oriented, entrepreneurially supportive image to attract new business and create additional employment.
- Increase the awareness of on-going collaborative economic activities in the area to ensure maximum benefit to the regional economy.
- Create better relationships between political representatives and the business and educational sectors to effectively link and apply research, development, and technology to production processes, as well as to ensure an appropriately trained workforce.
- Encourage planning to guide community development to maximize the use of existing infrastructure, facilitate the provision of shared resources, minimize costs and environmental impacts, and promote a sense of place and healthy communities.
- Promote the economic benefits of natural resources, parks and recreation.
- Assess options to increase the viability of family farms.

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

**NorthEast Wisconsin (NEW) Economic Opportunity Study.** Waushara County participated in the NEW Economic Opportunity Study.<sup>10</sup> The NEW Study is a multi-jurisdictional partnership intending to further connect workforce development issues with economic development goals. Even before the economic downturn, the northeast region of Wisconsin experienced declines in its strong manufacturing sector employment levels and these negative changes in many cases have continued. The Fox Valley Workforce Development Board initiated a study to address these negative trends and to present recommendations to change the direction of the northeast Wisconsin economy. In addition to Waushara County, the study area is composed of the following 16 counties: Brown, Calumet, Door, Fond du Lac, Green Lake, Kewaunee, Manitowoc, Marinette, Marquette, Menominee, Oconto, Outagamie, Shawano, Sheboygan, Waupaca, and Winnebago Counties.

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

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

---

<sup>10</sup> NorthStar Economics, Inc. 2004. *Northeast Wisconsin Economic Opportunity Study*.  
<http://www.neweconomyproject.org/Pages/NEWEconStudy.htm>.

- *Strategy V – Promote Industry Cluster Development*

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

**Lake Winnebago Anglers' Survey.** Researchers from UW-Extension, UW-Green Bay, UW-Madison, and the Wisconsin Department of Natural Resources (WDNR) recently completed the Lake Winnebago Anglers' Survey.<sup>11</sup> This study examined the economic impact of the Lake Winnebago Pool Lakes fisheries. The study area was defined as the entire pool lake system within the five county region surrounding the Winnebago system (Calumet, Fond du Lac, Outagamie, Waushara, and Winnebago counties). Only fishing trips from the mouth of the Wolf River on Lake Poygan southward to the mouth of the Upper Fox River were considered in this study. An extensive 12-page survey was mailed to a stratified sample of tournament anglers, anglers 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 contribute \$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.

---

<sup>11</sup> UW – Extension and UW – Green Bay. 2005. Lake Winnebago Angler Survey.

<http://www.uwex.edu/ces/cty/winnebago/cnred/documents/finalinitialdatapressrelease063006.doc>.

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

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

### ***Federal Agencies***

Some communities in Waushara County meet the requirements of the US Department of Agriculture-Rural Development and may be eligible for Rural Development Economic Assistance Programs. However, there 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 [dclments@commerce.state.wi.us](mailto:dclments@commerce.state.wi.us).

**Wisconsin Main Street Program.** The Main Street Program is a comprehensive revitalization program designed to promote the historic and economic redevelopment of traditional business districts in Wisconsin and is administered by the Wisconsin Department of Commerce – Bureau of Downtown Development. Communities are selected to participate on an annual basis and are judged on a submitted application. These communities receive technical support and training needed to restore their Main Streets to centers of community activity and commerce.

Details regarding the Wisconsin Main Street Program can be found at <http://commerce.state.wi.us/CD/CD-bdd-overview.html>.

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

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

**Early Planning Grant Program (EPG).** This EPG program is designed to encourage and stimulate the start-up, modernization, and expansion of small businesses. Grants may be used only to cover the costs of having an independent third party provide professional services. These services include the preparation of a comprehensive business plan that is necessary to secure initial business financing. Businesses with fewer than 50 employees are eligible for funding. Specific grants can be obtained for businesses specializing in automation, agricultural/food products, biotechnology, manufacturing, medical devices, paper/forest products, printing, tourism, and child care. Grants provide a 75% match of up to \$3,000. Additional information regarding the EPG program can be found at the following website: <http://www.commerce.wi.gov/BD/Mt-FAX-0809.html>.

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

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

**Customized Labor Training Program (CLT).** The CLT program provides a matching grant to assist companies which are utilizing new technologies or manufacturing processes to train employees on new technologies. Grant recipients must either expand 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://www.commerce.wi.gov/BD/Mt-FAX-0802.html>.

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

**Business Employees' Skills Training Program (BEST).** The BEST program helps small 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://www.commerce.wi.gov/BD/Mt-FAX-0819.html>.

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

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

## **Wisconsin Department of Commerce**

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

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

**CDBG-Blight Elimination and Brownfield Redevelopment Program.** This program can help small communities obtain money for environmental assessments and remediate 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 project in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works.

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

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

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

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

### ***Regional***

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

**Northeast Wisconsin Regional Economic Partnership.** The combined Bay-Lake and East Central Wisconsin Regional Planning Commission areas were recently named as 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](http://www.capserv.org).

### ***Private***

The Wisconsin Public Service Corporation (WPS) also contributes a number of economic development services that communities should be aware of for their businesses. WPS maintains an online database of available industrial buildings with information provided by the communities. The WPS economic development page can be a useful resource for communities, and can be accessed at <http://www.wisconsinpublicservice.com/business/bcd.asp>.

## ECONOMIC DEVELOPMENT – Town of Poy Sippi

### Goal ED 1. Explore ways the Town can work with the Tri-County Regional Economic Development Corporation.

#### Objectives:

- **ED 1.1. Maintain an up-to-date inventory of buildings and sites potentially available for development or redevelopment.** The Tri-County Regional Economic Development Corporation (TCREDC) fosters new business development and supports and sustains existing businesses throughout Waushara, Marquette, and Green Lake Counties. Utilizing this network will increase the potential for attracting new businesses into Poy Sippi and the surrounding communities. Currently, the TCREDC maintains a list of available buildings and properties available for commercial ventures.

#### Strategies:

- (1) **Inventory all vacant and underutilized structures zoned for industrial and commercial activities.** Maintain this database and incorporate it with the TCREDC, WCEDC, and other available lists. Include pertinent information such as the building name, size, current zoning requirements, address, and other pertinent information. Additional information these web sites and how to get started is also available by contacting East Central Planning East Central Wisconsin Regional Planning Commission at (920) 751-4770.
- (2) **Contact the TCREDC, WCEDC, and other agencies when properties become available so that an updated inventory is constantly maintained.**
- **ED 1.2. Encourage the Waushara County Economic Development Corporation Revolving Loan Fund administrators to develop criteria consistent with comprehensive planning recommendations.** Revolving loan fund programs (RLFs) provide low interest funding to businesses for working capital, equipment or for expansion purposes. The businesses must in turn create jobs.

#### Strategy:

- (3) **To further support the local planning process, the administrators of the Waushara County RLF should refer to local comprehensive plans while evaluating loan applications.**
- **ED 1.3. Cooperate with surrounding towns and Waushara County to promote area-wide tourism.** The Town of Poy Sippi is interested in improving its tourism attractions. These attractions typically are related to environmental resources and outdoor activities such as fishing, hunting, and wildlife viewing. Collaborating and creating partnerships among the communities in the Group F area and across the county to further discuss tourism opportunities would be beneficial to the entire cluster.

#### Strategies:

- (4) **Work with the TCREDC, the Waushara County Convention and Visitors Bureau, and the Waushara Chamber of Commerce to market the area's natural resources as an amenity.** Creatively market hunting,

- fishing, or wildlife viewing activities by offering vacation packages at local lodging establishments.
- (5) **Work with WCEDC and the surrounding municipalities to develop and enhance eco-tourism through non-consumptive activities such as the Scenic Ice Age Trail, Great Wisconsin Birding and Nature Watching Trail, and other related endeavors.**
  - (6) **Support the Waushara County Convention and Visitors Bureau, Waushara Area Chamber of Commerce, and WCEDC effort county tourism zone.** These organizations are attempting to pass a county-wide room tax ordinance which would allow these funds to be utilized for tourism promotion throughout Waushara County.
  - (7) **Promote local events such as tractor pulls, Poy Sippi Library events, and other community organizations events both within the Town and throughout Waushara County.**
  - (8) **Promote the existing Waushara County Bicycle Routes and future expansion of bicycle trails within the Town and county.**

### **Goal ED 2. Assess the impact of urban reconstruction to STH 49.**

#### **Objective:**

- **ED 2.1. Ensure any future STH 49 urban reconstruction projects foster both pedestrian and vehicular movement through the unincorporated village of Poy Sippi.** An urban reconstruction project was recently completed in 2004. The Town was able to keep on-street parking throughout the unincorporated village. This will promote pedestrian traffic between the post office and other local business establishments. The Town should consider the implications of future construction projects and formulate an opinion on which construction techniques will best promote business development within the incorporated village area.

#### **Strategies:**

- (9) **Support the use of traffic calming techniques which will slow traffic down through the incorporated area while allowing for on-street parking.**
- (10) **Utilize a Capital Improvements program to budget for on-street parking improvements for future reconstruction projects.**

### **Goal ED 3. Where applicable, promote the clean up and reuse of under utilized, vacant, blighted or Brownfield commercial/industrial sites and buildings to efficiently use existing public utilities, infrastructure and services.**

#### **Objectives:**

- **ED 3.1. Identify Brownfield areas which can be re-utilized for redevelopment of commercial and industrial uses.** In terms of existing or past brownfield activity, the Town has one active spill site identified in the Wisconsin DNR Remediation and Redevelopment Tracking System (BRRTS) database (<http://botw.dnr.state.wi.us/botw/Welcome.do>). Remediation of the site has been

completed, and the project is awaiting closure. Redevelopment of the site will not be necessary, as it is currently occupied by a business. Several remediation actions have been performed at other sites.

**Strategy:**

- (11) **The Town of Poy Sippi recognizes the difficulty and the extensive costs involved with environmental clean-up and therefore will rely on private clean-up action where possible. However, the Town should encourage only environmentally friendly business development that is properly permitted and regulated to protect the Town's environment.**
- **ED 3.2. Identify existing abandoned properties in existing commercial districts within the sanitary district which can be re-developed for new business enterprises.** In the unincorporated village there area commercial uses along STH 49 and CTH H. These districts are zoned for either Community Commercial or General Commercial. These districts have been strategically established to emphasize the existing central business district. The main street areas can and do provide unique service opportunities to local customers. In addition, these areas have direct access to community services such as sanitary sewer and water that are required for optimal operation.

**Strategy:**

- (12) **The Town should consider developing an incentive program if new commercial endeavors relocate within the established community commercial district along STH 49.**
- **ED 3.3. Promote future commercial development which meets the needs of the community while enhancing the village's rural charm.** To avoid unattractive development and to be proactive in the way future commercial development looks; architectural control and design standards would be developed to apply to new commercial uses. These controls will apply to both commercial and industrial operations wherever feasible.

**Strategies:**

- (13) **The Town's planning and zoning committee can serve as a design review board to support the implementation of these requirements. New proposed commercial and industrial operations will be required to submit a site plan that specifies the following criteria:**
  - Lot dimensions.
  - Location and dimensions of all buildings and freestanding signs on the lot, as well as their setbacks from the property lines.
  - Principal side elevations for all building facades and exterior signage for the building.
  - Vehicle parking areas
  - Proposed landscaping.
- (14) **In addition to site plans, the Town should establish standards for a design standard for several specific districts: the downtown area and**

**other commercial areas.** New downtown businesses should utilize historical structures or building materials so that the downtown area retains its historical architecture. New commercial establishments in the commercial districts along CTH H and STH 49 in the southern portions of the village may utilize modern building materials so that building within this area share a common architectural style. Downtown business should have a zero setback with ample window displays.

- (15) **Consider designing and implementing a town architectural design ordinance including, but not limited to landscaping requirements, architectural control, waste collection, and parking.** Architectural styles should be complementary to surrounding uses. Where feasible, new businesses should be required to share parking lots between two or more establishments.
- (16) **Consider enhancements which would make on-street parking in the downtown area more visible to business patrons.**
- (17) **Encourage Main Street visitors to stay awhile, especially during business hours, by providing benches in strategic places.**
- (18) **Support the Waushara County Ordinance that allows for residential living space above commercial enterprises.**
- **ED 3.4. Promote future industrial development which meets the needs of the community while enhancing the village's rural charm.** There are very few industrial land uses within the Town of Poy Sippi. The two existing operations are located in the unincorporated village of Poy Sippi. To minimize potential conflicts with surrounding land uses, new industrial development should be directed to the sanitary district.

**Strategies:**

Recommendations 13 – 15 are applicable for this strategy.

**Goal ED 4. When identifying and developing future or expanding business/industrial sites, consider the environmental conditions of the development site such as wetland, groundwater, and floodplain status.**

**Objective:**

- **ED 4.1. Locate commercial, industrial, and other highly developed land uses to areas where potentially adverse impacts on natural resources and features will be minimized.** Protecting the Town's important natural features is held in high regard by town citizens.

**Strategy:**

- (19) **With this in mind, the Town has indicated its preference to direct new commercial and industrial development to the sanitary district where sewer and other municipal services are available.**

**Goal ED 5. Utilize the area's quality of life attributes to attract businesses and an educated workforce.**

**Objective:**

- **ED 5.1. Promote the Town's recreational and outdoor amenities and the value they add to residential life.** Many factors contribute to the "quality of life" in a community. These include educational availability and quality, natural resources and recreational opportunities, service provision, and other factors. These amenities are considered by businesses when making location decisions.

**Strategies:**

- (20) **Develop a website detailing the demographic information for the Town.** Include data on recreational opportunities within the Town that are associated with its abundant natural features.
- (21) **Create a fact sheet highlighting the amenities of the Town of Poy Sippi.** Use this fact sheet to update the Poy Sippi pages on the TCREDC website with the same information from Recommendation 1 and 7.

**Goal ED 6. Partner with educational institutions to promote life long learning for the area's youth and adults.**

**Objectives:**

- **ED 6.1. Promote continuing education and job skills training for all age levels.** Overall, the support for education will increase the earning potential for all Wisconsin residents. Programs should include all age groups from high school students. Learning new technologies will also improve an employee's position in the overall job market.

**Strategies:**

- (22) **A local branch of CAP Services is located in Wautoma and is a resource available to entrepreneurs for business plan development, information on financing and other tools necessary for starting a business.** The Fox Valley Tech satellite program is also available. **Businesses should encourage their employees to enroll in courses to improve the profitability of the company.**
- (23) **Partnerships among learning institutions are forming in response to the economic changes Wisconsin is experiencing.** One such group includes Wisconsin technical colleges and the University System. They are working together as a group called NorthEast Wisconsin Educational Resource Alliance (NEW ERA). The goal of this partnership is to enhance and expand learning opportunities in Wisconsin and to offer necessary training/learning to Wisconsin's current and future workers. Contact the TCREDC for further information.
- (24) **Encourage students at local high schools, technical colleges, and universities to apply and partake in internship and apprentice programs offered through CAP Services and local business throughout Waushara County.**

- **ED 6.2. Promote entrepreneurial programs to facilitate local business start-ups.** Small and medium sized firms represent 98% of all businesses in the United States and account for at least two thirds of net new jobs in the economy. The creation and support of entrepreneurs is important for economic development within communities. Displaced workers have specialized skills that could be utilized to operate small home-based companies or other small business ventures.

**Strategies:**

- (25) **Encourage town residents to develop and start home-based businesses which best suit their professional skills or personal hobbies.** Home-based businesses can be either part-time or require full-time employment.
- (26) **Work with the County to identify specific types of home-based businesses within the Town that would be allowable.**
- (27) **As mentioned above, CAP Services is a resource with a local office in the City of Wautoma. Individuals interested in starting a small business should be directed to CAP Services. 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 [www.wisconsin.gov/state/byb](http://www.wisconsin.gov/state/byb)
  - Small Business Development Centers (SBDC): 1-800-940-SBDC [www.wisconsinsbdc.org](http://www.wisconsinsbdc.org)
  - Virtual Business Incubator: [www.virtualincubate.com](http://www.virtualincubate.com)
  - Impact Seven: (608) 251-8450 [www.impactseven.org](http://www.impactseven.org)
  - Fox Valley Technical College E-Seed Program: [www.fvtc.edu/bis](http://www.fvtc.edu/bis) 1-800-735-3882
  - East Central Regional Planning Commission for additional information and referrals: (920) 751-4770

**Goal ED 7. Assess the adequacy of technological infrastructure for business and residential needs.**

**Objective:**

- **ED 7.1. Inventory existing infrastructure and assess what improvements must be made to attract new business.** Infrastructure no longer just includes roads, sewer and water. Technology designed for high speed communication and business applications is necessary for businesses to compete in a global economy. Access to high speed internet is available to the Town of Poy Sippi because of its proximity to the City of Wautoma.

**Strategy:**

- (27) **Determine the feasibility of increasing new technologies such as high speed internet access to the Town.** Increasing access will support existing businesses, facilities future business opportunities and enhance the quality of life for residents as well.

**Goal ED 8. Support the agricultural community by meeting with farmers when necessary and exploring additional or expanded farm market(s).**

**Objective:**

- **ED 8.1. Encourage the expansion of local farmer's markets.** The Town of Poy Sippi has small farmer's markets that run during the summer months. The First Lutheran Church is a location where food and crafts are sold. Building upon this venue and developing other opportunities to connect residents with local food suppliers will enhance economic opportunities and the relationship between local consumers and food producers.

**Strategies:**

- (28) **Encourage local food producers to sell their goods at several markets throughout the area.** Also encourage farmers from other communities to attend the Poy Sippi farmer's market.
- (29) **Continue to promote "Breakfast on the Farm" event within the county and rotating it among interested farms and/or other local institutions (churches, etc.) as a means of promoting agriculture.** Due to its popularity, it may need to be permanently relocated to the Waushara County Fairgrounds.
- (30) **Encourage local restaurants and other vendors to sell products produced by area farmers.** Connecting farmers to both restaurants and consumers through direct product purchasing and through an expanded farmer's market program can enhance the relationship between consumers and food providers. It also promotes healthy eating by creating greater access to fruits and vegetables grown locally. Several small butcher shops and meat markets throughout the state sell to local areas. This strengthenss the ties between local business as well as reducing transportation and other associated costs.
- (31) **Encourage local farmers to pursue organic and specialty crop production.** This is a growing niche market and presents opportunities as a value added agricultural endeavor in Waushara County and in the Town of Poy Sippi.

## **CHAPTER 4: HOUSING**

### **TABLE OF CONTENTS**

Introduction.....	4-1
Inventory and Analysis .....	4-1
Age of Occupied Dwelling Units .....	4-1
Change in Structural Type .....	4-3
Occupancy Status .....	4-3
Tenure .....	4-4
Vacancy Status .....	4-4
Owner-Occupied Housing .....	4-5
Rental Housing .....	4-5
Seasonal Units .....	4-6
Other Vacant .....	4-6
Owner-Occupied Housing Stock Value .....	4-6
Median Housing Value Trends: A Broad Historical Perspective .....	4-7
Current Median Housing Value Trends .....	4-7
Current Values by Price Range .....	4-7
Housing Costs .....	4-8
Owner-Occupied Housing .....	4-9
Renter-Occupied Housing .....	4-10
Housing Conditions .....	4-11
Subsidized and Special Needs Housing .....	4-11
Housing Needs Analysis .....	4-12
Housing Affordability .....	4-13
Housing Available for Rent or Sale .....	4-13
Age of Occupied Dwelling Units and Owner-Occupied Housing Values .....	4-13
Overcrowding .....	4-13
Plumbing .....	4-13
Community Input Regarding Housing Needs .....	4-13
Poy Sippi Survey Results .....	4-14
Continuum of Care Needs Assessment .....	4-15
Interrelationships with Other Plan Elements .....	4-15
Economic Development .....	4-16
Transportation .....	4-16
Utilities and Community Facilities .....	4-16
Agricultural Resources .....	4-17
Natural Resources .....	4-18
Cultural Resources .....	4-18
Land Use .....	4-18
Intergovernmental Planning .....	4-19
Policies and Programs .....	4-19
Regional, County and Local Policies .....	4-19
Federal, State and Regional Programs .....	4-20
Federal Agencies .....	4-20
National Organizations .....	4-23
State Agencies .....	4-23
Regional Programs .....	4-25
Goals, Objectives and Strategies .....	4-26

## TABLES

Table 4-1	Occupied and Seasonal Units as a Share of Total Housing Units, 1990 and 2000 .....	4-4
Table 4-2	Tenure as a Percent of Occupied Units, 1990 and 2000 .....	4-4
Table 4-3	Federally Assisted Rental Units, 2005 .....	4-11
Table 4-4	Assisted Living Options, 2005 .....	4-12
Table 4-5	Town of Poy Sippi Survey Results, Residential Development .....	4-14

## FIGURES

Figure 4-1	Occupied Dwelling Units by Year Built, 1990 .....	4-2
Figure 4-2	Occupied Dwelling Units by Year Built, 2000 .....	4-2
Figure 4-3	Housing Values by Range, 2000 .....	4-8
Figure 4-4	Change in Median Housing Values Compared to Change in Median Household Income .....	4-9
Figure 4-5	Percent of Households for which Housing is Not Affordable, 1999 .....	4-10

## 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.

#### ***Town of Poy Sippi Housing Vision for 2025***

*The Town of Poy Sippi continues to accommodate the needs of its diverse residents by offering a variety of affordable housing options. The Town has been successful in directing concentrated residential uses such as multi-family apartments, senior housing complexes, and extended care facilities to the unincorporated village of Poy Sippi where residents can easily walk to services such as grocery stores and medical facilities. As such, the "downtown" area is home to young families, singles, and elderly alike.*

*Although single family housing opportunities remain the primary residential choice within the Town, new homes have been located to minimize land use conflicts. The majority of new homes have been constructed around Borth, "downtown" Poy Sippi, and Tustin. Although scattered single rural lot development occurs, conservation subdivisions have been utilized to accommodate growth while maximizing open space which complements the natural features and preserves the rural character of the area.*

### INVENTORY AND ANALYSIS

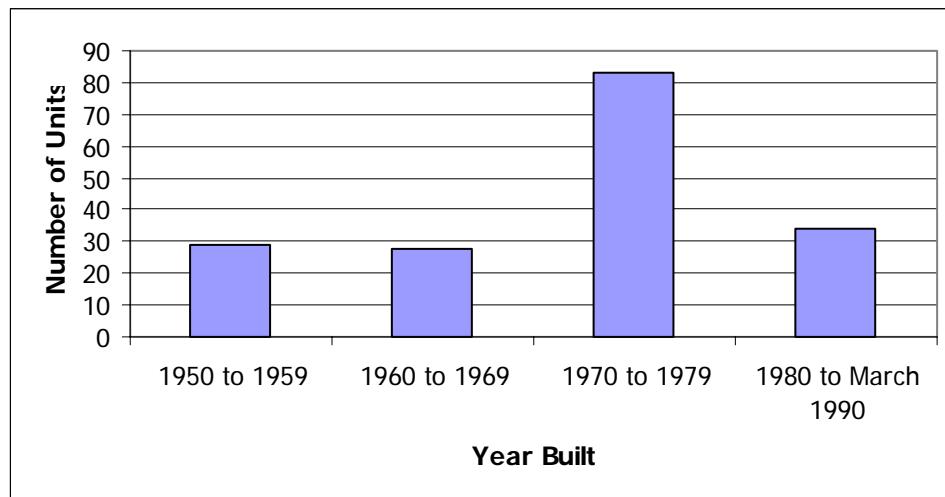
This section of the chapter provides a broad brush of housing characteristics for the Town of Poy Sippi, plus identifies why a particular housing variable may be important. Characteristics that can help identify strengths or opportunities for improvement are noted. Tables are provided in Appendix D for those who may be interested in more detail.

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

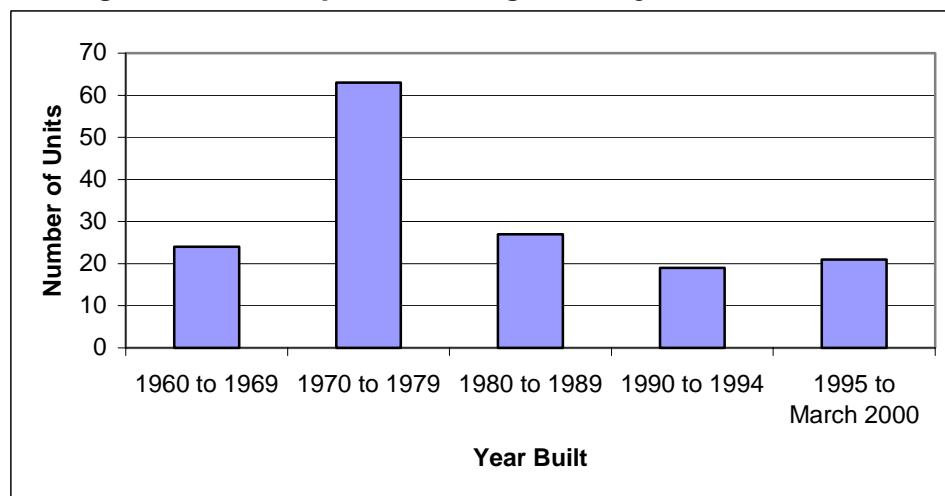
The age of occupied dwelling units reflect the historic demand for additional or replacement housing units, thereby providing historic information regarding settlement patterns, household formation rates, migration trends and natural disaster impacts. The age of units by itself is not an indication of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

Census information regarding the age of owner-occupied units indicates that Poy Sippi was well established by 1960 (Appendix D, Tables D-1 and D-2). The number of new owner-occupied units stayed relatively stable from 1950 through 1970 then increased sharply in the 1970's. The primary reason for the large growth in housing units during this time period was the initial emergence of the "baby-boomers" into the housing market. The higher proportion of units constructed in the Town and county than the state also reflects the influx of new residents into Waushara County during this time period. During the 1980s, the Town's level of growth returned to the level of growth the Town had experienced in the 1950s and 1960s (Figure 4.1). The number of new owner-occupied units increased slightly in the 1990s, but did not reach the level of growth experienced in the 1970s (Figure 4.2)<sup>1</sup>.

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



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



<sup>1</sup> Figures 4.1 and 4.2 are derived from 1990 and 2000 U.S. Census data.

In 2000, the Town of Poy Sippi had the second highest percentage of owner-occupied units built prior to 1960 in Waushara County. Only the Village of Plainfield had a slightly higher percentage of owner-occupied units built over forty years ago (62.2%). Almost sixty-one percent (60.5%) of Poy Sippi's housing stock was built prior to 1960, compared to 38.7% of Waushara County's housing stock and 44.0% of Wisconsin's housing stock, which indicates that the demand for new housing stock has been less in Poy Sippi than at the county and state level.

### **Change in Structural Type**

Residential units by 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 Poy Sippi is single family housing. In 1990, single family housing comprised 83.3% of the Town of Poy Sippi's housing stock. Mobile home, trailer & other units comprised the second largest share of the housing stock, 10.0%. Seven percent (6.7%) of the Towns' housing stock was comprised of duplex and multifamily units (Appendix D, Table D-3).

During the 1990s, conversions, deletions and additions to communities' housing stock resulted in a slightly different composition of housing in 2000. By 2000, the share of single family units had increased to 86.4%, while the number and share of mobile home units decreased. During this same time period, the number and share of duplex and multi-family units increased to 10.6% of the Town's housing stock (Appendix D, Tables D-3 and D-4).

At the state and county level, the number and share of single family homes and larger multi-family buildings (those with 5+ units per building) increased, while the number and share of two to four unit buildings and mobile home, trailer and other units decreased. In 2000, single family homes comprised 82.6% of Waushara County's housing stock and 69.3% of the state's housing stock. Mobile home, trailer and other units comprised the second largest housing category for Waushara County, 13.0%. Multifamily units comprised less than five percent (4.4%) of the County's housing stock. At the state level, the second largest housing category was multi-family housing, which comprised 26.2% of Wisconsin's housing stock. Mobile home, trailer and other units comprised 4.5% of Wisconsin'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% for owner-occupied units and 5% for year round rentals. The number of migrant, seasonal and other vacant units will vary depending on the community's economic base.

### **Tenure**

Occupancy rates vary by community and over time. Total occupancy rates increased for Waushara County, the state and Poy Sippi between 1990 and 2000. In both time periods, Waushara County had the lowest occupancy rates and the highest percentage of seasonal units (Table 4-1). 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 D, Tables D-5 and D-6).

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

Jurisdiction	Total Occupied		Seasonal	
	1990	2000	1990	2000
Town of Poy Sippi	84.5%	89.9%	9.8%	4.4%
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 Poy Sippi are owner-occupied. (Table 4-2). 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 83.5% in Waushara County to 68.4% in Wisconsin. The number and share of rental units decreased in all three jurisdictions during this time period.

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

Jurisdiction	Owner Occupied		Renter Occupied	
	1990	2000	1990	2000
Town of Poy Sippi	77.4%	82.4%	22.6%	17.6%
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 Poy Sippi and Waushara County had an adequate share of owner-occupied units for sale in 1990, but the state had a tight housing market. Between 1990 and 2000, homeowner vacancy rates fell in Poy Sippi and Waushara County, but remained stable at the state level (Appendix D, Tables D-7 and D-8). Countywide, the homeowner vacancy rate was 1.9 percent in 2000, which indicates that the county had an adequate number of homes on the market to meet demand. The homeowner vacancy rate for Wisconsin remained stable at 1.2 percent, which was just below the standard for both years. In 2000, Poy Sippi had a homeowner vacancy rate below one percent, which indicates a shortage of homes for sale.

The drop in the vacancy rates is primarily related to the increase in the number of owner-occupied units within the Town. 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 Poy Sippi in the 1990's.

According to the Census, the Town of Poy Sippi had four houses for sale in 1990 and three for sale 2000. In order to meet the accepted vacancy rate standard of 1.5 percent, the Town should have had 5 units for sale in 2000. The small number of units coupled with the low vacancy rate meant that Poy Sippi likely had an inadequate number of homes on the market in 2000 to provide choice for prospective homebuyers.

### ***Rental Housing***

In 1990, the rental vacancy rate for the Town of Poy Sippi (3.8%) was below the vacancy standard of 5.0%, which indicates that the Town had a tight rental market (Appendix D, Tables D-7 and D-8). The actual number of rental units was also very small, three. In comparison, the rental vacancy rates for Wisconsin and Waushara County were 4.7% and 8.5%, respectively.

Between 1990 and 2000, the number of rentals and the rental vacancy rate increased in the Town and at the state level, but decreased in Waushara County. In 2000, rental vacancy rates for all three jurisdictions were above 5.0%. Poy Sippi had the highest rental vacancy rate (8.7%) of all three jurisdictions. The rental vacancy rate for Waushara County was 6.8% and the state's rental vacancy rate was 5.6%.

As with the number of homes for sale, the number of housing units for rent in the Town was small. In 1990, the Town of Poy Sippi had three housing units for rent. In 2000, the number

of housing units for rent had increased to six. Although the number of rental units increased and the Town's vacancy rate is above standard, with only six units to choose from, housing choice in the rental market is limited.

### ***Seasonal Units***

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

Between 1990 and 2000, the number of seasonal units declined in all three jurisdictions. The share of vacant units identified as seasonal showed mixed results. The share of vacant units identified as seasonal decreased in the Town of Poy Sippi and Wisconsin, but increased in the Waushara County (Appendix D, Tables D-7 and D-8). Between 1990 and 2000, the share of vacant units identified as seasonal declined from 63.1% in Poy Sippi to 43.2%. At the state level, the share of vacant units declined from 64.5% of all vacant units to 60.9%. The share of vacant units identified as seasonal increased in Waushara County from 83.9% to 85.3% during the same time period.

### ***Other Vacant***

Other vacant units include: migrant housing; units rented or sold, but not yet occupied; and units held for occupancy by a caretaker or janitor and units held for personal reasons of the owner, but not classified as seasonal. At the state and county level, units held for occupancy by a caretaker or janitor and units held for personal reasons of the owner, but not classified as seasonal comprised the largest segment of the other vacant unit category. At the town level migrant housing was listed in Poy Sippi in 1990, but not 2000. The other vacant units listed were a mix of units rented or sold, but not yet occupied and units held for occupancy by a caretaker or janitor and units held for personal reason of the owner.

According to the Census, other vacant units comprised 26.2% of all vacant units for the Town of Poy Sippi in 1990 (Appendix D, Tables D-7 and D-8). Between 1990 and 2000, the share of other vacant units rose, although the number of other vacant units decreased by one unit. By 2000, other vacant units comprised 36.4% of all vacant units in the Town. The increase in the share of other vacant units can be attributed to a large decrease in the number of seasonal units and a decrease in the number of units for rent.

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

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

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

State and county level information indicate that owner-occupied housing values have risen substantially since 1970. The largest growth in median housing values occurred in the 1970's. Between 1970 and 1980, median housing prices more than doubled in response to inflationary pressures during the late 1970's and increased demand as baby-boomers entered the housing market. Housing prices continued to rise during the 1980's, but at a much slower rate. Housing prices again increased substantially in the 1990's. Lower interest rates and competitive loan products allowed home buyers the opportunity to purchase a higher value home, and the market responded by increasing the average home size for new construction<sup>2</sup>. The number of expected amenities in a home also increased. Communities contributed to the rise in housing prices by increasing minimum lot sizes and minimum square footage. Children of babyboomers 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; 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 Poy Sippi increased from \$41,400 to \$78,300, an increase of 89.1%. Median housing values at the state and county level increased by 80.7% and 87.9%, respectively. Although Poy Sippi experienced a larger increase in median housing values than the county or state, it's 2000 median housing value was the lowest of the three jurisdictions (Appendix D, Table D-9).

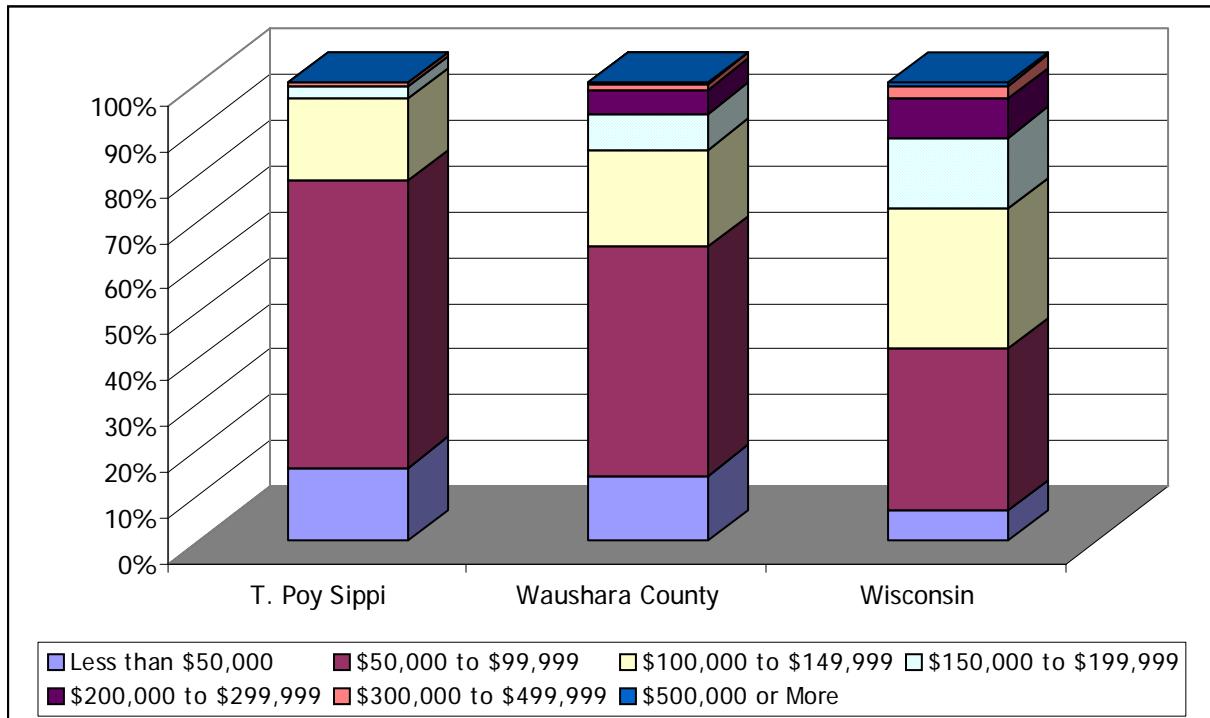
### ***Current Values by Price Range***

Almost ninety-seven percent (96.5%) of the owner-occupied housing stock in the Town of Poy Sippi was valued at less than \$150,000 in 2000. The largest share of owner-occupied units by price range fell within the \$50,000 to \$99,999 range (Appendix D, Table D-9). Sixty-three percent (62.7%) of Poy Sippi's owner-occupied housing stock was valued at \$50,000 to \$99,999 compared to 49.8% of the county's housing stock and 35.4% of the state's owner-occupied housing stock. Poy Sippi had the largest share of housing units valued at less than \$50,000, while the state had the least (Figure 4-3). According to the 2000 Census, owner-occupied housing valued at \$150,000 or more was rare in Poy Sippi. In Waushara County and Wisconsin, 14.7% and 27.5% of the owner-occupied housing units were valued at \$150,000 or more, respectively. The state had the greatest amount of choice in housing by price range, while Poy Sippi had the least.

---

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

---

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

## Housing Costs

The relationship between housing costs and household income is an indicator of housing affordability, which is gauged by the proportion of household income expended for rent or home ownership costs. Rental costs include contract rent, plus the estimated average monthly cost of utilities and fuel. (HUD also includes renter's insurance. The Census does not.) Owner costs include payments for mortgages, real estate taxes, fire hazard and flood insurance on the property, utilities and fuels. In 1989, the U.S. Department of Housing and Urban Development (HUD) raised the standard for determining whether rent or home ownership costs comprised a disproportionate share of income from 25 to 30 percent of gross household income. Households spending more than 30 percent of their income for housing may be at risk of losing their housing should they be confronted with unexpected bills or unemployment of one or more workers per household. Communities should be aware that maintenance and repair costs are excluded from this housing affordability formula, as are other outstanding debts, because these items will have policy impacts. Potential homeowners should be aware that these items are excluded from this housing affordability formula, as these items can impact their housing affordability and future financial stability.

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

heighten resistance to property tax increases, which is a major source of revenue for many Wisconsin communities.

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

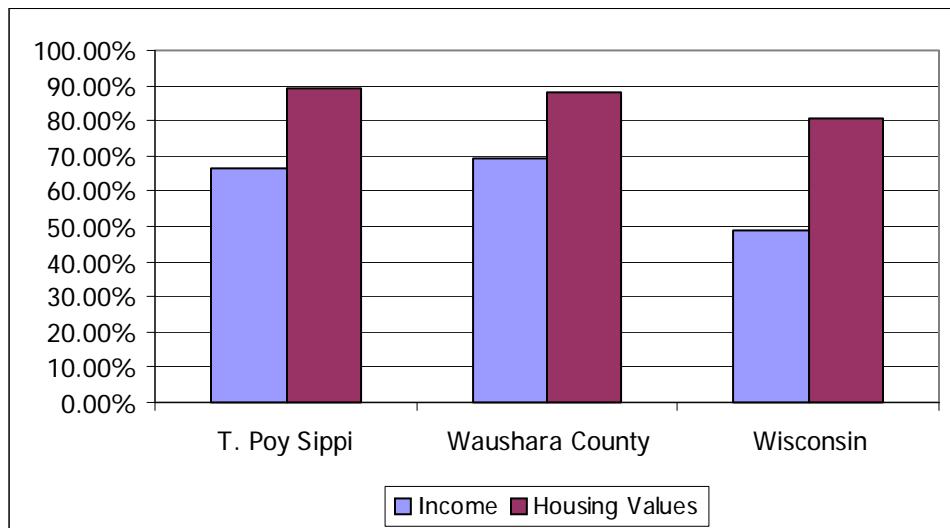
A review of housing stock values for Poy Sippi indicates that housing values were on average lower than the state average. However, many of those units were not affordable for Poy Sippi residents.

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

In 1989, fifteen percent (15.1%) of homeowners in the state and 17.7% of homeowners in Waushara County were paying a disproportionate amount of their income for housing (Appendix D, Table D-10). Residents in the Town of Poy Sippi had a slightly harder time finding affordable housing. In 1989, 19.9% of Town residents were spending more than 30% of their income on housing.

Between 1989 and 1999, housing affordability became a larger issue for homeowners in the state, Waushara County and Poy Sippi. The percentage of homeowners paying a disproportionate share of their income for housing in Poy Sippi rose to 23.9%. Almost twenty percent (19.7%) of County residents were paying a disproportionate share of their income for housing in 1999, compared to 17.8% of state residents. The change in housing affordability likely resulted from housing prices and values rising faster than incomes (Figure 4-4.).

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



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

If housing prices and values continue to grow faster than incomes, then housing affordability issues will grow. Action should be taken to address this issue. Otherwise, the Town's housing stock could fall into disrepair; households may not have the necessary resources to meet other needs; and/or some households could lose their housing. Potential actions could include financial education and budgeting assistance, strategies to increase income opportunities, housing subsidies, aid in refinancing to make housing more affordable, reverse mortgages for elderly homeowners, construction of housing which is more in line with residents' income or any other action that will increase housing affordability for residents.

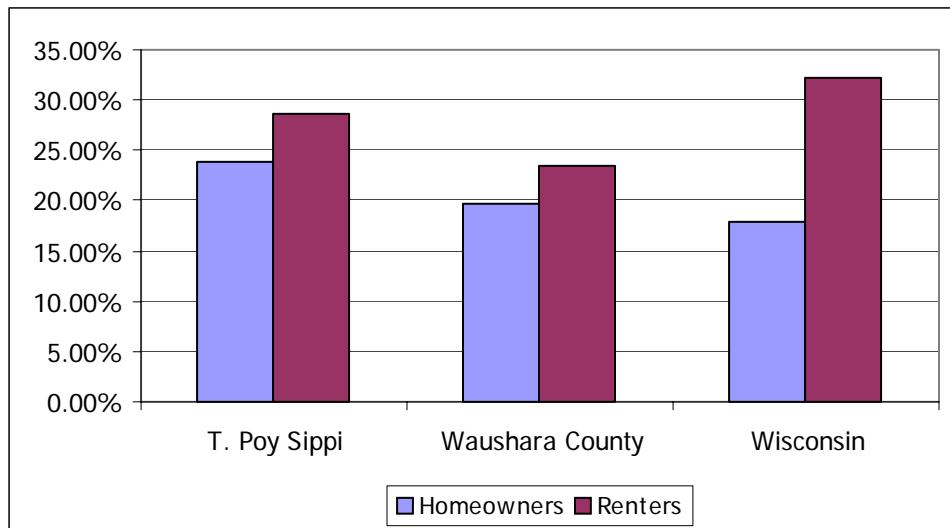
### ***Renter-Occupied Housing***

Census data indicates that renters had far greater difficulty finding affordable housing than homeowners. In 1989, 36.0% of renters in the state and 34.6% of renters in the county paid a disproportionate share of their income for housing, compared to 15.1% and 17.7% of homeowners, respectively. In Poy Sippi, 34.8% of renters paid a disproportionate amount of their income for housing compared to 19.9% of homeowners.

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% of their income for housing had decreased to 28.6% in Poy Sippi (Figure 4-5). Thirty-two percent (32.3%) of state residents were paying more than 30% of their income for rental housing, compared to 23.4% of Waushara County residents, which indicates that rent was more affordable at the county level than in Poy Sippi or for the state as a whole.

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



## 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. According to the 2000 Census, all occupied units in Poy Sippi had complete plumbing facilities. Poy Sippi was one of only five communities in Waushara County which listed no overcrowded units (Appendix D, Table D-11).

## Subsidized and Special Needs Housing

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

Table 4.3 shows the location of federally assisted rental units by type for Green Lake, Waupaca and Waushara Counties. The closest access to subsidized housing for qualifying families for Town of Poy Sippi residents is within Poy Sippi. Berlin and Redgranite appear to be the closest communities with subsidized units for elderly and disabled individuals.

**Table 4-3. Federally Assisted Rental Units, 2005**

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

Source: WHEDA, 2005.

Assisted living options in the area are listed in Table 4.4. All elderly housing options listed for the area are located in nearby incorporated communities. No units or facilities were listed within the Town of Poy Sippi. 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.

### ***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 Poy Sippi has a substantial amount of housing stress (Appendix D, Tables D-12 and D-13), which indicates that the Town has issues that should be addressed.

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

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

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

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

### ***Housing Affordability***

Housing affordability is an issue. Census information indicates that renters, in particular, have a difficult time finding units which are affordable. In Poy Sippi, housing affordability is a growing issue for homeowners. The major factor contributing to housing affordability issues appears to be that housing values are rising faster than household incomes. The need for affordable housing can be addressed by building units which are affordable for residents, subsidizing the housing costs for existing units, and/or increasing incomes to make the existing housing more affordable.

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

Poy Sippi had an adequate share of units for rent in 2000. However, given the small number of units available, the Town may wish to evaluate the market demand to see if the units for rent provide an adequate choice for those seeking to rent. Homeowner vacancy rates indicate that Poy Sippi had a very tight owner-occupied housing market. Not only was the homeowner vacancy rate low, the number of units for sale was also small, which may discourage households from moving into Poy Sippi.

### ***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. Sixteen percent of the housing stock in Poy Sippi is valued at less than \$50,000, compared to 60% of the housing stock which is over 40 years old. Given the relatively small percentage of housing valued at less than \$50,000, it is likely that most of these units are well maintained. However, it may be in the Town's best interest to more closely examine the quality of their housing stock to determine if owners need assistance with rehabilitation.

### ***Overcrowding***

No Poy Sippi units were listed as overcrowded in the 2000 Census.

### ***Plumbing***

Census results indicate that all occupied housing units contained 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/NIMBYism<sup>4</sup>) also influence housing needs. For example, housing affordability has been identified as the largest housing need for Poy Sippi. The need may exist because households are unable to find housing within their price range; they desire more housing than

---

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

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

Two information gathering activities provided additional insight into housing conditions in Poy Sippi and Waushara County. A land use preference questionnaire was conducted in 2001 as part of the development of the *Town of Poy Sippi Land Management Plan*, adopted in December 2002. A county wide needs assessment was completed as part of the 2005 Continuum of Care grant application process.

### ***Poy Sippi Survey Results***

Poy Sippi residents were asked to indicate their preference regarding potential residential development. For each type of housing, residents were asked if they supported, did not support but accept, do not support, or need more information regarding additional housing development by land use type. Since the previous plan was a land management plan rather than a comprehensive plan, residents were not surveyed regarding housing characteristics such as affordability, value, life cycle options, elderly or other special needs. Table 4.5 represents the opinion of the respondents.

**Table 4-5 Town of Poy Sippi Survey Results, Residential Development**

Housing Type	Support	Do Not Support, But Accept	Do Not Support	Need More Info	Total Responses
Single Family	58.0%	22.0%	16.6%	3.4%	100.0%
Subdivision Development	17.9%	19.0%	58.5%	4.6%	100.0%
Multi-family Housing	10.5%	17.3%	66.5%	5.8%	100.0%
Mobile Homes	8.2%	14.4%	74.2%	3.1%	100.0%
Cluster Site Housing	23.6%	15.4%	55.4%	5.6%	100.0%
Seasonal Homes	26.4%	32.0%	38.6%	3.0%	100.0%
Hunting Cabins	26.7%	32.3%	36.4%	4.6%	100.0%

*Source: ECWRPC, 2001.*

Based on these results, the most preferred housing type was single family housing. Fifty-eight percent (58.5%) of Poy Sippi respondents would support additional single family housing units. Seasonal homes and hunting cabins received the next highest level of support for additional development, 26.4% and 26.7% respectively. However 38.6% of residents objected to the addition of more seasonal homes and 36.4% objected to the addition of more hunting cabins. Mobile homes were the least popular development alternative. Only eight percent (8.2%) of respondents would support the addition of more mobile homes in the Town. Likewise, multi-family housing also received limited support. Eleven percent (10.5%) of residents would support additional multifamily development. Seventy four percent (74.2%) of respondents

were opposed to additional mobile home development and 66.5% were opposed to additional multi-family development.

When residents were asked to consider the amount or rate of overall residential development, 28.2% of respondents indicated a desire for greater overall growth. Fifty-four percent (54.4%) expressed a desire for no significant growth and 17.5% of respondents expressed a desire for a decrease in the amount of residential growth within Poy Sippi. As a result, Poy Sippi may need to carefully consider the amount, impact and potential location of future residential development. Potential impacts could include changes in community character and the need to add or expand community and public facilities and services.

### ***Continuum of Care Needs Assessment***

The Continuum of Care<sup>5</sup> Needs Assessment was a county-wide effort to identify housing resources and to identify and prioritize housing needs of homeless persons within the county. As such, it was a more focused assessment. A number of agencies and individuals were included in this information gathering process including: Waushara County's Department of Human Services, Community Programs, UW-Extension and Job Center; WI Department of Workforce Development Migrant, Refugee and Labor Services; Family Health Medical and Dental Center; All-Area Counseling; CAP Services; and Legal Action of Wisconsin. Individual participants included two homeless members, a representative from the Waushara County Coordinated Community Response Team for domestic violence issues, three persons of Hispanic Origin and 11 victims of domestic violence. A variety of needs were identified, including affordable housing, transportation, childcare, education, employment, medical care, counseling/case management, legal services, and others. When these needs were prioritized, affordable permanent housing ranked as the number one need in Waushara County. The need for permanent affordable housing was followed by affordable transitional housing, legal services, case management/assistance with linkage to other community resources, support groups and assistance obtaining employment or training. CAP Services submitted a grant application to request funds to help meet identified needs, and was awarded \$105,025, which will be used to provide affordable housing and support services to victims of domestic abuse in Portage, Waupaca, Waushara and Marquette Counties.

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

Housing cannot be considered in isolation from other elements. Meeting the housing needs of all Poy Sippi 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, utilities and community 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.

---

<sup>5</sup> The Continuum of Care model is a coordinated effort between providers of housing and housing related services to move persons from homelessness into emergency shelter, through transitional housing to long-term affordable housing. The Continuum of Care also works to prevent persons at risk of homelessness from becoming homeless.

---

## **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 within the towns.

## **Transportation**

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

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

## **Utilities and Community Facilities**

Affordable housing and upscale employment are linked to education, experience and updating job skills. Financial literacy and life skills also help ensure households make good financial decisions and have the wherewithal to properly maintain their housing unit. As a result, a strong school system which adequately prepares students to meet the demands of the workplace is critical. Adult education, job training, retooling and programs to connect

individuals with better economic opportunities also contribute to housing affordability. Programs/agencies which provide counseling, financial and investment literacy, life skills training and support groups/services contribute to household stability.

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

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

Other community and public facilities such as waste disposal options, recycling facilities, parks, libraries, childcare, eldercare, medical facilities and emergency shelters also contribute to an area's quality of life and the wellbeing of individual households. Communication, cooperation and coordination with the entities that provide these services are important to ensure Poy Sippi residents have access to these services. New residents may appreciate information regarding the location and accessibility of these services.

## **Agricultural Resources**

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

Choices must be made. Residential land uses have higher property values than farmland, so their expansion is seen as an opportunity to increase tax revenues. Little attention is paid to net tax gains, even though various Farmland Trust studies<sup>6</sup> have shown that the cost of services for other forms of development, particularly single family residential, typically exceeds tax revenues generated by that development, while taxes generated by farmland exceed the cost of services for farmland.

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

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

---

<sup>6</sup> American Farmland Trust, 2004. *Farmland Information Center Fact Sheet: Cost of Community Services Studies*.

## **Natural Resources**

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

Many communities have established large minimum lot sizes in an effort to preserve rural character. However, the demand for large lot subdivisions, scattered site housing and seasonal homes is, in reality, fragmenting wildlife habitats and changing the appearance and character of 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 Poy Sippi is an important resource. It provides community character and reflects the historical development of the area. In some instances, the material in some of these units is no longer available. To lose these units is to reduce housing choices and to lose a part of the area's history, cultural and community identity.

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

## **Land Use**

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

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

### **Intergovernmental Cooperation**

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

## **POLICIES AND PROGRAMS**

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

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

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

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

In January 2004, East Central adopted the report, *Overcoming Barriers to Affordable Housing in the East Central Region*. This report is a compilation of input from urban and rural residents, who identified barriers to affordable housing in their communities and suggested potential solutions that local citizens, county and local governments, developers and other housing providers can use to address these issues. Some of the identified issues and potential solutions which may be pertinent to Poy Sippi include senior housing issues, farm worker and migrant

housing issues, absentee landlords, income and economic development barriers and access to funding, to name a few. This report is available online at: [www.eastcentralrpc.org](http://www.eastcentralrpc.org) and through the ECWRPC office. Communities and agencies are encouraged to review the options presented and choose the best option or combination of options which best serve the needs of their residents and clients. Communities and individuals from the private and nonprofit sectors are encouraged to develop additional solutions and share those solutions with others to help improve the quality of life for all residents in our communities.

CAP Services is a regional community action program which aids low income persons in attaining economic and emotional self-sufficiency. They use a number of strategies to reach this goal, including advocacy, administering programs and grants, developing resources and partnering with public, private and other nonprofit or community groups. CAP Services provides a number of services in Waushara County (See page 4-30). 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 Poy Sippi residents' access to housing and housing services. 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 Poy Sippi 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. Waushara County has minimized this conflict by only requiring the modified portion of the structure to be brought up to code.

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

### ***Federal Agencies***

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

**Rural Development Housing Programs.** USDA Rural Development offers a variety of housing products including single family, multi-family and farm labor housing products. Assistance can be in the form of a loan, grant or technical assistance. Information about individual products can be obtained from the USDA Rural Development website at: <http://www.rurdev.usda.gov/rhs>. Website information is provided in English and Spanish.

Information can also be obtained from the state USDA Rural Development office, which is located in Stevens Point. Their phone number is: (715) 345-7615.

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

**Brownfield Economic Development Initiative Grant.** This grant can be used for brownfield sites (converting old industrial to residential). BEDI and Section 108 funds must be used in conjunction with the same economic development project, and a request for new Section 108 loan guarantee authority must accompany each BEDI application. Funds can be used to benefit low-moderate income persons, prevent/eliminate slum and blight, and address imminent threats and urgent needs (usually follow the same guidelines as CDBG). More specifically, funds can be used for land writedowns, site remediation costs, funding reserves, over-collateralizing the Section 108 loan, direct enhancement of the security of the Section 108 loan, and provisions of financing to for-profit businesses at below market interest rates. The maximum grant amount is \$1 million, and the minimum BEDI to Section 108 ratio is 1:1. For more information, contact David Kaminsky in HUD's Office of Economic Development at (202) 708-0614 ext. 4612 or visit the web site at: <http://www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/bedifacts.cfm>.

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

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

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

**Public Housing Programs.** HUD offers a number of public housing programs for the development/redevelopment or management of public housing authorities, rental assistance through the Section 8 program and some limited homeownership opportunities. General information can be found at: <http://www.hud.gov/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/cat\\_sfl/home.asp](http://www.wheda.com/cat_sfl/home.asp), or you may contact: Arlene Scalzo at: 1-800-334-6873 Ext. 623 for information. For information about products provided through the state Bureau of Housing, visit the Wisconsin Department of Commerce Bureau Housing website at: <http://commerce.wi.gov/housing/#HomePrograms> or contact: Betty Kalscheur at (608) 267-6904. CAP Services also administers some single family home programs in Waushara County. The local phone number for CAP Services is (920) 787-3949. Their website address is: [http://www.capserv.org/pages/About\\_Us.html](http://www.capserv.org/pages/About_Us.html).

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

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

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

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

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

### ***National Organizations***

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

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

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

### ***State Agencies***

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

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

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

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

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

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

**Consumer Protection.** DATCAP publishes a number of resources for renters, landlords and homeowners. Some of these are short fact sheets; 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://www.dwd.state.wi.us/dws/programs/refugees>.

### **Wisconsin's Focus on Energy**

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

### **Wisconsin Historical Society**

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

## **Wisconsin Housing and Economic Development Authority (WHEDA)**

**WHEDA Foundation.** The WHEDA Foundation awards grants to local municipalities and nonprofit organizations through the Persons-in-Crisis Program Fund to support the development or improvement of housing facilities in Wisconsin for low-income persons with special needs. Special needs is defined as homeless, runaways, alcohol or drug dependent, persons in need of protective services, domestic abuse victims, developmentally disabled, low-income or frail elderly, chronically mentally ill, physically impaired or disabled, persons living with HIV, and individuals or families who do not have access to traditional or permanent housing. For more information, visit WHEDA's web site at <http://www.wheda.com/programs/grants/about.asp>, or contact: Arlene Scalzo at: 1-800-334-6873 Ext. 623.

**WHEDA Multi-family Products.** WHEDA offers a number of multi-family home products, including tax credits, tax exempt bond funding, construction, rehabilitation and accessibility loans, asset management and tax credit monitoring services. For information about this 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 Poy Sippi**

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

### **Objective:**

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

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

### **Objectives:**

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

### **Strategies:**

- (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.
  - (2) **Promote the use of under-utilized facilities for affordable housing.** Identify vacant or other under-utilized buildings that may fulfill the housing needs of the community. Work with private developers, non-profits, and others to identify structures which can be renovated to provide affordable housing.
- **H 2.2. Support efforts lead by others that pursue federal funding to meet affordable housing needs of the very low income households within the area.** Rural areas rarely have the staff and resources available to meet the housing needs of all their citizens. Rural communities are also often unaware of programs and funding that is available to meet housing needs.

**Strategies:**

- (3) **Where appropriate, contact financial institutions and funding agencies to determine what assistance is available.** Applicable agencies include CAP Services, USDA Rural Development, and the Waushara County Veteran's Administration.
- (4) **Identify the type of housing and services that are needed for existing very low income residents.**
- **H 2.3. Increase awareness of the issues surrounding affordable housing among decision makers, realtors and the public.** Discussions should specifically attempt to overcome the stigma that affordable equals social/ welfare housing, as well as to promote quality design that is cost effective.

**Strategies:**

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

**Strategies:**

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

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

**Strategies:**

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

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

**Objectives:**

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

**Strategies:**

- (14) Where feasible, encourage infill development within the unincorporated communities of Poy Sippi and Borth. Infill development is defined as new housing development on vacant or unused parcels of land. In addition, infill development may include renovation of existing non-residential structures for new housing.
  - (15) Encourage development of existing platted lots before new out-lots are created in other areas of the town.
- H 3.2. Encourage the use of creative development designs that preserve community character and natural resources.

**Strategies:**

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

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

Housing is not a one size fits all commodity. Different types of households have different housing needs and preferences. As the population in the area changes, housing needs change also.

Options need to be expanded to address housing needs of emerging households, the elderly, new immigrants, the growing minority population and an increasing variety of household types and preferences.

**Objective:**

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

**Strategy:**

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

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

**Objectives:**

- **H 5.1. Address building code issues for houses built prior to the adoption of the Uniform Dwelling Code.** Many older buildings may be structurally sound, decent and affordable; however, they do not meet current building code standards. In many instances, it is cost prohibitive to bring older buildings up to current building code standards. As a result, the town only requires additions and remodeled portions of the building to be brought up to code; this helps preserve historic and periodic architecture. In terms of new construction and building inspections, the Home Safety Act legislation that was passed in December of 2003 requires all municipalities to enforce the Uniform Building Code (UDC). The Wisconsin Department of Commerce is the state agency administering this program. The Town of Poy Sippi currently contracts with Waushara County for the enforcement of this law.

**Strategies:**

- (19) **Encourage community/housing improvement activities.**
  - Reduce the incidence of poorly maintained owner and renter-occupied housing.

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

**Strategies:**

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

**Strategies:**

- (26) **The area should consider the establishment of a housing coalition consisting of persons and agencies willing to assist in gathering information, preparing applications, presenting information to local council/board meetings and providing other technical assistance upon request.**
- (27) **Invite funding agencies, consultants and nonprofit agencies to attend town board meetings to explain their programs.**
- (28) **Establish a talent pool of volunteers who may be able to assist with the issues identified in this section.**

- **H 5.4. Compile an updated inventory of the significant cultural resources.** Integral to the tapestry of structures, fields, woodlands, and other features that define a community's visual character are those cultural resources that over time have been intrinsically interwoven into its growth and development. Preserving those resources deemed by residents to having made meaningful contributions to their community's heritage allows them to connect with its past history and provides an opportunity to pass on this heritage to future generations.

**Strategies:**

- (29) **Inventory all historically and architecturally significant houses within the town.**
- (30) **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 Waushara County.**
- **H 5.5. Address the relationship between housing and other land uses.** Decisions made about housing impacts housing choice, supply and affordability. It also impacts other planning areas including future services provided by the town, economic development, transportation, community facilities, environmental quality, overall land use and the character of the town.

**Strategy:**

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

## CHAPTER 5: TRANSPORTATION

### TABLE OF CONTENTS

Introduction .....	5-1
Vision Statement .....	5-1
Inventory and Analysis .....	5-1
Streets and Highways .....	5-1
Principal Arterials .....	5-2
Minor Arterials .....	5-2
Major Collectors.....	5-3
Minor Collectors .....	5-3
Local Roads.....	5-3
Pavement Surface Evaluation and Rating (PASER) .....	5-3
Rustic Roads .....	5-5
Truck Transportation .....	5-6
Railroads.....	5-6
Waterways.....	5-6
Pedestrian Facilities .....	5-7
Cycling Opportunities.....	5-7
Airports.....	5-8
Bus Service .....	5-9
Current and Future Transportation Projects.....	5-9
Interrelationships with other Plan Elements .....	5-9
Economic Development.....	5-9
Housing .....	5-10
Utilities and Community Facilities.....	5-10
Agriculture Resources .....	5-10
Natural Resources .....	5-10
Cultural Resources.....	5-11
Land Use .....	5-11
Intergovernmental Cooperation .....	5-11
Policies and Programs.....	5-12
State, Regional, County and Local Policies.....	5-12
State.....	5-12
Regional.....	5-13
County .....	5-14
Federal, State and Regional Programs .....	5-14
Federal Agencies.....	5-14
State of Wisconsin .....	5-14
Goals, Objectives and Strategies .....	5-21

### TABLES

Table 5-1 Road Network by Jurisdiction.....	5-2
Table 5-2 PASER Ratings and Maintenance Needs.....	5-4

Table 5-3	Total Miles of Local Roads by PASER Rating .....	5-5
Table 5-4	Transportation Companies .....	5-6

## EXHIBITS

Exhibit 5-1	Functional Class and Average Annual Daily Traffic Volume.....	5-17
Exhibit 5-2	Waushara County Bike Routes .....	5-19

## TRANSPORTATION

### INTRODUCTION

The Town of Poy Sippi is comprised of a transportation system that is made up of local roads, collectors and arterial streets. STH 49, between Waupaca and Berlin intersects the area and brings vehicles through the downtown portions of the unincorporated village of Poy Sippi. While, private vehicles are the primary mode of transportation in the area, several biking and pedestrian opportunities are available to residents and visitors of the area.

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

*Area residents have access to a network of well-maintained local streets and roads, and county and state highways that address their needs for mobility for their automobiles, trucks, and farm equipment. Safety and congestion aspects of heavy pass-through traffic in downtown Poy Sippi have been relieved with the re-designed Highway 49 corridor, which was carefully selected to minimize adverse effects on the area's natural and cultural features and existing land uses and associated activities and address other concerns expressed by local residents. The full scope of the upgrade to this highway corridor has provided area residents with better access to employment, shopping, and entertainment opportunities elsewhere and has made the area more competitive in attracting new industrial and other business development. Local trails, including snowmobile trails are an integral part of the transportation network, providing connections to schools, recreational areas, and other important destinations. In rural areas where concentrated development exists, wide striped shoulders along key county and town roads provide safe accommodations for growing numbers of bicyclists and pedestrians. While the private automobile is still the vehicle of choice for trips both long and short, the availability of rural public transportation on demand provides a valuable service that is particularly appreciated by the area's growing elderly population.*

### INVENTORY AND ANALYSIS

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

#### **Streets and Highways**

The primary transportation system consists of a hierachal network of state highways (STH), county highways (CTH), and other roads and streets that pass through a community. The entire transportation network in Poy Sippi is comprised of 43.6 miles of roads (Table 5-1). Town roads comprise about two-thirds of the network (65.8%) is comprised of town roads.

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

STH Miles	CTH Miles	Local Miles	Total
6.30	14.91	28.69	43.60

Source: WisDOT 2000, January 1, 2006.

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

Because traffic volumes are typically a good indicator of a roadway's appropriate functional classification, the Wisconsin Department of Transportation (WisDOT) conducts traffic counts at key locations throughout the state on a regular rotating basis. Displayed as average annual daily traffic (AADT), these counts are statistically adjusted to reflect daily and seasonal fluctuations that occur on each roadway.<sup>2</sup> The most recent counts in Waushara County date were conducted in 2000 and 2003. When a significant difference in the two counts is encountered, it can generally be explained by a road closure, detour, or similar circumstance that temporarily disrupts the normal flow of traffic. Many traffic counts within Poy Sippi had substantial increases between 2000 and 2003; these increases can be attributed, in part, to construction on STH 21. Exhibit 5-1 displays the functional classification and AADT of selected roadways within the area.

### ***Principal Arterials***

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

### ***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. State highways are commonly classified as minor arterials.

- **STH 49** provides a north-south linkage between the Berlin and Fremont-Weyauwega areas. STH 49 traverses the entire Town. Between 2000 and 2003, AADT's increased from 2,200 in the unincorporated village of Poy Sippi to 3,000. South of the unincorporated village, AADT's increased from 2,900 to 3,500 during this same time period.

---

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

<sup>2</sup> WisDOT. 2000 and 2003. *Wisconsin Highway Traffic Volume Data.*

### ***Major Collectors***

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

- **CTH D** provides east-west service between the Town of Poy Sippi and the Village of Winneconne. From the intersection with STH 49, CTH D travels primarily eastward to the unincorporated village of Borth near the eastern border of the Town. AADTs were collected immediately east of the STH 49 – CTH D intersection and in Borth; substantial increases were observed at both locations. Between 2000 and 2003, AADTs increased from 850 to 2,000 near STH 49; likewise AADTs increased near Borth from 1,400 to 2,300 during this same time period. The increases are most likely due to the reconstruction of STH 21.
- **CTH H** provides an east-west travel corridor in the northern portions of the Town. The route provides linkage between the unincorporated village of Tustin on Lake Poygan and the Village of Wild Rose at its western terminus. Traffic increased slightly on CTH H between 2000 and 2003. East of STH 49, AADTs increased from 420 to 550, while west of STH 49, AADT's increased from 1,500 to 1,900 during this same time period.

### ***Minor Collectors***

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

- **CTH XX** from CTH D near Borth southward to the Poy Sippi – Aurora town line is the only minor collector in the study area. CTH XX terminates in the City of Berlin. No traffic counts were taken in the Town of Poy Sippi.

### ***Local Roads***

Local roads provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local roads. These roads provide access to residential, recreational, commercial, and industrial uses within the area. WisDOT does not generally conduct official traffic counts for local roads; however, local roads probably carry fewer than 200 vehicles per day.

### **Pavement Surface Evaluation and Rating (PASER)**

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

---

<sup>3</sup> WISLR. 2006. *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.<sup>4</sup> Unpaved roads are rated on a scale of 1 to 5, with 1 being a road that needs rebuilding and 5 being a brand new road.<sup>5</sup> This inventory provides the basis for developing a planned maintenance and reconstruction program and helps the town to track necessary improvements. Prompt maintenance can significantly reduce long-term cost for road repair and improvement. As of 2001, local governments are required to submit their PASER ratings every two years to WisDOT. Table 5-2 provides a breakdown of the PASER ratings, conditions and maintenance needs.

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

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

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

Table 5-3 provides a summary of the total miles of local roads in the Town of Poy Sippi by PASER rating. Over 70 percent (70.8%) of the roads within the Town are paved. Fifteen percent (3.03 miles) of the roads are in excellent to very good condition and require little maintenance. The remaining roads (17.23 miles) are in good to fair condition. While they are in relatively good condition structurally, they will need slightly more maintenance work; this work may involve seal coating, crack filling and possibly pavement recycling and overlay.

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

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

Roughly 30 percent of the roadways are gravel. These roads are basically located within the Poygan Marsh Wildlife Area. The majority (5.23 miles, 62.0%) of the gravel roads are well maintained and will require little or routine maintenance. The remaining 3.2 miles of roads are considered to be in fair to poor condition and will require more work. This can include regrading, additional gravel/aggregate and ditch and culvert maintenance. For more information see Appendix E.

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

Paved Road Rating	Total
10	
9	
8	3.03
7	12.95
6	3.89
5	0.39
4	
3	
2	
1	
Not Rated	
Subtotal	20.26
Gravel Road Rating	
5	0.79
4	4.44
3	2.57
2	0.63
1	
Not Rated	
Subtotal	8.43
Total	28.69

Source: WisDOT-WISLR, 2005

## Rustic Roads

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

---

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

## Truck Transportation

There are several designated truck routes within Waushara County. STH 21 is the primary truck transportation route. STH 21 provides direct access to Oshkosh and the Fox Cities to the east. Western destinations include the I39/USH 51 corridor, 190, 194, and western Wisconsin. Within the Town of Poy Sippi, the major truck route is STH 49. STH 49 provides access to Fremont, Waupaca, and USH 10 to the north and Berlin and Waupun to the south. Local truck traffic occurs on several other county highways throughout the planning area, but is more limited in volume.

Several local companies provide both long distance and local freight hauling, excavating, or other specialty services within the planning region (Table 5-4).

**Table 5-4. Transportation Companies**

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

Source: Yellow Pages, 2005.

## Railroads

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

## Waterways

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

Several municipalities and Waushara County operate recreational boat facilities throughout the county. The Town operates a public boat launch facility on Lake Poygan at the end of Badger Drive. Facilities are available for both motorized and non-motorized watercraft.<sup>7</sup> Walk-in access is available on the Pine River at the Poy Sippi dam.

---

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

## Pedestrian Facilities

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

Waushara County has several pedestrian opportunities. Hiking trails are located at several county parks. The county also operates the Bannerman Trail. A trailhead is located in the center of the corporate limits of Redgranite on the southwest 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 both Redgranite and Lohrville. The seven mile trail terminates at STH 73 in the Neshkoro area.

Pedestrian opportunities within the study area are varied. Most of the roads within the Town 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 does not facilitate increased pedestrian mobility. Within the unincorporated village of Poy Sippi, limited pedestrian facilities are available to residents and visitors. A system of sidewalks is located on major streets. Lower speed limits within the incorporated limits allow for safe pedestrian travel along local streets.

Future opportunities for increased pedestrian traffic exist throughout the Town. Officials in the village should address current pedestrian traffic volumes and how to increase future pedestrian traffic in the area. Future development could include pedestrian facilities such as sidewalks, crosswalks, traffic controls (walk/don't walk signals), and multi-use trails. In addition, the Poygan Marsh Wildlife Area offers an opportunity for nature viewing on foot. Trail improvements within the natural area would allow improved opportunities for wildlife viewing, hiking, and other recreational activities.

## Cycling Opportunities

Over 1,000 miles of highly scenic low volume road provide abundant opportunities for bicycling in Waushara County. As such, Waushara County has established an inter-connecting system of bicycle routes throughout the county.<sup>8</sup> The rolling topography offers several challenges for bicyclists of all fitness levels. The routes follow existing town roads and county trunk highways. Bicycle routes range in distance from 23 to 35 miles in length and offer several rest stops at municipal and county parks as well as local tourist attractions. One route within the planning area offers scenic views of the unincorporated village, the Town of Poy Sippi, and the countryside of the surrounding towns (Exhibit 5-2).

Roadways with traffic volume less than 1,000 vehicles per day are considered generally safe bicycling. Roadways meeting this criterion that are located within a primary bicycle corridor, as

---

<sup>8</sup> Waushara County Parks Department. 2005. *Bike Routes*. [http://www.co.waushara.wi.us/bike\\_routes.htm](http://www.co.waushara.wi.us/bike_routes.htm).

identified by WisDOT, provide potential linkages between existing bicycle trails and are considered to be part of an interconnected statewide bicycle route network. Two methods were used to identify preferred rural bicycle routes. First, parameters such as pavement width, volume of traffic, truck volumes, and overall road conditions were evaluated. Second, a system of primary bicycle corridors was established to connect existing bicycle trails throughout the state to one another.

WisDOT has made several recommendations for bicycle traffic for the planning area in the *Wisconsin State Bicycle Transportation Plan 2020*.<sup>9</sup>

- STH 49 and CTH H west of the unincorporated village of Poy Sippi are not recommended as bicycle routes due to the high volumes of traffic and areas of poor visibility.
- CTH H east of the unincorporated village, CTH SS, and CTH XX from Borth to approximately 0.67 miles west of 36<sup>th</sup> Avenue been identified as roads with excellent conditions for bicycling.
- Other roads within the planning area with moderate conditions for bicycling include CTH D and CTH XX from STH 21 to approximately 0.75 miles east of 34<sup>th</sup> Drive.

## 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. Many residents prefer to fly out of Milwaukee or Green Bay. Other airports/airfields offering a lesser range of services include those in Oshkosh, Stevens Point, Wisconsin Rapids, Wautoma, Waupaca, and Wild Rose.

Two Basic Utility airport facilities are located in Waushara County. A Basic Utility (BU) airport is capable of handling single engine piston aircraft and smaller twin engine aircraft. Basic Utility airport facilities are sub-classified as class B (BU-B) and class A (BU-A) according to the gross weight and wingspan of the aircraft. These aircraft typically seat up to six persons and are used for private corporate travel, charter flying, recreational flying, and crop dusting. The Wautoma Municipal Airport is a BU-B facility located in southwest of the city in the Town of Dakota. The airport has two paved runways measuring 1,190 feet and 3,300 feet in length and a turf runway measuring 2,280 feet. Aircrafts with gross weights of less than 12,500 pounds and wingspans less than 49 feet can be accommodated at this airport. Besides serving local air needs, the airport is utilized by pilots attending the annual EAA fly-in in Oshkosh. The Wild Rose Idlewild Airport is BU-A facility. The airport can accommodate aircraft with gross weights less than 6,000 pounds and wingspans less than 49 feet. A helipad is also located at the Wild Rose Community Memorial hospital for "flight for life" emergencies.<sup>10</sup>

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

---

<sup>9</sup> WisDOT. 1998. *Wisconsin State Bicycle Transportation Plan 2020*.

<sup>10</sup> WisDOT. 1999. *Wisconsin State Airport System Plan*.

## **Bus Service**

There is no scheduled bus service within the county. However, the Department of Aging administers two programs on a county-wide basis that serve the elderly and disabled residents of Waushara County. These two programs are a volunteer driver program and a mini-bus program. The mini-bus program is based in the City of Wautoma and provides transportation for both medical and personal trips. Other members of the public can also utilize the mini-bus if space is available.<sup>11</sup>

## **Current and Future Transportation Projects**

The Wisconsin Department of Transportation schedules major highway projects over a six-year planning period. In the most recent plan, no major highway improvement projects are scheduled in the Town of Poy Sippi.<sup>12</sup> WisDOT recently completed an urban reconstruction project in the unincorporated village area between the northern and southern STH 49 – CTH H intersections. This project eliminated a substantial height difference between the road surface and the highway. During construction, on-street parking and pedestrian facilities within the project area were maintained. These facilities could be expanded, however. The use of “bump-outs” and other traffic calming techniques could improve pedestrian safety in the downtown area and increase overall pedestrian traffic along STH 49.

County trunk and state highways comprise the Federal Aids Secondary System, thus qualifying them for federal aid for capital projects involving construction or repair. Waushara County is responsible for routine maintenance on these roadways. Maintenance of roads such as town roads and city/village streets not on the state or county system rests with the local jurisdiction. As Table 5-1 indicates, local roads usually comprise 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 \$1,862 in 2006.<sup>13</sup> It should be noted that road spending fluctuates, especially for larger municipalities, and depends on the number and types of projects that have been allocated for that year. Cities and villages also have more costly facilities, such as curb and gutter, storm sewer, and sidewalks which raise the cost per mile above town spending amounts.

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

### **Economic Development**

Providing a quality transportation system is important to the economic success of the area. Businesses need to assess the transportation system as to its ability to ship and receive goods and provide access and increase visibility for customers. Employee access to the business facility is also crucial, especially if the jobs offered will be in the lower-wage category. These jobs are frequently filled by second wage-earners in the household or by persons with limited

---

<sup>11</sup> Baugrud, P. 2005. Personal Communication. Waushara County Aging and Disability Resource Center.

<sup>12</sup> WisDOT. 2004. *Wisconsin 2006-2011 Six Year Highway Improvement Program*.

<sup>13</sup> WisDOT. 2005. *General Transportation Aids*. <http://www.dot.wisconsin.gov/localgov/highways/gta.htm>

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 along STH 49 and CTH H may value on-street parking and pedestrian accommodations more than service businesses elsewhere in the Town. Traffic in downtown Poy Sippi has been identified as an issue. An urban reconstruction project along STH 49 has been raised by committee members. The potential impacts (increased pedestrian access to street shops, decreased visibility to motorists who normally would travel along the corridor, etc.) to the existing businesses needs to be considered.

## **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.

## **Agricultural Resources**

The transportation system provides access and mobility for rural residents and the farming community. Farmers utilize the transportation system to both transport goods to market and to provide mobility between their various farming operations. STH 49 affords the farmers in the area access to both local and regional markets.

## **Natural Resources**

Transportation decisions can both positively and negatively impact the environmental quality of the area. Development and subsequent transportation improvements on the existing STH 49

corridor or other potential projects may impact the area's natural resources (wetland areas and trout streams). 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, urban 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. Therefore 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 area of the Town of Poy Sippi. For example, developers and community leaders must assess how widening an existing residential street (including removal of existing trees) will impact the aesthetics and cultural identity of the established neighborhood.

### **Land Use**

Transportation, as with other planning elements, has a strong connection to land use. While transportation's primary purpose is to serve land use, land use patterns are dependent upon the condition and effectiveness of the transportation system. The efficient movement of vehicular traffic provides a quicker connection from one place to another. Urban reconstruction would likely spur development by attracting development in proximity to the existing. Secondly, the temporary relocation of traffic off of the existing STH 49 may also impact existing businesses that rely on the heavy flow of traffic for economic survival.

### **Intergovernmental Planning**

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 upon the input and cooperation of many different entities working together. The urban reconstruction of STH 49 would affect many municipal jurisdictions between Waupaca and Berlin. Each of these jurisdictions, along with the State of Wisconsin, would have input into the expansion of this transportation corridor. The resulting expansion will not only impact the local jurisdictions that it passes through, but could also impact the economics of the state as goods and people are more quickly and efficiently transported.

## POLICIES AND PROGRAMS

### State, Regional, County, and Local Policies

#### State of Wisconsin

**Wisconsin State Highway Plan 2020.** Wisconsin's State Trunk Highway system, consisting of approximately 11,800 miles of roads, is aging and deteriorating at the same time traffic congestion is increasing. In response to this critical issue, WisDOT, in partnership with its stakeholders, has developed the *Wisconsin State Highway Plan 2020*, a 21-year strategic plan that considers the highway system's current condition, analyzes future uses, assesses financial constraints, and outlines strategies to address its preservation, traffic movement and safety needs.<sup>14</sup> The plan is updated every six years to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin.

According to the Wisconsin State Highway Plan 2020, STH 21 is expected to be moderately congested in 2020 between Omro and STH 73, east of Wautoma. Traffic congestion on STH 21/73 is expected to be severe through the Wautoma area, while west of the city traffic congestion is not anticipated. STH 21 from Oshkosh to I-39/U.S. 51 has been identified as a potential major project. Potential projects are subject to environmental analysis and legislative approval; they will be re-evaluated in future state highway plans.

This plan also stressed the need to develop a safe inter-modal transportation system which can accommodate alternate forms of transportation, including designating specific state and county highways capable of safely accommodating bicycle transportation. Specific accommodations recommended in the plan include the use of designated bicycle lanes in urban areas, widening traffic lanes to allow for bicycle travel, and paving shoulders to allow for increased bicycle use. The plan estimated that approximately \$6 million would be necessary to provide adequate bicycle accommodations throughout the state.

**Wisconsin State Bicycle Transportation Plan 2020.** The *Wisconsin State Bicycle Transportation Plan (WSBTP) 2020* specifically addresses the future needs of bicycle transportation. Two primary goals exist in the plan: to double the number of bicycle trips made by 2010 and to reduce the number of motor vehicle-bicycle crashes by 10 percent by 2010. To achieve these goals, objectives for engineering, education, enforcement and encouragement were identified. These included not only the need for the construction of an expanded network of transportation facilities that allows for safe bicycle travel, but also for the promotion of education to advance vehicle driver awareness of bicyclists (drivers licensing and bicycle safety courses). Finally, tips to promote the utility and ease of bicycle transportation were identified as well as the mandate to increase the enforcement of reckless driving behavior by motorists and bicyclists alike.

The *WSBTP* provides suggestions for both intercity (rural) and urban/suburban bicycle facilities. For the purposes of the *WSBTP*, urban areas were defined as villages or cities with populations of 5,000 persons or greater. The suitability of rural roads for bicycles is primarily determined by the paved width of the road and the volume of traffic. To be bicycle accessible, high volume

---

<sup>14</sup> WisDOT. 1999. *Wisconsin State Highway Plan 2020*.

roads (greater than 1,000 vehicle trips per day) should have a paved shoulder. Most State Trunk Highways located on the Priority Corridor System meet this criterion. No improvements were recommended for low volume roads (less than 1,000 vehicles per day). Finally, separated multi-use paths (trails) were also promoted as a viable option to increase bicycle transportation opportunities within rural areas. Urban improvements should include designated bicycle lanes within the street area, widened lanes, and paved shoulders. Larger urban parks often have both paved and unimproved multi-purpose trail systems, which often parallel rivers or other scenic corridors.

**Wisconsin State Airport System Plan 2020.** The *Wisconsin State Airport System Plan 2020* provides a framework for the preservation and enhancement of a public-use airport system which will meet future aviation demands for the state. It provides an inventory of existing public-use airport facilities; and categorizes them according to their current services, projected use, and future scheduled maintenance and construction projects. Based on existing conditions and projected improvements that are listed within airport master or layout plans, forecasts are made for future airport classifications. No projected changes have been made in the status of Waushara County's airport classifications. Several improvements have been recently completed at the Wautoma Municipal Airport. In fall 2004, the taxiways at the airport were expanded, and the entrance was repaired. Additional improvements scheduled for 2007 include hangar renovation and construction, runway expansion, and installation of a weather forecasting system.

### ***Regional***

**East Central Wisconsin Regional Planning Commission.** East Central Wisconsin Regional Planning Commission is currently preparing a regional smart growth plan. As part of this planning process, East Central has proposed five core transportation goals:

- To act to help ensure that the negative effects of sprawl development on our regional transportation system are minimized by encouraging new development to locate where adequate services and facilities exist.
- To work with all levels of government and organizations throughout the region to pursue adequate funding for transportation projects and programs which meet short term and long term needs.
- To help ensure that the regional transportation network links economic centers and efficiently moves people and freight throughout the region.
- To help maintain and continue the balance between transportation and the environment through efficient and consistent transportation and land use planning.
- To help ensure that alternative modes of transportation to the automobile exist and mobility options for all are efficient.

These goals are consistent with the area's vision for the future to minimize the negative effects of sprawl development, to provide a well maintained street and road network, to provide a balance between transportation needs and the environment, to ensure that alternative modes

of transportation to the automobile exist, and that an adequate amount of funding for transportation projects is available.

East Central staff are currently collaborating with WisDOT and local communities to prepare a comprehensive vision for the STH 21 corridor from Oshkosh to the Town of Rushford in Winnebago County. While this study will examine only a small portion of STH 21, it did address the long term needs of the entire corridor. According to the study, "In the future it may be desirable to construct STH 21 as a four lane expressway to Interstate 90/94".

### ***County***

**Zoning.** The *Waushara County Zoning Code* sets standards for access driveways and streets. Sec. 58.828. regulates access driveways (access permits, spacing standards, and number and width of driveways per land use) while Sec. 42-81 regulates street design within subdivisions.

The county zoning ordinance (Sec. 42-81) requires all roads within subdivisions to be built to certain standards. This is important to the continued success of the transportation network.

**Highway Department.** The Waushara County Highway Department provides maintenance on county highways found in the area. It also provides roadway and ditch maintenance for the towns within the county on a contract basis. The County does not have an officially adopted transportation plan or Capital Improvement plan. However, it is the policy of the County to evaluate the county road system in the spring of the year and set a specific roadway maintenance schedule for the coming year.

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

#### ***Federal Agencies***

**Surface Transportation Program – Rural (STP-Rural).** This program allocates federal TEA-21 funds to complete a variety of improvements to rural county highways. To be eligible, two conditions must be met, the road must be located outside of an urban area and must be classified as at least a rural minor collector. Project proposal applications are accepted only in odd numbered years. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/stp-rural.htm>.

#### ***State of Wisconsin***

**General Transportation Aid.** Road maintenance is in part funded by disbursement of the State Transportation Fund. The largest portion comes from General Transportation Aids. The State provides an annual payment to each county and municipality, which augments the local government's cost for activities such as road construction, crack and pothole filling, snow removal, and other related transportation maintenance. Disbursements from the account are determined by the total mileage of local roads within the municipality or by a formula based on historic spending. This information must be reported annually. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/gta.htm>.

**Local Roads Improvement Program (LRIP).** This program provides funding to improve or replace seriously deteriorating county highways, town roads, and city or village streets. New

roads are not eligible. LRIP funds pay up to 50% of total eligible costs while the remaining amount must be matched by the local government. The program has three basic programs: County Highway Improvement (CHIP); Town Road Improvement (TRIP); and Municipal Street Improvement (MSIP). Additional discretionary funds are available for high cost projects. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/lrip.htm>.

**Connecting Highway Aids (CHA).** The CHA program assists municipalities with costs associated with increased traffic and maintenance on roads that connect segments of the State Trunk Highway system. Over 120 municipalities receive quarterly payments on a per lane mile basis. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/connecting.htm>.

**Traffic Signing and Marking Enhancement Grants Program (TSMEGP).** This program provides funds to local units of government to install traffic signing and roadway marking enhancements. The ultimate goal of the TSMEGP is to improve traffic safety and visibility for both elderly drivers and pedestrians. All Wisconsin counties, cities, villages, and towns are eligible to submit project proposals. The program provides up to 75% of eligible funds for project completion while the local government must fund the remaining 25%. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/signing.htm>.

**Flood Damage Aids.** This program provides funds to assist local units of government to improve or replace roads or roadway structures that have sustained major damage from flooding. The program helps defray costs for damaged streets, highways, alleys, or bridges which are not associated with the State Trunk Highway System. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/flood.htm>.

**Rural and Small Urban Area Public Transportation Assistance Program.** This program allocates federal funds to local units of government to provide both capital and operating costs for public transit services which operate within rural areas. All municipalities with populations less than 50,000 are eligible. More information can be found at <http://www.dot.wisconsin.gov/localgov/transit/ruralsmall.htm>.

**Wisconsin Employment Transportation Assistance Program (WETAP).** This program is designed to provide transportation for low-income workers to jobs, training centers, and childcare facilities through enhanced local transportation services. Funding is provided by a combination of federal, state, and local funds. This program provides a crucial link to allow low-income workers to remain in the workforce. More information can be found at <http://www.dot.wisconsin.gov/localgov/transit/wetap.htm>.

**Local Transportation Enhancement Program (TE).** This program provides funds that increase multi-modal transportation within a region while enhancing the community and the environment. Eligible projects include multi-use recreational trails, landscaping, or the preservation of historic transportation structures. Funds cover up to 80% of the total eligible project costs. More information can be found at <http://www.dot.wisconsin.gov/business/econdev/te.htm>.

**Transportation Economic Assistance Grant Program (TEA Grant).** This program provides a 50% state grant to local governments, private businesses, and consortiums for road, rail, harbor, and airport projects that are necessary to help attract employers to Wisconsin. These grants have a performance-based incentive and successful funding requires that businesses

and industries created by the grant program retain and expand local economies in Wisconsin. More information can be found at <http://www.dot.wisconsin.gov/business/econdev/tea.htm>.

**County Elderly and Disabled Transportation Assistance Program.** County governments are eligible for funds to establish a transit program for elderly and disabled citizens. The program allows for flexibility in various transportation options to their clients. County governments must provide a 20% match in funds. More information can be found at <http://www.dot.wisconsin.gov/localgov/transit/countyelderly.htm>.

**EXHIBIT 5-1**

**HIGHWAY FUNCTIONAL CLASS AND AVERAGE DAILY TRAFFIC VOLUME**

**EXHIBIT 5-2**  
**WAUSHARA COUNTY BIKE ROUTES**

## **TRANSPORTATION – Town of Poy Sippi**

### **Goal TR 1. The Town should ensure that the STH 49 corridor is well maintained and safe for its residents.**

#### **Objective:**

- **TR 1.1. Consider alternatives to ensure the STH 49 urban reconstruction project will promote several modes of transportation.** WisDOT completed an urban reconstruction project in the unincorporated village of Poy Sippi in 2004. Citizens of Poy Sippi should evaluate current traffic conditions for vehicular, pedestrian, and bicycle transportation along the STH 49 corridor and assess various alternatives to reconstruction projects. These options should be documented into a formal report and communicated to the Wisconsin Department of Transportation.

#### **Strategy:**

- (1) **The Town Board should assemble a committee of elected officials, citizens, and business owners along STH 49 to research various issues facing and/or construction options which would be applicable to downtown Poy Sippi.** The committee should also seek advice from communities which have recently (within 5 – 10 years) completed similar projects. The City of Wautoma (Waushara Co.) and City of Algoma (Kewaunee Co.) are two prominent examples

### **Goal TR 2. Ensure that its local transportation system is well maintained and safe for its residents.**

#### **Objectives:**

- **TR 2.1. Develop minimum standards for street and driveway construction.** WisDOT and Waushara County have defined road construction standards driveway access standards in the Wisconsin State Statutes and county zoning ordinance. Since the Town of Poy Sippi has adopted county zoning, these standards should be adhered to for all roads

#### **Strategies:**

- (2) **The driveway access standards allow driveway access to a town or county road at specific intervals. The town should follow these guidelines as established by Waushara County Zoning Ordinance Sec. 58-828.**
  - (3) **The Town should encourage the use of shared driveways in certain situations.** The current county ordinance allows shared driveways. In certain situations driveway location can become a safety concern if there are many driveway access points along a roadway. Shared driveways are an alternative in situations where many homes are located along the same stretch of roadway or if there is not enough spacing between driveways.
- **TR 2.2. Address private roads.** The Town does not accept roads unless they are built to required standards. However, extremely long driveways have the potential to

become a private road if a division(s) of land occurs at a later time. In these unplanned scenarios, fire numbering problems and other service provision concerns arise placing the Town in a reactive position. In addition, poorly maintained private roads may hinder adequate response from emergency personnel.

**Strategies:**

- (4) **The Town should petition the county to incorporate construction standards for private road entrances into their zoning ordinances.** These standards should be equivalent to the construction standards for the county and local road system.
- (5) **Encourage town residents to maintain driveways so that sufficient emergency vehicle access is maintained.** Driveways should be cleared to a width of 18 feet and a height of 15 feet as specified in the Waushara County Zoning Ordinance Sec. 58-822.
- **TR 2.3. Ensure timely response to site-specific road maintenance and/or safety issues.** For roadway maintenance, it is best to be proactive in maintaining and repairing local roadways. Wisconsin uses the PASERWARE pavement management system to inventory the condition of local roads in the Town. This rating system provides the basis for developing a planned maintenance and reconstruction program. It will assist the Town of Dakota in tracking timely improvements as they are needed. Prompt maintenance can significantly reduce long-term costs for road repair and improvement. Additionally, budgeting for road improvements over an extended period can help to minimize annual fluctuations in town tax rates.

**Strategies:**

- (6) **Utilize the PASER rating system to evaluate the conditions of all roads within the Town.** Town officials should perform the PASER analysis of all roads within the Town on a biannual basis.
- (7) **Consider initiating a capital improvements program to assess upcoming town needs and expenses.** Where feasible, appropriate monies to a dedicated fund to ensure that road repairs can be completed as necessary.
- (8) **Maintain contact with the Waushara County Highway Department and WisDOT to ensure coordination on regional and statewide transportation issues that may affect town is a way for the town to be proactive in meeting transportation needs.** It is suggested that annual meetings be established with both of these transportation providers.

**Goal TR 3. Encourage the expansion and safety of non-motorized transportation and transportation opportunities.**

**Objective:**

- **TR 3.1. Accommodate bicyclists and pedestrians in areas of high activity and promote these activities as a tourism opportunity.** Bicycling and walking are important modes of transportation and are used for commuting to school and work, social interaction, recreation, and an exercise. For some people, such as children and

household with no car, this is the primary means of transportation. Bicycling and walking have health benefits, move people inexpensively, and reduce congestion and air pollution. The availability of sidewalks near schools may also reduce the need for bussing for students within walking distance.

**Strategies:**

- (9) Establish several identified crosswalks and mark them with appropriate signage.
  - (10) Support the use of traffic calming techniques which will slow traffic down through the incorporated area while allowing for on-street parking.
  - **TR 3.2. Consider establishing bicycle, pedestrian, and other non-motorized recreational trails.** The development of multi-use trails would provide the best way to increase pedestrian opportunities. The Poygan Marsh Wildlife Area may provide area residents with wonderful hiking opportunities. In addition, the rural roads in the surrounding towns may allow new trails to be connected with existing facilities such as the Bannerman Trail in Redgranite or the Ice Age Trail west of Wautoma.
- Strategies:**
- (11) When repairing or rebuilding existing roads, consider installing wider shoulders to allow additional room for bicyclists. A capital improvement program could be used to set aside funds.
  - (12) The Town could work with the County to investigate the possibilities for improving and expanding a non-motorized off-road recreational trail system designed to accommodate a range of compatible uses.
  - **TR 3.3. Identify conflict areas between vehicles and bicyclists/pedestrians.** Two roadways have been identified as having conditions that can be unsafe for pedestrians and bicycles. STH 49 in the downtown area and the surrounding experience higher levels of bicycle and pedestrian traffic because of and people enjoying the views of Lake Poygan and the surrounding countryside.

**Goal TR 4. Encourage affordable transportation options for all age and income groups.**

**Objectives:**

- **TR 4.1. Encourage the County to provide transportation for elderly and disabled residents within the municipality.** The County's Department of Aging administers programs for elderly and disabled residents. There is a volunteer driver program for medical trips and a medi-van program. There is also a meals-on-wheels program.

**Strategies:**

- (13) If there is a need for ride services, then the Town could work with Waushara County to enhance current Department of Aging programs to further meet the needs of elderly and disabled residents. The

**Town of Poy Sippi could also establish a pool of volunteers to drive town residents to appointments when necessary.**

- **TR 4.2. Increase ride sharing for work, shopping, and other trips.** Due to the limited amount of industrial and commercial establishments in the Town of Poy Sippi, residents must commute to Oshkosh and/or the Appleton area for work, shopping, and for other necessary trips. Rising oil prices are increasing the overall costs associated with transportation. To counteract these trends, new transportation options should be offered to help residents of Poy Sippi enjoy their current quality of life and level of income.

**Strategies:**

- (14) **If the number of residents making these trips increases significantly, the Town could identify “park and ride” parking areas to encourage ride sharing to these destinations.**
- (15) **The Town should contact Waushara County, surrounding towns, and/or WisDOT to determine if “Ride Share” programs located in major urban areas would be feasible in a rural setting such as Poy Sippi.**

## CHAPTER 6: UTILITIES AND COMMUNITY FACILITIES

### TABLE OF CONTENTS

Introduction .....	6-1
Vision Statement .....	6-1
Inventory and Analysis .....	6-1
Wastewater Collection and Treatment.....	6-2
Stormwater Management.....	6-4
Drainage Districts .....	6-4
Stormwater Sewer Systems .....	6-4
Surface Water Quality Monitoring and Prevention .....	6-5
Water Supply .....	6-6
Solid Waste and Recycling.....	6-6
Electricity .....	6-7
Natural Gas .....	6-7
Power Generation Plants and Transmission Lines.....	6-7
Telecommunications Facilities.....	6-8
Telephone .....	6-8
Internet .....	6-8
Cemeteries.....	6-8
Childcare Facilities .....	6-9
Elderly Services .....	6-10
Residential Care Facilities .....	6-11
Police Service .....	6-13
Waushara County Sheriff Department .....	6-13
Correctional Facilities .....	6-14
Fire Protection.....	6-15
Health Care Facilities/Emergency Medical Services.....	6-16
Libraries.....	6-18
Education.....	6-20
Primary and Secondary Education .....	6-20
Berlin Area School District .....	6-20
Omro School District .....	6-20
Winneconne Community School District .....	6-21
Institutions of Higher Education .....	6-22
Vocational Technical Colleges .....	6-22
Community Theaters .....	6-22
Other Municipal Buildings.....	6-23
Town Halls/Maintenance Garages .....	6-23
Parks and Recreation .....	6-23
Parks .....	6-23
Waushara County .....	6-23
Town of Poy Sippi .....	6-23
Lakes .....	6-24
Church and Youth Camps.....	6-24

School and Town Forests .....	6-24
Campgrounds.....	6-24
Snowmobile Trails .....	6-25
Sportsman's Clubs and Conservation Organizations .....	6-25
Golf Courses.....	6-25
Other Recreational Opportunities.....	6-25
Post Office .....	6-26
Interrelationships with other Plan Elements .....	6-26
Economic Development.....	6-26
Housing .....	6-27
Transportation.....	6-27
Agriculture Resources .....	6-27
Natural Resources .....	6-28
Cultural Resources.....	6-28
Land Use .....	6-28
Intergovernmental Cooperation .....	6-29
Policies and Programs.....	6-29
Regional, County and Local Policies .....	6-29
Regional.....	6-29
County .....	6-30
Federal, State and Regional Programs .....	6-31
Federal Agencies.....	6-31
State Agencies and Associations .....	6-32
Regional Agencies.....	6-36
Goals, Objectives and Strategies .....	6-39

## TABLES

Table 6-1 Childcare Facilities.....	6-10
Table 6-2 Group F Elderly Care Facilities .....	6-12
Table 6-3 ISO Ratings .....	6-15
Table 6-4 Recommended Density/Distance Standards for Fire Protection .....	6-16
Table 6-5 Distance to Hospitals .....	6-17
Table 6-6 Area Hospitals, Level of Service.....	6-17
Table 6-7 Public Library Statistical Data .....	6-19
Table 6-8 School Districts, 2004 – 2005 School Year .....	6-22

## EXHIBITS

Exhibit 6-1 Community Facilities.....	6-37
---------------------------------------	------

## 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 6-1, Community Facilities, and Exhibit 8-1, Existing Land Use Map, which illustrate the location of the various items discussed below.

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

*In 2025, residents of Poy Sippi have access to a full range of municipal utility services, primary medical care, educational facilities, and other community facilities. New development has been directed primarily to the existing sanitary districts to minimize expansion costs. When other development are platted beyond a point where the immediate extension of utilities is not economically feasible, compact design techniques have been encouraged to enhance the potential that in-ground utilities can provide. An ongoing program of monitoring wells and on-site disposal systems is in place throughout other portions of the town to protect the health of residents and ensure that groundwater resources are not compromised.*

*Although not all services are available in Poy Sippi due to the small population base, they are readily accessible in nearby incorporated communities. The Town has coordinated with neighboring communities to ensure it can provide cost-effective, non duplicative services including fire protection, road maintenance, and others. Operational efficiencies enable service providers to minimize user fees for water, sewer, solid waste and other municipal services.*

*Residents enjoy year-round access to a variety of recreational trails, the Leach Natural Resources Education Center, and hunting/fishing areas.*

### INVENTORY AND ANALYSIS

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

## **Wastewater Collection and Treatment**

Three sanitary districts are located within the Town of Poy Sippi: Poy Sippi Sanitary District No. 1, Joint Towns of Poygan and Poy Sippi Sanitary District (PPSD), and North Lake Poygan Sanitary District (NLPSD).

The **Poy Sippi Sanitary District No. 1** is located in the unincorporated village of Poy Sippi and adjacent areas within the Town of Leon. The current service area is 158 acres; approximately 4 acres are located in the Town of Leon. The planning area encompasses another 124 acres.

The Poy Sippi Sanitary District operates its own wastewater treatment facility (WWTF). The site is located at the east end of Liberty Street (east of STH 49), in the unincorporated village of Poy Sippi. The plant uses an aerated lagoon process; treated effluent is discharged into the Pine River. Sludge is land spread on agricultural fields. No major reconstruction has occurred at the plant since its initial construction; however, synthetic liners were installed in 2003 as a leak prevention measure. To date, the treatment plant serves lands only within the existing sanitary district boundary. Design loadings for biological oxygen demand (BOD) are 80 pounds per day (lbs/day) with effluent limits of 30 milligrams per liter (mg/l). Currently, the annual monthly average BOD loadings are approximately 62 lbs/day with effluent discharges of approximately 18 mg/l. The total suspended solids (TSS) effluent limit is 60 mg/l, and effluent discharges have been averaging approximately 13 mg/l.

The Poy Sippi Sanitary District currently serves 287 connections. Based on 2.46 persons per household, the system currently serves 706 people. Additional sewered development within the sanitary district is limited; only 25 single-family homes can be built before capacity is met. Based on the limited amount of developable acres within the district and the current population projections for The Town of Poy Sippi, it is unlikely that capacity will be met. However, the towns and sanitary district must cooperate to ensure that new development during the planning period does not exceed capacity. Although no upgrades to the plant are anticipated at this time to increase capacity, plant upgrades may be needed if elevated phosphate and ammonia levels continue.<sup>1</sup>

The **Joint Towns of Poygan and Poy Sippi Sanitary District** is located along the southern shores of Lake Poygan in the towns of Poygan (Winnebago County) and Poy Sippi (Waushara County). The district encompasses approximately 860 acres; approximately 24 acres lie within Poy Sippi. Another nine (9) acres within the SSA planning boundary area are located in Poy Sippi. Due to high groundwater and wetlands, future development will be limited in this area.

A majority of the Poygan-Poy Sippi SSA residences are on public sewer, though several areas within the planning boundary still utilize private on-site systems. Land use within the Poygan SSA consists mainly of agricultural and open space south of CTH B. Seasonal and permanent single-family residential uses are prevalent along the north side of CTH B, with significant areas of undeveloped land remaining between CTH B and Lake Poygan. The conversion of seasonal lakefront homes and lots to more permanent residences has been occurring for some time in this area, due to its proximity to the Oshkosh and Fox Cities urban areas. Several newer

---

<sup>1</sup> Heim, R. 2006. Personal Communication. Poy Sippi Sanitary District. Operator.

subdivisions have been built over the past years. A significant amount of new single family development, fronting along CTH B, has occurred on large individual lots. Few commercial uses exist within the SSA and those that do, cater to local needs or recreational users of Lake Poygan.

The wastewater treatment facility (WWTF) is located in the south-central portion of the district on CTH B, near Kelly Road. The plant was originally constructed in 1990; it uses an aerated lagoon process with treated effluent being discharged into Lake Poygan. Sludge is then landspread on agricultural fields. No major reconstruction has occurred at the plant since its initial construction. To date, the treatment plant serves lands within the existing sanitary district boundary only. The plant has had a good record of performance and has generally met permit limits under the district's management. Design loadings for biological oxygen demand (BOD) are 172 lbs/day with effluent limits of 30 mg/l. Currently, the annual monthly average BOD loadings are approximately 25 lbs/day with effluent discharges of approximately 13.3 mg/l. The total suspended solids (TSS) effluent limit is 30 mg/l and effluent discharges have been averaging approximately 11.5 mg/l.

The district operates a system of lift stations (8), grinder pumps (10; 8 owned by the district), 8-inch gravity sewer and 4-inch and 6-inch forcemain. Clearwater inflow and infiltration (I&I) problems have not been identified as being significant, since the system is relatively new. The district has an ongoing maintenance, inspection, and replacement program in place.

The SSA currently provides service to 318 connections. Based on 2.46 persons per household, this equates to approximately 782 people. According to the Poygan 2020 SSA Plan (updated in 2002), 30 percent of the WWTF capacity is available. At this time it is unlikely that capacity will be met unless current land use practices change or unanticipated growth occurs. Therefore, no upgrades to the plant are anticipated at this time.<sup>2</sup>

The **North Lake Poygan Sanitary District** (NLPSD) is located along the northern shores of Lake Poygan in the towns of Bloomfield (Waushara County) and Wolf River (Winnebago County). Currently, sewer infrastructure owned by the NLPSD is located only in these two towns. The NLPSD planning boundary extends into the northeast corner of the Town of Poy Sippi. If sewer infrastructure was expanded into the Town of Poy Sippi, approximately 338 acres have the potential to be developed.<sup>3</sup>

Private on-site wastewater treatment systems, or POWTs, provide service to a majority of the rural development in the Town of Poy Sippi. Typically, individual systems are designed 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, existing development may have only a privy or no system at all. On-site systems, depending on type and maintenance, typically have a life expectancy of 15 to 30 years. Therefore, these systems can cost-effectively treat wastes in rural areas not served by public sewers.

Beginning in 2000, Waushara County initiated an inspection program for POWTs. Newer POWT's built since 2000 are inspected every three years. Additional systems are included in the inspection program as they are replaced or upgraded.

---

<sup>2</sup> ECWRPC. 2005. *Draft Poygan 2030 Sewer Service Area Plan Update*.

<sup>3</sup> Pribeck, J. 2006. Personal Communication. North Lake Poygan Sanitary District. Chairman.

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. Waushara County does not allow holding tanks systems for new construction, although they are considered to be an option for replacement situations. It is anticipated that private on-site systems will be needed to accommodate new and existing development within the rural portions of the planning area.

## **Stormwater Management**

Stormwater runoff and management have recently gained more attention as an environmental concern due to flooding and surface water quality issues. When the impacts of stormwater management are considered from a regional perspective, the potential for damage is tremendous. Although an individual development may not seem to have a significant impact on the natural drainage system, the cumulative impacts of development and urbanization can influence natural system functions. According to studies by the Center for Watershed Protection, as little as 10 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.<sup>4</sup>

## ***Drainage Districts***

The Waushara County Drainage Board administers and oversees the drainage of agricultural lands. It regulates various land practices used to remove excess water from farmlands and raises issues regarding the impacts of scattered rural development and the cumulative impacts on water quality flowing to and through their legal drains. In addition, county drainage boards are authorized to assess costs to a landowner for any adverse impacts on downstream water quality that can be directly attributed to that landowner. Landowners must receive drainage board approval before undertaking any action which could potentially affect a drainage system.

Drainage districts may require a 20 foot vegetated strip on both sides of any ditch, which is to be used as a maintenance corridor, or any applicable stream within the watershed. Row cropping is usually prohibited within this corridor. These requirements can be coordinated with soil and water conservation plans required under the Farmland Preservation program<sup>5</sup>.

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

## ***Stormwater Sewer Systems***

Typically, curb and gutter stormwater systems are located in urbanized areas. Due to the rural nature of the Town, curb and gutter is limited. A small curb and gutter system is located along Main Street (STH 49) in the downtown area of Poy Sippi; stormwater is collected and drains directly to the Pine River.

<sup>4</sup> *Site Planning for Urban Stream Protection*. 2004. Center for Watershed Protection.

<sup>5</sup> *Guide to Community Planning in Wisconsin*. 1999. Ohm, B.W.

A series of open ditches, culverts and drainage channels collect stormwater in the Town. Stormwater is discharged into local streams and rivers at various points throughout the area and into the wetlands surrounding Lake Poygan.

During heavy rains localized flooding occurs throughout the planning area. Historically flooding has occurred at the intersection of Prospect Street and Mill Street and the intersection of Tranquil Lane and Commerce Street. Grading projects have been completed at these intersections to alleviate flooding. The Town, the Waushara County Land Conservation Department, and local landowners should continue to monitor drainage issues and collaborate to develop solutions if adverse situations arise.

### ***Surface Water Quality Monitoring and Prevention***

Several different methods can be used to control and reduce the amount of stormwater runoff into local waterways. These methods can be implemented at a localized, town-wide, or regional level.

**Watershed Planning.** A watershed is an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed<sup>6</sup>. This approach allows stakeholders on an individual water body to collectively focus their interests on improving the water quality in one area.

**Land Conservation Techniques.** Land conservation techniques are used to provide physical barriers and improvements and may include legislative actions to change the physical environment and reduce current levels of runoff. These techniques can include cluster or conservation subdivisions, setbacks, buffers, and land acquisition.

**Aquatic Buffers.** An aquatic buffer is an area along a shoreline, wetland, or stream where development is restricted or prohibited<sup>7</sup>. Natural vegetation is highly encouraged in the buffer area. If properly designed, buffers can physically protect waterways from future disturbance or encroachment. Furthermore, buffers can protect surface water quality by removing nutrients and silt from stormwater runoff.

**Site Design Techniques.** Site design techniques can be applied to all developments. Every development should incorporate three main goals: reduce the amount of impervious cover, increase the amount of lands set aside for conservation, and utilize pervious areas for more effective stormwater treatment.<sup>8</sup> Techniques that can be used to achieve these goals include reduction in lot sizes, building narrower streets, planting rain gardens, and creating bio-retention ponds.

**Stormwater Best Management Practices (BMPs).** Best Management Practices (BMPs) is a general term used to describe a broad range of structural controls that may be utilized by agricultural, residential, and commercial developments to control and reduce the amount of erosion caused by stormwater<sup>9</sup>. These practices may be used to reduce pollutant loads,

---

<sup>6</sup> *The Watershed Approach*. 2004. Wisconsin Department of Natural Resources.

<sup>7</sup> *Aquatic Buffers*. 2004. Center for Watershed Protection.

<sup>8</sup> *Better Site Design*. 2004. Center for Watershed Protection.

<sup>9</sup> *Site Planning for Urban Stream Protection*. 2004. Center for Watershed Protection.

maintain groundwater recharge areas, protect stream quality, and limit development within the 100-year floodplain.

## **Water Supply**

The Town of Poy Sippi 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. Although nitrates have not been detected at elevated levels in private wells, monitoring should continue due to the prevalence of agriculture within the Town. See the natural resources element for more information. Due to a low (population) density, a municipal water system will continue to be cost-prohibitive for the Town.

## **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. It is the policy of Waushara County to pay tipping fees for municipal, commercial, and rural residents that choose to have curbside pickup. The county also provides partial compensation for municipalities (cities and villages) to help them finance the hauling portion of waste disposal. The County does not pay tipping charges for foundry sand, demolition materials, rolloff containers, or compactors. The drop-off sites are open on Wednesdays from 12:00 PM to 4:00 PM and Saturday from 10:00 AM to 4:00 PM all year round; and Sunday from 12:00 PM to 3:00 PM during the months of June, July and August<sup>10</sup>.

Residents are able to utilize any drop-off site within the county, but residents within the area most likely utilize the site on Bighorn Drive in Poy Sippi. This site is located on the former town landfill. Two county employees operate the one compactor, a few overflow containers are also located at the site.

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.

According to Waushara County, the county is monitoring waste volumes and will provide upgrades as necessary. At this time, no upgrades are planned.<sup>11</sup>

<sup>10</sup> Schuman, S. 2006. Personal Communication. Waushara County Parks, Recreation, and Solid Waste Department. Director

<sup>11</sup> Schuman, S. 2006. Personal Communication. Waushara County Parks, Recreation, and Solid Waste Department. Director.

## **Electricity**

**Alliant Energy and Alliant-Wisconsin Power and Light** provides electric power to the area. Wisconsin Power and Light (WP&L), a subsidiary of Alliant Energy Corporation, serves approximately 422,000 electric customers and 164,000 gas customers.<sup>12</sup>

## **Natural Gas**

**Wisconsin Gas Company**, a subsidiary of WE Energies, provides natural gas service to the Town of Poy Sippi. The company sells and distributes natural gas to about one million customers in Wisconsin and Michigan's Upper Peninsula.<sup>13</sup>

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

**ANR Pipeline Company** (ANR) owns and operates several gas pipelines within Waushara County.<sup>14</sup> The nearest pipeline (12") runs in a southwest – northeast line through the towns of Leon, Saxeville, and Bloomfield. A natural gas substation is located on Liberty Street in the unincorporated village of Poy Sippi. No upgrades are scheduled for the pipeline at this time.<sup>15</sup>

**American Transmission Company** (ATC) owns and maintains a number of transmission lines in the area. A 69 kV transmission lines runs in a predominantly east-southeasterly direction from the City of Wautoma to the City of Berlin. Another transmission line runs northward from this transmission line and parallels STH 49 terminating in the Town of Poy Sippi; an electrical substation is located near the corner of STH 49 and CTH D.

According to ATC, the 69 kV transmission systems throughout Waushara and Green Lake Counties are overloaded and experiencing low voltages.<sup>16</sup> To increase transmission capacity, several projects are planned. The capacitor banks will be upgraded to 8.2 MVAR at the Berlin substation. Upgrades to the transmission lines will occur in the Berlin area in 2014. Two 16.3 MVAR capacitor banks will be installed and the transformers will be upgraded at the Wautoma substation. These projects are scheduled for completion between 2007 and 2011.

One hydroelectric dam is situated within the Town. This 75 kW dam, located on the Poy Sippi Millpond, is owned and operated by North American Hydro.<sup>17</sup>

---

<sup>12</sup> Alliant Energy. 2006. <http://www.alliantenergy.com/docs/groups/public/documents/pub.default.hcsp>.

<sup>13</sup> WE-Energies. 2006. [http://www.we-energies.com/home/we\\_keyfacts.htm](http://www.we-energies.com/home/we_keyfacts.htm).

<sup>14</sup> Laehn, B. 2005. Personal Communication. ANR Pipeline Company.

<sup>15</sup> Wisconsin Department of Administration. 2005. *Wisconsin Energy Statistics—2005*.

<sup>16</sup> ATC. 2005. *10-Year Assessment 2005*.

<sup>17</sup> North American Hydro Operations & Maintenance Department. 2005. *Personal Communication*.

## **Telecommunications Facilities**

### ***Telephone***

CenturyTel, Inc. provides service to the area.<sup>18</sup> CenturyTel is the nation's eighth largest local exchange company whose focus is on geographically clustered markets in rural areas and small cities. A substation is located in the unincorporated village.<sup>19</sup>

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 telecommunication towers in the United States currently exceeds 77,000; this number could double by 2010.<sup>20</sup> The federal government recognized this need with the passage of the Telecommunications Act of 1996. Waushara County has implemented an extensive zoning ordinance to regulate the placement of cellular towers.

Three towers are located within the Town immediately north of the unincorporated village of Poy Sippi. One tower is owned and operated by U.S. Cellular, the other two towers are radio towers.<sup>21</sup> Cell tower locations are shown on Exhibit 6-1.

### ***Internet***

Due to the proliferation of internet service providers (ISP), area residents can choose from several national and local ISPs. PowerNet Global, Earthlink, and CenturyTel are among some of the providers who supply internet service to the area. High speed internet access is available through CenturyTel to residents of Poy Sippi. Services are accessed via a local phone call to the City of Berlin.

## **Cemeteries**

The ownership and maintenance of the cemeteries within Poy Sippi varies between private organizations and public entities. According to state statutes, if the authority (organization, family or individual) who owns or manages a cemetery fails to care for it for a period of five or more years, then the municipality where the cemetery is located is required to take over the control, management and care of the cemetery<sup>22</sup>. In this manner, some municipalities acquire the management and care of cemeteries; in other instances, the cemetery has always been under public ownership. To date, the Town has not acquired ownership of a cemetery under this manner.

Borth Cemetery is located on the corner of 37<sup>th</sup> Avenue and CTH D. The cemetery has been in use since the 1870s and is owned and maintained by the Borth Methodist Church. It is still in use today, and there is room for additional burials. The Poy Sippi Cemetery is located south of the unincorporated village on the east side of CTH SS. Established in the early 1860s, the

<sup>18</sup> Wisconsin Public Service Commission. 2006. *Local Service Competitors in Wisconsin*.

<http://psc.wi.gov/apps/teleprovider/content/citylist.aspx?county=69&name=Waushara>.

<sup>19</sup> Century-Tel, Inc. 2006. *Company Profile*. <http://www.centurytel.com/about/companyProfile/index.cfm>.

<sup>20</sup> Sagrillo, M. 2004. *Wind Turbines and Birds: Putting the Situation in Perspective in Wisconsin*.

<sup>21</sup> FCC. 2005. *FCC Search*. <http://www.fccinfo.com/cmdpro.php?sز=M&wd=800>.

<sup>22</sup> Wisconsin State Statutes, Chapter 157.

cemetery is currently owned and maintained by a private cemetery association. Limited space is available for future burials. The Irish Catholic Cemetery is located on CTH D in Borth. Less than ten individuals were interred; St. Mary's Catholic Church in Winneconne currently maintains the property.<sup>23</sup>

## **Childcare Facilities**

Public involvement at the state level in the role of childcare falls largely under the supervision of the Wisconsin Department of Workforce Development's Office of Childcare (OCC). One of the OCC's primary areas of responsibility is the oversight of the Wisconsin Shares program, which is a childcare subsidy program.

The Wisconsin Shares program is administered by local counties, tribes and Wisconsin Works (W-2) agencies. The program assists families whose incomes are less than 200% of poverty to pay for childcare services. Parents choose the type of care and share the cost through a 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.<sup>24</sup> Research indicates that public dollars play a large financial role in the provision of childcare in the state, in both urban and rural counties. Table 6-1 identifies available information on the number of regulated childcare facilities in the area. These figures are for licensed childcare providers only.<sup>25</sup>

Child Care Resource & Referral, Inc. works with counties, the state and counties in monitoring childcare provision. It has reported that the highest demand for care is for full-time, first shift (6 AM to 6 PM) hours. The Mid-Wisconsin Child Care Resource & Referral, Inc. works specifically with Waushara County.

Residents of the Town of Poy Sippi most likely use childcare facilities in the City of Berlin or the Village of Fremont. Eleven (11) licensed, certified, or regulated facilities are located in Berlin. These facilities have a combined capacity of about 144 children. There is one licensed, certified or regulated facilities in Fremont. This facility has a capacity of 40 children. According to the 2000 Census, 195 children 14 years old or younger live in the Town of Poy Sippi; 53 (27.2%) were 5 years or younger.

Per the Mid-Wisconsin Child Care Resource & Referral, Inc., 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. Others utilize unlicensed facilities, family or friends for childcare needs.<sup>26</sup>

---

<sup>23</sup> RootsWeb.com. 2006. *Waushara County Cemeteries*. <http://www.rootsweb.com/~waushara/cemeteries.html>.

<sup>24</sup> Wisconsin State Statutes, Chapter 48.65.

<sup>25</sup> A license is required for those who provide care for four or more children under the age of 7 at any one time.

<sup>26</sup> Silter, L. 2006. Personal Communication. Executive Director. Mid-Wisconsin Childcare Resource & Referral, Inc.

**Table 6-1. Childcare Facilities**

Facility	C. Berlin		C. Fremont	
	Number	Capacity	Number	Capacity
Licensed Group Centers (Full and part day)	2	100	1	40
Licensed Family Programs	4	32		
Certified Family Programs	4	4		
Dual Regulated Family Programs <sup>1</sup>	1	8		
Total Capacity	11	144	1	40

Source: Mid-Wisconsin Child Care Resource & Referral, Inc., 2006

<sup>1</sup> Number included in Licensed Family Program.

## Elderly Services

**Waushara County Department of Aging** makes several programs available to area senior citizens. In 2004, these programs provided almost 2,500 individuals with assistance.<sup>27</sup> The Waushara County Coordinated Transportation System makes rides available 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 are available, Monday through Friday, to seniors at six locations throughout Waushara County. These locations include the Wautoma-Waushara Senior Center (Dakota), the Wild Rose Community Center, the Redgranite Civic Center, the Hancock Community Building, the Plainfield Senior Center, and the Coloma Community Center. Beginning in 2005, meals will be served at the Saxeville Town Hall on Mondays and Wednesdays only. Meals are also delivered to individual residences. Currently, the county provides this service to nearly 1,000 senior citizens.

The Information and Assistance Resource Center provides information and assistance on aging, long term care, disabilities, and other related topics. A recent grant will allow this program to be expanded within the next calendar year when a consortium is formed with similar departments in both Green Lake and Marquette Counties.

A trained benefit specialist is available to help seniors and their families find information on public programs such as Social Security, Medicare, and other related programs. This individual not only provides guidance by thoroughly explaining all available options, but also assists seniors with completing all required paperwork for these programs. The benefit specialist offers flexible hours at meeting locations which include the office, local senior centers, and personal residences. Since this program is supervised by an attorney, legal help is available to seniors with an appeal process if they are denied claims or assistance.

---

<sup>27</sup> Waushara County Department of Aging Services. 2004. *Waushara County Department of Aging Service Summary*.

According to the Department of Aging, needs for additional services have been identified on the eastern side of the county. Countywide, the Department has identified the need for additional transportation, a disability specialist (would assist all age groups), provision of health services to people without insurance, long term option counseling, and exercise opportunities. A disability specialist and long-term options counselor will be added through the consortium.<sup>28</sup>

The **Wautoma-Waushara Senior Center** is located on STH 22 in the Town of Dakota. The center serves as a meal site for the Waushara County Department of Aging meal program each weekday. The center offers a wide range of social and educational activities for seniors including bingo, card tournaments, crafts, and others. Several field trips are organized each year to Wisconsin casinos, museums, and other destinations.

The **Berlin Senior Center** offers several programs to area seniors as well. To be eligible for these programs, residents must be 55 or older. The center offers several education programs regarding Social Security, Medicare, nutrition, health and wellness, and other related programs. A Green Lake County nurse makes weekly visits to offer vaccinations, flu shots, and pneumonia shots. A short-term handicap equipment loan program is available at the center; this allows seniors to borrow canes, crutches, walkers, and wheelchairs. Meals are served to approximately 60 individuals each weekday. Meals are prepared for both on-site serving and home delivery. A variety of social activities including card tournaments, day trips, crafts, bowling and dancing is sponsored by the center daily. The center provides transportation services for any destination that will promote independent senior living. Transportation to medical appointments, shopping, and personal errands are offered each weekday. Where feasible, users should prearrange trips at least 24 hours in advance. Transportation services are paid for on a donation basis. Tax assistance is also available for seniors.<sup>29</sup>

### ***Residential Care Facilities***

Several types of residential services exist for the elderly and disabled. These include Residential Care Apartment Complex (RCAC), Adult Family Home (AFH), Community Based Residential Facility (CBRF), and adult day care.

A RCAC provides independent apartment living options for individuals in groups of five or more. Apartments must have a lockable entrance and exit; a kitchen with a stove (or microwave); and individual bathroom, sleeping, and living areas. Individuals can receive no more than 28 hours of supportive services (transportation, housekeeping, recreation), personal assistance (dressing, bathing, etc.), or nursing care per week. They are appropriate only for individuals who require in-depth health monitoring by health care professionals.<sup>30</sup>

An AFH is designed to provide care for up to four persons and allow the opportunity for residents to receive specialized care. An AFH can specialize in residents of advanced age or persons with dementia, Alzheimer's, or physical disabilities.<sup>31</sup>

---

<sup>28</sup> Baugrud, P. 2005. Personal Communication. Waushara County Department of Aging.

<sup>29</sup> City of Berlin. 2006. *Senior Center*. <http://www.1berlin.com/SeniorFAQ.htm>.

<sup>30</sup> DHFS. 2006. *Residential Care Apartment Complexes (RCACs)—Introduction*. [http://dhfs.wisconsin.gov/r1\\_dsl/RCACs/RCACintro.htm](http://dhfs.wisconsin.gov/r1_dsl/RCACs/RCACintro.htm).

<sup>31</sup> DHFS. 2006. *Adult Family Homes—Introduction*. [http://dhfs.wisconsin.gov/r1\\_DSL/AdultFamilyHomes/AFHintro.htm](http://dhfs.wisconsin.gov/r1_DSL/AdultFamilyHomes/AFHintro.htm).

In Wisconsin, a CBRF provides housing for five or more residents. The minimum age for CBRF residency is 18. A CBRF provides housing for both individuals who can live independently and for those who require care.<sup>32</sup>

An Adult Day Care Facility provides services for adults who need assistance with daily activities in a group setting. Adult day care may be provided in home, a specialized facility, or other community facility (i.e., churches). Unlike other elderly services, adult day care facilities provide service 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 for the cities of Wautoma, Berlin, Waupaca and Weyauwega and the villages of Redgranite and Fremont<sup>33</sup>. However, Cooperative Care, based out of Wautoma, provides in-home personal and home care services to elderly and disabled residents. The profits from this member owned cooperative is annually divided between all the members who worked in that year. Table 6-2 indicates adult care facilities in the area. Facilities for Waushara County are located in Wautoma and Redgranite; facilities in Green Lake County are in Berlin, and facilities in Waupaca County are in either Waupaca or Weyauwega.

**Table 6-2. Elderly Care Facilities**

Facility	Waushara County <sup>1</sup>		Green Lake County <sup>2</sup>		Waupaca County <sup>3</sup>	
	Number	Capacity	Number	Capacity	Number	Capacity
Residential Care Apartment Complexes (RCAC)	3	93	1	26	2	71
Adult Family Homes (AFH)	3	11	2	8	6	24
Community Based Residential Facilities (CBRF)	7	90	3	30	7	89
Adult Day Care Facilities (ADC)	0	0	0	0	0	0
Total	13	194	6	64	15	184

Source: Wisconsin Department of Health and Family Services, 2006.

<sup>1</sup>Redgranite and Wautoma

<sup>2</sup>Berlin

<sup>3</sup>Waupaca, Weyauwega, and Fremont

Currently, 153 individuals (15.7% of the total population) within Poy Sippi are 65 years old or older; 43 of these individuals live alone. During the planning period they may need assistance for daily activities, healthcare, transportation, etc. Another 227 persons (23.4% of the total population) are between 55 and 64 years old. Although the elderly population is healthier and living longer than in the past, at some point in their lives assistance will likely be needed. The type of assistance preferred should be identified with input from potential elderly users. The overall capacity for adult care facilities serving the planning area is 442 persons. Within the

<sup>32</sup> DHFS. 2006. *Community Based Residential Facilities (CBRFs)—Introduction*.

[http://dhfs.wisconsin.gov/r1\\_dsl/CBRF/CBRFintr.htm](http://dhfs.wisconsin.gov/r1_dsl/CBRF/CBRFintr.htm).

<sup>33</sup> DHFS. 2006. *Adult Day Care (ADCs)—Introduction*.

[http://dhfs.wisconsin.gov/r1\\_DSL/AdultDayCare/AdultDCintro.htm](http://dhfs.wisconsin.gov/r1_DSL/AdultDayCare/AdultDCintro.htm).

next ten years, approximately 40 percent of the total population of Poy Sippi will be 65 years or older. Since the facilities above also serve the entire population of Green Lake, Waupaca, and Waushara counties, a growing proportion of senior citizens may need additional facilities to meet their recreational, medical, and everyday needs. In addition, more focus is being placed on allowing individuals to remain in their homes longer. Additional staff may be needed to provide care and provide assistance to senior citizens who wish to remain in their homes.

## **Police Service**

### ***Waushara County Sheriff Department***

Police protection for the Town of Poy Sippi is provided by the Waushara County Sheriff Department. The Waushara County Sheriff Department supplies around the clock law enforcement services to the Town as needed. Typically, patrol officers make at least one patrol daily through the Town. Officers patrol the county in two shifts: from 5:00 AM to 5:00 PM and from 5:00 PM to 5:00 AM. The department owns 11 traffic squads and 9 other fleet vehicles. Four officers patrol the county throughout the day. Emergency response times in the Town range from 20 to 30 minutes. A snowmobile patrol operates along the recreational trails, when they are open.<sup>34</sup>

The Waushara County Sheriff's Office is located on Division Street in Wautoma. The Hancock and Poy Sippi fire departments serve as satellite headquarters each Saturday afternoon. This increases the officers' visibility and availability to county residents who do not live near the sheriff's office.<sup>35</sup> The department employs 25 full-time sworn officers. Other employees include 25 correction officers, eleven E911 dispatchers, one emergency management specialist, and two secretaries. The emergency management specialist coordinates the emergency disaster response programs for both natural and manmade disasters. One police liaison officer is employed by the department; he serves as liaison officer for schools in Wautoma, Redgranite, and Wild Rose.

Several specialized units, including drug enforcement and canine, are operated by the Waushara County Sheriff Office. Cooperative agreements exist with other multi-jurisdictional drug units in East Central Wisconsin. Several employees have been trained in latent print examination (fingerprint analysis).<sup>36</sup> The County instituted an enhanced county-wide 911 system about two years ago. The system is expensive and some problems have been noted.

A common method used to assess the level of service that is being provided locally is to compare the number of employees per 1,000 residents served with averages for other law enforcement agencies statewide. However, it should be noted that the number of employees per 1,000 residents served is related to a variety of factors including crime level, geographic coverage, size of agency, and budgetary issues.<sup>36</sup> As of October 31, 2003, for a police department serving a community of less than 50,000 residents, the state average was 1.89 sworn employees per 1,000 residents served. For a sheriff's office (includes most jail personnel), the state average was 2.77 sworn employees per 1,000 residents served. The Waushara County Sheriff's Office employs 1.1 officers per 1,000 population. This is below the state average.

---

<sup>34</sup> Waushara County Sheriff's Department. 2000. Personal Communication.

<sup>35</sup> *Waushara County Sheriff Department Annual Report*, 2003. Waushara County Sheriff Department.

<sup>36</sup> Office of Justice Assistance Statistical Analysis Center. 2003. *Crimes and Arrests in Wisconsin*.

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 between agencies; decreasing reliance on telephone cable; and upgrading to digital equipment by 2008.<sup>37</sup> Video cameras will be added to patrol cars within the next 10 years. New cameras for crime scene investigations and specialized equipment for latent prints examination are budgeted for future fiscal years.

Recently the Waushara County Sheriff's Department initiated a TRIAD program to educate and raise senior and retired citizens' awareness of safety related issues. The TRIAD meets monthly and includes a different topic or issue at each meeting.

### ***Correctional Facilities***

According to the Wisconsin Adult Jail Report 2002, total adult admissions to state jails increased by 62.8 percent since 1992.<sup>38</sup> In more recent years (2001-2002), admissions increased by 2.3 percent at the state level, while they decreased by 14 percent in Waushara County.

The average daily population (ADP) or average number of inmates held each day during one year is based upon a combination of admissions and the average length of stay. Since the average length of stay has increased to 64 days, ADP rates have also risen. 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.<sup>39</sup>

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 facilities fluctuate seasonally.

The **Waushara County Jail** is located in Wautoma. The current facility opened in January 2000 and has a maximum capacity of 153 inmates. The jail employs 29 security staff and other employees. In 2002, the ADP of the facility was 135 inmates (88.2%).

The **Redgranite Correctional Institution** is located in the Village of Redgranite. This facility is situated north of downtown and west of CTH EE on an 89-acre parcel. This medium security facility was opened in January 2001. With recent expansions, the prison has a maximum capacity of 990 inmates. Currently, the facility is over capacity with 991 inmates.<sup>40</sup> The prison employs 182 security staff and 94 other employees.

Given the rapid increase in jail inmate populations in Wisconsin, several counties have expanded their facilities since 2002. The elevated ADP rates indicate that both the Redgranite Correctional Institution and the Waushara County Jail are over-crowded. Although there are no plans for future expansion, it may become necessary if inmate populations continue to rise. Alternatively, it may be possible to transfer some Waushara County inmates to other facilities in the state.

---

<sup>37</sup> *Waushara County Sheriff Department Annual Report*, 2003. Waushara County Sheriff Department.

<sup>38</sup> *Wisconsin Adult Jail Populations*, 2002. Office of Justice Assistance.

<sup>39</sup> *Waushara County Sheriff Department Annual Report*, 2003. Waushara County Sheriff Department.

<sup>40</sup> *Offenders Under Control Report*, 2005. Wisconsin Department of Corrections.

## Fire Protection

There are 11 separate fire districts or departments that operate in Waushara County. The county has a strong mutual aid response system in place that is working well to provide service to the residents of the area.

The **Poy Sippi Area Fire District** serves the entire Town of Poy Sippi as well as parts of other surrounding towns. The fire district facility is located on Spring Street in the Town of Poy Sippi. The district employs 39 volunteer fire fighters and 9 volunteer first responders. The fire district operates two fire engines, two tankers each with a 3,500 gallon capacity, two grass fire rigs, two rescue vehicles equipped with "jaws of life", and a rescue ATV. The building was built in 1962; subsequent renovations were completed in 1983 and 2005. The existing facility should be adequate to meet the needs of the area for the next 20 years. Besides providing space for equipment, the building also houses the town hall. Response time averages seven (7) minutes and the residents are satisfied with the level of service that they receive.<sup>41</sup>

The Insurance Service Office (ISO) of Wisconsin, through the use of the grading schedule, evaluates the adequacy of fire protection within the state for Municipal Fire Protection.<sup>42</sup> The schedule provides criteria, to be used by insurance grading engineers, to assess the physical condition of municipalities relative to fire hazards and 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 service that a municipality should provide, reports of evaluation results published by its Municipal Survey Office generally outline any serious deficiencies found through the evaluation. Over the years, these findings have come to be used as a guide to municipal officials planning improvements to local fire protection services.

The grading is obtained by ISO based upon its analysis of several components of fire protection, including fire department equipment, alarm systems, water supply systems, fire prevention programs, building construction, and the distance of potential hazard areas from the fire station. In rating a community, total deficiency points in the areas of evaluation are used to assign a numerical rating of 1 to 10, with a 1 representing the best protection and 10 representing an essentially unprotected community. Many towns and villages in the more rural counties typically have ratings of 8 through 10. Table 6-3 indicates the July 2006 ISO rating for the Poy Sippi Fire District.<sup>43</sup> Two ratings were given: one for fire protection within 6 miles of the fire station and the other for protection greater than six miles.

**Table 6-3. ISO Ratings**

Fire Dept.	ISO Rating
< 6 miles	8
> 6 miles	10

*Source: ISO, 2006*

<sup>41</sup> Marini, T. 2006. Personal Communication. Fire Chief. Poy Sippi Fire District.

<sup>42</sup> ISO. 2006. Fire Suppression Rating Schedule. <http://www.iso.com/products/2400/prod2404.html>.

<sup>43</sup> ISO. 2006.

The standards for fire protection utilized by the National Board of Underwriters are given in Table 6-4. These standards are based on the density of development in the station service area.<sup>44</sup> Since towns constitute a relatively low-density rural area, a four to six mile service radius is the recommended standard.

**Table 6-4. Recommended Density/Distance Standards for Fire Protection**

Land Use	Suggested Service Radius	
	Engine or Pumper Company	Ladder Company
Commercial/Industrial	.75 - 1.0 miles	1.0 miles
Res. Med./High Density (<100' bet. Structures)	2.0 miles	3.0 miles
Res. Scattered (>100' bet. Structures)	3.0 - 4.0 miles	3.0 miles
Res. - Rural Low Density	4.0 - 6.0 miles	-

Source: American Planning Association, 1988.

### Health Care Facilities/Emergency Medical Services

There are no health care clinics located within Poy Sippi. The nearest clinics are located in adjacent and nearby incorporated communities. Both Community Health Network (CHN)<sup>45</sup> and Affinity Health System operate family medicine clinics at the Berlin Memorial Hospital (225 Memorial Drive).<sup>46</sup> The Aurora Health Center is located at 1805 Huckleberry Avenue in the City of Omro. The Aurora Health Center (126 E. Bannerman Avenue) and CHN Redgranite Medical Clinic (402 Preston Lane) are located in the Village of Redgranite.<sup>47</sup> ThedaCare operates a family medicine clinic (206 Mill Street) in the City of Weyauwega.<sup>48</sup>

Four hospitals are found within a half hour drive of the Town of Poy Sippi. The four General Medical-Surgical hospitals are Mercy Medical Center in Oshkosh, Aurora Medical Center in Oshkosh, Berlin Memorial Hospital in Berlin, and Riverside Medical Center in Waupaca.<sup>49</sup> Table 6-5 indicates the approximate distance between the hospital and Poy Sippi. While Table 6-6 gives general information about the area hospitals.<sup>50</sup>

Emergency medical services for the Town are provided by the Poy Sippi Fire District and Waushara County EMS. The Waushara County EMS has an ambulance stationed at the Poy Sippi Fire District. Nine trained First Responders from the district respond to all emergency calls throughout the Town and neighboring communities. Although response times vary due to the exact location, they typically range between 5 and 10 minutes. In order to keep the ambulance in Poy Sippi, Waushara County EMS is currently training volunteers, as First Responders, from

<sup>44</sup> American Planning Association. 1988. 1988 Small Town Planning Handbook.

<sup>45</sup> CHN. 2006. *Community Health Network Affiliates*. <http://communityhealthnetwork.org/>.

<sup>46</sup> Affinity Health Systems. 2006. Locations Throughout Wisconsin. <http://www.affinityhealth.org/page/amgclinicpage>.

<sup>47</sup> Aurora Health Care. 2006. *Aurora Facilities*. <http://www.aurorahealthcare.org/facilities/index.asp?Kind=Clinic>.

<sup>48</sup> ThedaCare. 2006. *ThedaCare*. <http://www.thedacare.org/ThedacareWeb/>.

<sup>49</sup> Riverside Medical Center. 2006. *Welcome to Riverside Medical Center*. <http://www.riversidemedical.org>.

<sup>50</sup> Wisconsin Hospital Association. 2006. *Guide to Wisconsin Hospitals, Fiscal Year 2004*. [http://www.whainfocenter.com/data\\_resources/2004\\_guide/2004guide.htm](http://www.whainfocenter.com/data_resources/2004_guide/2004guide.htm).

all towns in eastern Waushara County. These individuals will help staff the Poy Sippi ambulance and respond to medical emergencies.

**Table 6-5. Distance to Hospitals (Miles)**

Hospital	T. Poy Sippi
Aurora Medical Center	26
Mercy Medical Center	39
Riverside Medical Center	22
Berlin Memorial	12

*Source: ECWRPC, 2006.*

**Table 6-6. Area Hospitals, Level of Service**

Inpatient Service Area	Aurora Med. Ctr.	Mercy Med. Ctr.	Riverside Med. Ctr.	Berlin Memorial
Beds	71	172	25	49
General Medical-Surgical:				
Adult Med-Sur, Acute	1	1	1	1
Orthopedic	2	1	2	2
Rehab & Phy. Med.	5	1	2	5
Hospice	2	4	2	5
Acute Long-Term	5	4	5	5
Other Acute	5	5	5	5
Pediatric, Acute	1	2	2	2
Obstetrics	1	1	1	1
Psychiatric	5	1	5	5
Alcoholism/Chem. Dep.	5	2	5	5
ICU/CCU:				
Med.-Sur.	2	2	2	2
Cardiac	2	2	2	2
Pediatric	2	2	2	2
Burn Care	5	2	4	5
Mixed IC	1	2	1	1
Step-Down (Special Care)	2	2	5	5
Neonatal Interm/IC	1	4	5	5
Other	5	5	5	5
Subacute	5	1	5	5
Other Inpatient	5	5	5	5

*Source: Wisconsin Hospital Association, 2004.*

Note: 1=Provided-Distinct Unit, 2=Provided-Not Distinct, 3=Available in Network, 4=Contracted, 5=Service Not Provided.

Waushara County EMS administrative offices are located at 230 W. Park Street in Wautoma and provide municipal county ambulance service. The department also operates a permanent service center in Wautoma and alternating service centers in Coloma and Plainfield. The district service centers are located within the fire departments in each community. Both the Coloma and Poy Sippi service centers have live-in crew quarters for staff. All 80 full-time and part-time staff members are certified EMTs.

The department provides 24-hour service for emergency calls. Although the department owns five ambulance rigs, only four are in active service at any given time. Two rigs are located in the City of Wautoma, and one rig is housed in Poy Sippi. The final rig alternates between Plainfield and Coloma. Two emergency response paramedic unit SUVs are also available for rescues within rough terrain.

Poy Sippi, as well as other fire departments (or districts) within the county have First Responders on staff that can assist with basic and advanced medical emergencies. First Responders use the Waushara County EMS ambulance to respond to medical emergencies within the Town. Response times vary and depend on ambulance location and where the service is required. General response times within the Town of Poy Sippi are less than 10 minutes.

Since the EMS headquarters, in Wautoma, share facilities with the Department of Human Services, preliminary plans have been made to relocate the headquarters to a new location. However, at this time, no specific sites have been determined. Preliminary plans have been made to remodel the Poy Sippi district facility. New live-in quarters will be built to provide separate sleeping quarters for both genders. The EMS Department constantly updates medical rescue equipment such as defibrillators, monitoring equipment, and extraction devices. Vehicles are replaced on a regular basis. Two new ambulances were to be added to the fleet in June 2005.

## **Libraries**

The Poy Sippi Public Library is located at W2251 Commercial Street in the unincorporated village of Poy Sippi. The Poy Sippi Library is a part of the WinneFox Federated Library System.<sup>51</sup> Federated library systems are designed to provide expanded library service to more people without making additional large expenditures. Any town resident has access to the materials in all county-supported libraries within Waushara County. Libraries receive the majority of their revenue from local municipalities and the county, based on resident usage. Annual donations have also been made by private individuals and corporations. Besides other services listed below, the libraries offer their patrons Internet service. Table 6-7 provides relevant information for the Poy Sippi Public Library.<sup>52</sup>

---

<sup>51</sup> Wisconsin Department of Public Instruction. 2006. Wisconsin Public Library System Directory. <http://dpi.wi.gov/pld/wisysdir.html>.

<sup>52</sup> Wisconsin Department of Public Instruction. 2004. *2004 Wisconsin Public Library Service Data*. <http://dpi.wi.gov/pld/xls/04publib.xls>.

**Table 6-7. Poy Sippi Public Library Statistical Data**

Service Standard	Poy Sippi
Municipal Population	974
Total Service Population	1,715
Volumes Owned (Print)	10,747
Periodical Titles	8
Audio Material	518
Video Material	1,863
Collection Size <sup>1</sup>	13,128
Hours Open/Week <sup>2</sup>	25.0
FTE Staff	0.85
Material Expenditures	\$3,887

Source: Wisconsin Department of Public Instruction, 2006.

<sup>1</sup>Includes print, audio, and video materials

<sup>2</sup>Averaged between summer and winter hours

Service targets for libraries are based on quantitative standards contained in the *Wisconsin Public Library Standards*.<sup>53</sup> These standards are based on the population served and vary in regards to municipal and service populations. Various standards have been established with respect to the service population (individuals living in adjacent communities who utilize library services). Standards are established at four levels: basic, moderate, enhanced, and excellent. Local libraries can establish service targets by selecting the appropriate level to apply to each standard, or use the levels to plan for improvements over a period of time. Where feasible, libraries should strive to provide at least a basic level of service. Standards have been set on a per capita basis for the following criteria: volumes (print) owned, periodical titles received, audio recordings held, video recordings held, total collection size, FTE (fulltime equivalent) staff, and material expenditures.

The Poy Sippi Public Library met or exceeded most municipal and service population standards. The library provided a moderate level of service for collection size and an enhanced level of service for both audio and video materials. However, the library failed to provide a basic level of service for number of periodic titles, number of staff hours, and overall expenditures for new materials for both service and municipal populations.

According to the citizen questionnaire, residents indicated that the library was doing an adequate job at providing services. Over one-third (35.2%) rated the library as above average to very good, while over half (56.0%) considered services average.<sup>54</sup> Communities should assess their libraries and determine if the level of services are meeting local needs. A local planning effort can account for circumstances which are unique to the individual community and service area that cannot be anticipated from a regional or statewide prospective. These standards offer a basis on which local libraries can address their current and future needs.

---

<sup>53</sup> *Wisconsin Public Library Standards: Fourth edition*. 2005. Wisconsin Department of Public Instruction.

<sup>54</sup> ECWRPC. 2001. *Town of Poy Sippi Survey Results*.

## **Education**

### ***Primary and Secondary Education***

The area is served by three different public school districts: Berlin Area, Omro, and Winneconne. Almost all of Poy Sippi is served by the Berlin Area School District. Students living within the South Lake Poygan Sewer Service area attend the Winneconne School District schools, and several parcels along the eastern border of the Town are included in the Omro School District.

#### ***Berlin Area School District***

The Berlin Area School District's administrative offices are located at 295 E. Marquette St. in Berlin. The district operates a total of four schools: Berlin High School (grades 9–12, Berlin), Berlin Middle School (grades 6–8, Berlin), Clay Lamberton Elementary (k-5, Berlin) and Poy Sippi Elementary, (k-4, Poy Sippi). Poy Sippi residents who live within the Berlin School District attend Poy Sippi Elementary, Clay Lamberton Elementary School, Berlin Middle School, and Berlin High School.<sup>55</sup>

The Berlin High School was built in 1996 and is located at 222 Memorial Drive in Berlin. Enrollment has remained steady in recent years and the building has excess capacity. There are no planned upgrades at this time. The Berlin Middle School is located at 289 E. Huron Street in Berlin. The school originally served as the high school and was designated as the middle school in 1997, when the new high school was completed. According to the district, the school is nearing capacity; at this time, however, the district has no plans to expand the facility. The Clay Lamberton Elementary School was originally built in 1962 with additions constructed in both 1989 and 1992. The school, which is located at 259 E. Marquette Street in Berlin, also houses the district swimming pool. According to the district, the school has been seeing declining enrollment in recent years. Due to declining enrollment and the capacity of the building, this facility should adequately meet enrollment needs of the district for a number of years. However, it may be necessary to provide updates at the school in the future based on technological advances. The Poy Sippi Elementary School, built in 1962, is located at W2194 Liberty Street in the unincorporated community of Poy Sippi. In 2000, classroom space was added. This school is experiencing decreasing enrollment and should be adequate to meet the needs of the district for a number of years. However, it may be necessary to provide updates at the school in the future based on technological advances.<sup>56</sup>

#### ***Omro School District***

The Omro School District's administrative offices are located at 455 Fox Trail in Omro. The district operates a total of four schools: Omro High School/Middle School (grades 9–12/6–8, Omro), H.B. Patch Elementary (k-1, Omro), and Omro Elementary (2–5, Omro). Only a few properties within Poy Sippi are within the Omro School District. Students living on these parcels would attend all four schools as they age.<sup>57</sup>

---

<sup>55</sup> Berlin Area School District. 2006. *Welcome to the Berlin Area School District*. <http://www.berlin.k12.wi.us>.

<sup>56</sup> Runice, J. 2005. Personal Communication. District Administrator. Berlin Area School District.

<sup>57</sup> Omro School District. 2006. *Our Schools Succeeded*. <http://www.omrok12.wi.us>.

Omro High School was built in 1964 and is located at 455 Fox Trail in Omro. Subsequent additions were completed in 2000. Omro Middle School is located in Omro adjacent to the High School. The school originally served as the high school and was designated as the middle school in 1998 when the new high school was completed. H. B. Patch Elementary School was originally built in the 1950s. The school, which is located at 607 Tyler Avenue in Omro, also houses the district early childhood and special education programs. According to the district, the school has been seeing declining enrollment in recent years. Omro Elementary School, built in 2001, is located at 1000 N. Webster Avenue in Omro. Enrollment within the district has increased gradually in recent years, but existing facilities should provide adequate capacity for future growth during the next ten years. School administrators will reassess facility needs if housing construction increases within the Omro area. A community fitness trail is located on the high school and middle school complex.<sup>58</sup>

The Enterprise Charter School is located at 8389 Liberty School Road. The curriculum addresses the needs of at-risk high school students. Typically, these students have exhibited a high rate of failure, truancy, or behavioral problems. Specialized classes allow students to improve their academic skills, interpersonal interactions, and employability through specialized programs.

### ***Winneconne Community School District***

The Winneconne Community School District's administrative offices are located at 233 S. Third Street in Winneconne. The district operates a total of four schools: Winneconne High School (grades 9-12, Winneconne), Winneconne Middle School (6-8, Winneconne), Winneconne Elementary (k-5, Winneconne), and Winchester Elementary (k-4, Winneconne). Students from the Town of Poy Sippi who live within the Winneconne School District attend all four schools as they age.

Winneconne High School was built in 1998 and is located at 100 Wolf Run in Winneconne. Enrollment has declined slightly in recent years and the building has excess capacity. There are no planned upgrades at this time. Winneconne Middle School is located at 400 N. Ninth Avenue in Winneconne. The school originally served as the high school and was designated as the middle school in 1998, when the new high school was completed. According to the district, the school is nearing capacity; at this time, however, the district has no plans to expand the facility. Winneconne Elementary School (233 S. Third Street) was originally built in 1949 with additions constructed in both 1957 and 1962. Winchester Elementary School, built in 1957, is located at 5270 E. Ann Street (CTH II) in the unincorporated community of Winchester; additions were completed in both 1962 and 1998. According to the district, capacity exists for increased enrollment at all four schools. As such, the school facilities are considered adequate. A community fitness trail is currently being constructed on the high school property. The trail is a joint effort between the school district, the village, and community volunteers. The trail can be accessed from either Webster Avenue or Fox Trail; twenty stations along the trail will allow users to perform various exercises. The district prides itself on its academic excellence, as standardized test scores are among the highest in Wisconsin.<sup>59</sup>

---

<sup>58</sup> Amundson, P. 2006. Personal Communication. District Administrator. Omro School District.

<sup>59</sup> Winneconne Community School District. 2006. <http://www.winneconne.k12.wi.us/index.html>.

General information about the Berlin Area, Omro, and Winneconne School Districts are shown below in Table 6-8.<sup>60</sup>

**Table 6-8. School District Statistics, 2004 – 05 School Year**

Category	Berlin Area	Omro	Winneconne Community
Total Enrollment	1,639	1,299	1,551
PreK - 8	1,049	883	1,010
9 - 12	590	416	541
Student/teacher Ratio (Elementary)	14.96	15.55	14.21
Student/teacher Ratio (Secondary)	13.09	11.89	13.51

Source: Wisconsin Department of Public Instruction, 2005.

### ***Institutions of Higher Education***

The area does not contain any institutions of higher education. However, UW-Oshkosh (Oshkosh), UW-Stevens Point (Stevens Point), Lawrence University (Appleton), and Ripon College (Ripon) are within an hour's drive of the area. UW-Fox Valley (Menasha) is a two-year university offering freshman and sophomore level classes. Students can earn an associate's degree, or credits are transferable to all four-year UW system schools.

### ***Vocational Technical Colleges***

The state is covered by 16 multi-county vocational technical and adult education districts which are organized on a regional basis and financed primarily by local property taxes.<sup>61</sup> These districts tend to follow school district boundaries rather than county lines. All areas in Poy Sippi are included in the Moraine Park District (Fond du Lac). Curricula in the technical schools are usually geared toward an area's particular needs. Typically a student may choose from among a two-year highly technical associate degree program, a two-year vocational program, a one-year vocational program, and a short-term program.

### **Community Theaters**

Although there are no community theaters in Poy Sippi, the Poy Sippi Elementary School is used for community plays and musicals throughout the year. Several theaters are located in other communities within Waushara County. This includes the 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.

<sup>60</sup> Wisconsin Department of Public Instruction. 2005. *Basic Facts About Wisconsin's Elementary and Secondary Schools*. <http://dpi.wi.gov/lbstat/xls/pedgr05.xls> and <http://dpi.wi.gov/lbstat/xls/01puprat.xls>.

<sup>61</sup> Wisconsin Department of Public Instruction. 2006. *Wisconsin Technical College Districts*. <http://dpi.wi.gov/lbstat/techcmpl.html>.

## **Other Municipal Buildings**

### ***Town Halls/Maintenance Garages***

The Poy Sippi Town Hall is located on the corner of Spring Street and Prospect Street. The building was constructed in 1962; an addition was completed in 2005. Elections and town meetings, including town board meetings (second Monday of the month), are held here. In addition, the building houses town records and provides office space for town officials. No plans exist for expansion within the next 20 years.

The Town maintenance garage is located on Prospect Street. Items stored at the site include two tractors, one with a mower; a loader; and two IH trucks with snow plows and sanders. Originally built in the 1950s, a 1990's addition added a salt shed. The existing facilities should be adequate for the planning period.

## **Parks and Recreation**

Waushara County is a popular recreational destination. Waushara County's natural resources and outdoor recreational facilities provide a wide range of active and passive recreational activities. The abundance of natural lakes, forests, parks, recreational trails, and other amenities provide year-round recreational opportunities.

### ***Parks***

#### **Waushara County**

Waushara County's park system is comprised of 15 sites containing a total of 761 acres. The county park system is considered to primarily provide active recreational opportunities. There are no county facilities found within the Town of Poy Sippi.<sup>62</sup>

#### **Town of Poy Sippi**

The Poy Sippi Millpond Park is located along Robert Street. The park is owned and maintained by Community Betterment, a local service organization. Park amenities include playground equipment, a shelter, grills, and walk-in boat access. A snowmobile trail crosses the dam during winter months. Although facilities are adequate to meet the current needs of town residents, the planning committee expressed an interest in increasing public access to the Pine River. If feasible, the committee would like to expand Poy Sippi Millpond Park to include increased public access on the northern shores of the river.

According to the National Park and Recreation Association, local communities should provide 10 acres of park and open space for every 1,000 residents.<sup>63</sup> Generally, smaller communities such as Poy Sippi 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

---

<sup>62</sup> Waushara County Parks, Recreation, and Solid Waste Department. 2006.

<http://www.co.waushara.wi.us/parks.htm>.

<sup>63</sup> Recreation, Park, and Open Space Guidelines. 1990. National Park and Recreation Association.

only for its residents, but also for residents of the surrounding area and a sizable number of visitors.

These standards suggest that Poy Sippi's present acreage need is 10 acres; this figure is expected to remain relatively constant through 2025. Since Poy Sippi Millpond Park is less than 10 acres in size, it may appear that these standards have not been met. However, additional playground equipment is available at the elementary school. Furthermore, the Poygan State Wildlife Area provides over 3,000 acres of excellent hunting and other recreational activities. The proximity of these resources provide ample opportunity for other recreational activities.

### **Lakes**

Many significant lakes can be found within Waushara County.<sup>64</sup> The lakes provide a diversity of recreational opportunities including boating, swimming, and fishing. Many of the area lakes have public access.

**Lake Poygan** forms the eastern border of the Town. The lake encompasses 14,102 acres making it the second largest natural lake in Wisconsin. The Town operates a public boat landing and a limited parking area at the end of Badger Street. There are no plans to expand the facilities at this time.

Walk-in access is available at the Poy Sippi Millpond. The millpond is an impoundment created by the three dams at the Poy Sippi Millpond Park. The park provides shoreline fishing opportunities.

### **Church and Youth Camps**

Waushara County has long been a popular area for churches and other organizations to develop camps and retreats for members and their children. There are several of these facilities located throughout the county, collectively occupying nearly 2,000 acres of land. However, there are no camps in Poy Sippi. While the facilities they provide are generally not available to the public, the county benefits from goods and services they obtain from local vendors. In recent years, some of these camps have been sold off.<sup>65</sup>

### **School and Town Forests**

Three school and one town forest provide 819 acres of passive open space in Waushara County. However, there are no town or school forests within Poy Sippi. These holdings are generally ignored by the public for recreational activity, but they have excellent potential for providing linear recreational opportunities. Interested citizens may consider donating their land to a local school district through estate planning.<sup>65</sup>

### **Campgrounds**

Sixteen private campgrounds are located throughout Waushara County. These facilities occupy an estimated 250 acres and provide an estimated 1,700 camping sites. Most of the

---

<sup>64</sup> Wisconsin DNR. 1970. *Surface Water Resources of Waushara County*.

<sup>65</sup> ECWRPC. 2006. *Waushara County Outdoor Recreation Plan*.

campgrounds offer a diversity of recreational activities including swimming, boating, and fishing. However, no campgrounds are located within Poy Sippi. Because a high proportion of the campground sites in Waushara County are seasonal rentals, a shortage of overnight or short-term campsites continues to exist in the county.<sup>67</sup>

### **Snowmobile Trails**

About 285 miles of state-funded snowmobile trails are available in Waushara County. The public trail network and 50 miles of interconnected privately maintained club trails are readily accessible to all portions of the county and link up with trails of surrounding counties as part of a statewide system. Most of the public trails operate on wintertime easements which cross private property. A notable exception is the Bannerman Trail between Redgranite and Neshkoro; this facility is maintained by the Waushara County Parks Department and is open year-round for active recreational activities. Snow permitting, the public snowmobile trail system has a major impact on county's economy during the winter months. Private trails, within the area, are maintained by the Poy Sippi Hillclimbers.<sup>66</sup>

### **Sportsman's Clubs and Conservation Organizations**

Over a dozen parcels in the county are owned by a variety of sportsmen's and conservation groups. These sites total an estimated 800 acres and accommodate a variety of uses including trap and other shooting ranges; a snowmobile club; hunting and fishing grounds, areas set aside for preservation; and, in the case of private hunting clubs, hunting opportunities on a fee basis. Some of the hunting clubs also provide overnight accommodations. Depending on the activities each site provides and the user groups it serves, it can make a noticeable contribution to the local economy. Because some of these lands provide public recreational opportunities at times, they help reduce pressure on public land holdings.<sup>67</sup> No clubs are located in Poy Sippi.

### **Golf Courses**

There are three golf courses presently located in Waushara County. Waushara Country Club, located on STH 21 east of Wautoma, has recently been expanded to a 27-hole facility. Although the course is semi-private, guests are always welcome. Two Oaks North Golf Course, located on CTH F in the Town of Marion, is a 18-hole course. Marl Links (Town of Deerfield), a par 3 course located near Marl Lake, is also available for public play. The courses offer challenging opportunities for golfers of all skill levels.<sup>67</sup>

### **Other Recreational Opportunities**

In 2003, Pete and Lucy Leach of rural Poy Sippi gave a gift of land to the citizens of Wisconsin. The property, located in eastern Waushara County, is over 350 acres in size, and contains numerous wetland and prairie complexes which benefit waterfowl, grassland nesting birds, and other wildlife. Ms. Leach still resides on the property under a life tenancy. While she is living on the property, the Leach family has retained all of the land management and access control of the property. For this reason, the property is not open to the public except under controlled events managed by WDNR staff in Wautoma.

---

<sup>66</sup> *Waushara County Snowmobile Trails*. 2006. <http://home.centurytel.net/WausharaCountyParks/snowmobile.htm>.

<sup>67</sup> ECWRPC. 2006. *Waushara County Outdoor Recreation Plan*.

This generous gift of land and buildings will be known as the **Leach Natural Resources Center**. It will be used for outdoor skills training and nature-based education purposes throughout the year. The DNR currently provides limited outdoor training (such as trapper education) classes at this site. Programs are announced as they are scheduled along with information regarding how to participate. The property has been used as an outdoor laboratory by technical college natural resource students. In the future, this property will be available for use by area school classes and other groups for hands-on nature-based education.<sup>67</sup>

### **Post Office**

Residents within the Town use one of three post offices: Poy Sippi, Pine River or Berlin. The Poy Sippi Post Office is located on N4396 STH 49 in the Town of Poy Sippi. The post office delivers to a limited area along STH 49 and Big Horn Road. The leased building offers full mailing services and postal boxes at the site. The Pine River Post Office is located at N4712 CTH E in the unincorporated community of Pine River. Postal carriers deliver mail to the towns of Mount Morris, Leon, Saxeville, and Poy Sippi; mail delivery from Pine River is restricted to the northwestern areas of the Town of Poy Sippi. The remaining portions of the Town of Poy Sippi receive their mail through the City of Berlin Post Office. The Berlin Post Office is located on 122 S. Pearl St. in the City of Berlin. The post office serves the City of Berlin and surrounding towns including Aurora and Warren. Full mailing services and postal boxes are available at the site. The Berlin Post Office building is a historical site that was built in 1938 and displays a mural painted at the time of the Great Depression. Buildings are adequate for local needs, and no expansions are planned at any of the post offices.<sup>68</sup>

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

### **Economic Development**

Rising health care costs directly impact a company's ability to compete in a global market. High quality, affordable, and accessible health care that is available to all residents is important to the vitality of the area. As area residents age, 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 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 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.

---

<sup>68</sup> United States Postal Service. 2006. *Post Office Locator*. <http://www.usps.com>.

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.

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 active lifestyles but may increase housing values in the area.

However economically expedient or convenient it may seem at the time, housing should not be located in floodplains, areas of high groundwater, or other areas that are susceptible to flooding. Not only does this ill-conceived practice increase insurance costs, but it may also increase the cost to install basements and on-site sewage systems.

## **Transportation**

A well maintained, efficient and safe transportation network provides access for emergency service providers (police, fire and ambulance) and ensures a timely response. By incorporating pedestrian and bicycling facilities into the design of a transportation system, options other than the motor vehicle are made available and active healthy lifestyles that rely less on driving can be promoted.

The siting of a local park, recreational facility, school, library, solid waste or recycling facility may have an impact on the adjoining transportation network or facility. These facilities often result in additional vehicular and pedestrian traffic, increasing the likelihood that new roads, signalized intersections and pedestrian facilities will need to be built. The siting of facilities that attract birds and other wildlife, such as parks, solid waste or recycling centers, can adversely impact the safety of nearby transportation systems, including air traffic.

## **Agricultural Resources**

Preplanned development leads to the efficient use of public infrastructure and reduces the extent of sprawl, which contributes to the consumption of the rural countryside. Educating local officials and citizens about local land use decisions and their implications for farming is essential if farmland and the ability to grow or raise food are to be preserved. Farmland losses are not just a local concern; if the food that we need to survive can not be grown in the United States, where will the food be grown and what will be the implications of going to a global food supply? Educating and training future farmers to manage efficient, cost-effective operations is needed in order to survive in this new market.

## **Natural Resources**

The ability to accommodate growth while protecting the natural environment is essential if our quality of life is to be maintained or improved. The quality of the surface and groundwater resources is linked to the proper siting, installation and maintenance of individual on-site wastewater treatment systems. Improper treatment can result in the discharge of excessive human waste and bacteria into the groundwater system, which in turn can contaminate public and private water supplies. The cumulative impacts of development and well density can not only affect the level of aquifers but also the rate at which the aquifer is recharged due to increased amounts of impervious surface. Additionally, improperly abandoned wells provide a direct link between the upper and lower aquifers and can be the cause of leakage between the two.

Parks, recreational areas, and other open space preserve and protect green areas for future generations to enjoy. They protect wildlife habitat within our communities, enhance water and air quality, lower heating and cooling costs, help control stormwater runoff, enhance property values, contribute to the vitality of a community, and encourage active lifestyles.

## **Cultural Resources**

Cultural and historical resources often help to determine and define a community's identity. Renovating or preserving an existing historic structure or building and reusing it not only enhances the area, but is often coveted by future tenants. Forming partnerships between public and private sectors to encourage development or redevelopment in already developed areas can make better use of existing public infrastructure and allow for ideas to become reality. Historic buildings can often be creatively converted to restaurants and other business and residential uses. Reuse of these buildings contributes to the tax roll as they are in close proximity to existing facilities; eliminates the need to expand infrastructure to new areas; cuts down on urban sprawl and the consumption of farm and open land; and saves taxpayers money. Cemeteries preserve the history of a community or area and are invaluable in the search for individual family history. In addition to their historical significance, they also contribute to the green space within a community.

## **Land Use**

Preplanned development leads to an efficient use of an area's resources, reduces urban sprawl, utilizes existing public infrastructure, and helps to eliminate land use conflicts. Concerns regarding the siting of solid waste and recycling facilities; gas, electric and telecommunications facilities; cemeteries; schools; and other public facilities are often raised by local citizens. However, education of local citizens and officials may result in a better general understanding of the issues and an acceptance of a solution that ultimately benefits everyone. Compact development in more urban areas reduces the cost to install public and private infrastructure and deliver public services such as garbage pickup; sewer and water; emergency; electric, gas, and telecommunication and elderly services.

Comm 83 regulations (affecting private on-site systems) have brought about state-level concerns regarding the promotion of "sprawl" development patterns and the ability to develop in or near sensitive areas. While the county has adequate groundwater supplies, well density in both urban and rural areas can impact the level of the aquifers. The rate at which they are

recharged is influenced by the amount of impervious surface. Therefore when making land use decisions, it is imperative that the cumulative impacts of development on natural resources be examined carefully.

## **Intergovernmental Cooperation**

Forming partnerships between schools, park departments, libraries, non-profits and others benefits the community and saves the local taxpayer money. In some instances, if these facilities are located near each other, additional cost savings and avoidance of duplicative services can be realized.

## **POLICIES AND PROGRAMS**

The provision of public and private utilities and community facilities is governed at federal, state, regional, and local levels. Given the breadth of topics discussed in this chapter, the policy background is provided for those areas most relevant to the comprehensive planning process.

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

#### *Regional*

**East Central Wisconsin Regional Planning Commission.** East Central is currently working on a regional smart growth plan. As part of this planning effort, East Central has proposed six draft Public and Community Facilities goals:

- Support opportunities for the sustainable and safe management of solid waste and recycling, collection, processing and disposal activities working in a cooperative, regional manner.
- Support efforts to provide electric, gas and telecommunication services to meet industrial and residential needs while being environmentally conscientious.
- Support the provision of efficient quality emergency and non-emergency services in a timely cost-effective manner within the region.
- Work cooperatively to protect and preserve current park, open space, recreational facilities, programs and plan for new facilities, while providing for and balancing the needs of various community groups with the needs of the general public in a financially responsible manner.
- Support a collaborative regional forum to create and implement a strategic policy framework for the continuum of care for the health and well being of the residents of the region.
- Support a variety of meaningful educational options and opportunities for all students.

These goals are consistent with Poy Sippi's vision for the future to provide residents with the services they need, to protect the surface and groundwater of the area, to cooperatively work to keep down service fees for water, sewer, solid waste and other municipal services, to supply

a range of educational, library, medical, financial, retail and other business services, and to offer a diversity of recreational and entertainment opportunities.

### ***County***

**Waushara County Zoning Ordinance.** The Waushara County Zoning Ordinance regulates many of the public facilities referenced in this chapter. The following chapters contain relevant information.<sup>69</sup>

Chapter 30, Parks and Recreation, regulates land, structures and properties owned or leased by the County. This chapter specifies the laws associated with public usage of county parks. Topics discussed include, but are not limited to, park hours, permissible activities, safety standards, and police protection.

Chapter 38, Solid Waste, regulates solid waste and recycling activities in the county. Zoning ordinances are intended to preserve and protect environmental resources, to safeguard public health, and promote county-wide recycling initiatives. This section establishes hours for county waste collection facilities, delineates recycling guidelines, and discusses proper disposal techniques for solid waste.

Chapter 54, Utilities, regulates private on-site wastewater treatment systems within the unsewered portions of the Town of Poy Sippi. This section regulates the proper siting, design, installation, inspection, and maintenance of private on-site wastewater systems (POWTS). The prerequisites necessary for the essential protection of the public health and the environment are the same everywhere. To a lesser extent, POWTS are also regulated by the Health and Sanitation Zoning Ordinance contained within Chapter 22. This ordinance declares that improper disposal of sewage and effluents are a public health hazard.

Chapter 54 is augmented by Comm 87 and Comm 83. Comm 87 requires that all new private on-site wastewater treatment systems be inspected at installation. Comm 83 specifies that all new POWTS must be inspected and maintained by a licensed certified professional. All new or replacement systems must be inspected every three years. POWTS should also be pumped out as mandated by their normal usage. Individual owners are now required to execute a verified affidavit and restrictive covenant running with the land which verifies that the POWTS serving the property is under such maintenance program. Comm 83 requires that the service providers submit these forms on behalf of the POWTS owner within 30 days of the service. Records are kept on file with individual counties for a period of six years.

Chapter 58, Zoning, establishes the general zoning practices for unincorporated areas of Waushara County. Chapter 58 regulates cell tower heights (58-825), airport height limitations (58-236) and Wireless Communication Facilities (58-236). Cell towers are permitted as conditional uses according to the Waushara County zoning ordinances. Cell towers can be placed anywhere in the county with the exception of shoreland, wetland, or floodplain areas or the Wautoma airport height limitation zone. Although not specifically included in the Waushara County Zoning Codes, additional restrictions could be placed on communication towers.

---

<sup>69</sup> Waushara County Zoning and Land Conservation Department. 2006. *Code of Ordinances: Waushara County, WI.*

**Waushara County Park and Open Space Plan.** The Waushara County Park and Open Space Plan discusses longstanding goals and objectives, inventories existing park and recreation needs 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, dated November 1999, inventories current waste management activities, projects future waste volumes, and discusses alternatives that the county may want to consider as they proceed into the future.<sup>70</sup>

**Poygan Sewer Service Area Plan.** The Poygan Sewer Service Area Plan, last updated 2005 (but not yet approved by the WDNR), is an important planning and development guide. It identifies wastewater treatment and collection needs, forecasts the amount and location of future suburban development areas, identifies environmentally sensitive areas, contains land use development forecasts and recommendations, and establishes "holding tank" service areas for isolated and rural special uses. While this plan should be updated every five years, actual updates are dependent on available funds and priorities established by WDNR. The planning boundary remains unchanged during this update and totals 402.9 acres. More information can be obtained by contacting ECWRPC.

## 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.

---

<sup>70</sup> Waushara County Parks, Recreation, and Solid Waste Department. 1999. *Solid Waste Plan Update*.

## **United States Department of Agriculture**

**Rural Emergency Responders Initiative.** The Rural Emergency Responders Initiative can be utilized to strengthen the ability of rural communities to respond to local emergencies. Public bodies and non-profit organizations are eligible to receive funds. Eligible projects include the purchase of equipment, vehicles or buildings for the following types of projects: fire protection, rescue/ambulance, civil defense/early warning systems, communication systems, train facilities, and several other projects. More information can be found at [http://www.rurdev.usda.gov/rhs/cf/Emerg\\_Responder/rural\\_emergency\\_responders\\_initi.htm](http://www.rurdev.usda.gov/rhs/cf/Emerg_Responder/rural_emergency_responders_initi.htm).

**Water and Waste Grant and Loan Program.** The Water and Waste Grant and Loan Program offer grants and loans to communities with populations of up to 10,000. The funds are utilized to develop water and wastewater systems, including water supply, storage, waste disposal and storm drainage in rural areas. Eligible projects involve the original construction, modification or extension of existing projects. More information can be found at <http://www.usda.gov/rus/water/programs.htm>.

**Community Facilities Grant Program.** The Community Facilities Grant Program provides assistance to rural communities in the development of essential community facilities. Eligible applicants include public entities with populations less than 20,000. Grant funds may be used to purchase equipment or construct, enlarge, or improve facilities associated with health care, public safety, or community and public services. More information can be found at [http://www.rurdev.usda.gov/rhs/cf/brief\\_cp\\_grant.htm](http://www.rurdev.usda.gov/rhs/cf/brief_cp_grant.htm).

## **Federal Emergency Management Administration (FEMA)**

FEMA offers several annual grant awards to fire departments. Eligible project costs include equipment, supplies, training, emergency work (evacuations, shelters, etc.), and mobilization/demobilization activities. All municipal jurisdictions with a population of less than 50,000 are eligible to receive funding. Recipients must provide a 10 percent match for all project costs.

## **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. 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, ATCP-50, NR-88, and ATCP-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). Revised in the early 1990s, COMM 83 provides a technical and administrative framework for enforcing POWTS related issues. This legislation regulates traditional septic and mound systems as well as delineates alternative options in which soil conditions and other factors limit the use of these traditional methods of private domestic wastewater treatment. The 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 is annually allocated to purchase lands for parks and other recreational purposes. An important component of the program is the cooperation between the DNR and local governments and non-profit organizations. The program offers a 50 percent grant match to create parks, hiking trails, hunting grounds, and other facilities. The funds can also be utilized for facilities improvements such as road construction and capital acquisition projects (picnic equipment, playgrounds, etc.). More information can be found at <http://dnr.wi.gov/org/caer/cfa/lr/stewardship/stewardship.html>.

**Clean Water Fund Program (CWFP).** The Clean Water Fund Program (CWFP) offers loans and hardship grants to any town, village, city, county utility district, public inland lake protection & rehabilitation district, metropolitan sewerage district or federally recognized American Indian tribe or band to construct or modify municipal wastewater systems or construct urban storm

water best management practices. More information can be found at <http://dnr.wi.gov/org/caer/cfa/BUREAU/CleanWaterFund.pdf>.

**Safe Drinking Water Loan Program (SDWLP).** The Safe Drinking Water Loan Program (SDWLP) offers loans to any city, village, town, county, sanitary district, public inland lake protection & rehabilitation district, or municipal water district to construct or modify public water systems to comply with public health protection objectives of the Safe Drinking Water Act. More information can be found at <http://dnr.wi.gov/org/caer/cfa/EL/Section/drinkingwater.html>.

**Wisconsin Pollutant Discharge Elimination System (WPEDS) Storm Water Program.**

The NPDES program is administered by the WDNR through NR-216. The Wisconsin Pollutant Discharge Elimination System (WPEDS) Storm Water Program regulates stormwater discharge from construction sites, industrial facilities, and selected municipalities. Recent Phase II requirements will require six minimum control measures to be addressed by communities and other local entities: public education, public participation, illicit discharges, construction site pollutant control ( $> 1$  acre in size), post construction site stormwater management, and pollution prevention. More information can be found at <http://dnr.wi.gov/org/water/permits/wpdes.htm>.

**Well Compensation Program.** The Well Compensation Program provides grants to owners of contaminated private water supplies that serve a residence or are used for livestock. Contamination can not be bacterial in nature. Eligibility is determined based on annual family income. More information can be found at <http://dnr.wi.gov/org/caer/cfa/Grants/wayside.html>.

### **Department of Public Instruction (DPI)**

The Wisconsin Constitution as it was adopted in 1848 provided for the establishment of district schools that would be free to all children age 4 to 20. Subsequent laws allowed a property tax to be collected to fund school programs. Today, the Department of Public Education (DPI) oversees the operations of school systems and sets state standards for educational curricula, teacher certification standards, and other educational programs.

### **Wisconsin Community Action Program Association (WISCAP)**

**Rural Community Assistance Program (RCAP).** Rural Community Assistance Program (RCAP) offers training and technical assistance to small (under 10,000), rural, low income communities, sanitary districts, and isolated rural areas for problems related to water and wastewater system development. More information can be found at [http://www.rcap.org/what\\_we\\_do/rural\\_communities.html](http://www.rcap.org/what_we_do/rural_communities.html).

### **Board of Commissioners of Public Lands (BCPL)**

**State Trust Fund Loan Program.** The State Trust Fund Loan Program offers loans to municipalities, lake districts, metropolitan sewerage districts and town sanitary districts for a wide variety of municipal purposes. More information can be found at <http://bcpl.state.wi.us/asx/Index.asp?target=TFMANAGE>.

## **Wisconsin Rural Water Association**

The Wisconsin Rural Water Association offers rural communities with populations of less than 10,000 grants, loans, and technical assistance for approved Rural Utility Service, Clean Water, Safe Drinking Water and Brownfield projects. More information can be found at <http://www.wrwa.org>.

### ***Regional Agencies***

**East Central Wisconsin Regional Planning Commission (ECWRPC).** ECWRPC acts in an advisory and regulatory role for Sewer Service Area (SSA) Plans. ECWRPC has prepared detailed long range plans for 26 wastewater treatment plants to address growth and ensure water quality within the region. These plans were developed and administered by East Central through an agreement with the Wisconsin DNR. ECWRPC also acts in an advisory capacity to WDNR and provides recommendations on various plan updates, amendments, facilities plans, and sewer extensions.

**EXHIBIT 6-1**  
**COMMUNITY FACILITIES**

## **UTILITIES AND COMMUNITY FACILITIES – Town of Poy Sippi**

### **Goal CF 1. Provide high-quality and cost-effective community facilities and services that meet existing and projected future needs based on growth.**

#### **Objectives:**

- **CF 1.1. Provide adequate services and facilities in a fiscally responsible manner.** Poy Sippi should monitor the growth and changes that are occurring and plan appropriately for any necessary public and community facilities.

#### **Strategies:**

- (1) **Prepare a Capital Improvement Program (CIP) to comprehensively and systematically address the community's future needs by programming the timing and funding for undertaking identified projects.** Monitor growth occurring within the municipality and appropriately plan any necessary public and community facilities.
  - (2) **Update the CIP at least annually once the initial plan is completed.**
  - (3) **Continue to explore opportunities for shared services with Waushara County, neighboring municipalities, the school district, and other public entities.** Consider performing cost-benefit analyses for service consolidation where appropriate.
  - (4) **Monitor the existing post office.**
  - (5) **Support efforts by local churches and other religious organizations to work together to provide needed services to the community.** In the past, these activities have included the local food pantry, clothes ministry and community dinners.
- **CF 1.2. Establish an effective methodology to communicate to current and future Poy Sippi residents regarding available community facilities, services, and recreational opportunities.**

#### **Strategies:**

- (6) **Consider establishing a website to inform residents about available services and facilities.** Since web sites are versatile tools, the town web site could be used to do any of the following:
  - Provide residents, businesses, and potential Poy Sippi emigrants about information about the town government, community services, business environment, recreational opportunities, etc. within the Town of Poy Sippi.
  - Utilize the web site to list the services provided by the Town as well as post important brochures and pamphlets.
  - Post notices to all public hearings on the web site as a supplemental information source.

**Goal CF 2. Ensure proper treatment of wastewater to protect public health, groundwater quality, and surface water quality while meeting current and future needs.**

**Objectives:**

- CF 2.1. Encourage new development to occur within existing sewer/sanitary districts.

**Strategies:**

- (7) **Work closely with the sanitary district to coordinate the orderly extension of service.** Since the Town Board must approve new development proposals, it has an opportunity to ensure that future growth is consistent with the plans of the sanitary district.
  - Working as partners, the two entities can direct growth in ways and to areas that are consistent with the wishes of town residents, as expressed in the comprehensive plan.
  - Encourage the sanitary district to provide cost-incentives (reduced connection fees, etc.) to new development that does not require sewer service extension. Development where sewer is already available is the most cost-effective way of accommodating new growth. It is also consistent with the desire of residents to preserve the town's rural character by directing development to areas where it already exists.
  - Where feasible, give preference to extending sanitary sewers to areas immediately adjacent to existing sewer infrastructure over those areas further removed. Even if the developer underwrites the cost of extending utilities, there is a long-term cost to the utility in maintenance and replacement. Logical extensions of existing lines to areas immediately adjacent to those already served, minimizes this cost. Modifying taxation/payment methods to penalize longer, less desirable extensions to reflect the increased long-term cost to the utility to service these areas is one technique that should be considered.
  - The Town should work with the county to amend Waushara County Zoning Ordinance Chapter 42.44(h) to include unsewered development proposals within a town sanitary district boundary or a proposed sanitary district boundary. Currently the county requires a cost benefit analysis for proposed development that falls within a long-term planning area for a sanitary district with an adopted NR-121 sewer service area plan. Since the Poy Sippi and North Lake Poygan Sanitary Districts do not have adopted NR-121 sewer service area plans these areas would not be covered under the current county ordinance.
- (8) **Appropriately plan for expansion of wastewater treatment facilities in Poy Sippi.** When it is time to replace or expand wastewater treatment facilities within Poy Sippi, require properties within the sewer service area and planning boundary to hook up to the new system. Perform a cost-benefit analysis comparing the costs of immediately connecting to the service versus waiting to hook up to the service.

- CF 2.2. If development occurs outside of the sanitary district, cooperate with the Waushara County Wisconsin DNR to ensure private on-site wastewater treatment systems (POWTs) are regularly monitored where applicable.

**Strategies:**

- (9) Support and assist residents and business owners to comply with the Waushara County POWTs monitoring program.
- (10) Encourage residents with aging POWTs to replace their systems before they fail. This may be accomplished by public education through the proposed town web site. A document could detail the benefits and the disadvantages (fines, penalties, maintenance costs, etc.)
- (11) Encourage the Wisconsin DNR to permit community POWTs which serve two or more residences/buildings.

**Goal CF 3. Promote stormwater management practices in order to reduce private and public property damage and to protect water quality.**

**Objective:**

- CF 3.1. Maintain a community stormwater management system that addresses stormwater quality. Residential, commercial, and industrial development increases the amount of impervious surfaces causing rain and snowmelt to run across the landscape and fill existing drainage ditches at a faster rate. This results in increased incidents of flash flooding along area waterways. In addition, sediment and chemicals within runoff have the potential to adversely harm aquatic life in local rivers and streams. To prevent future damage, the town seeks to actively reduce the amount of runoff from storm events

**Strategies:**

- (12) Establish surface stormwater drainage systems which use natural vegetation to filter/cleanse stormwater before it enters stream channels.
- (13) Encourage new development to utilize new technologies which stress on-site infiltration of stormwater. These may include, but are not limited to, rain gardens, green roofs, porous concrete, and detention ponds.

**Goal CF 4. Ensure that the water supply for the community has sufficient capacity, is in compliance with drinking water quality standards and regulations, and is available to meet present and current needs.**

**Objective:**

- CF 4.1. Continue to monitor groundwater quality and potential contamination issues.

**Strategies:**

- (14) Where feasible, communicate with the United States Geological Service and/or Wisconsin DNR to keep abreast on the most recent groundwater studies and data.
- (15) Determine how new development proposals will impact current groundwater supplies and overall quality.
- (16) Encourage local residents to have their wells tested for bacteria, nitrates, atrazine, arsenic, or other groundwater contaminants. This may be accomplished by utilizing the proposed web site to list testing laboratories, water quality brochures, etc.

**Goal CF 5. Promote effective solid waste disposal and recycling services and systems that protect public health, the natural environment, and general appearance of land uses within the community.****Objective:**

- CF 5.1. Encourage citizen and community involvement in decisions involving the type, location, and extent of disposal facilities and services.

**Strategies:**

- (17) Require new development to adequately address solid waste disposal and recycling needs during the planning and design stages.
- (18) Partner with adjacent towns and Waushara County to increase collection opportunities (clean sweeps) for the proper recycling or disposal of tires, appliances, hazardous waste, and other specialized waste.
- (19) Educate Poy Sippi residents on the dangers of using burn barrels. This may be accomplished by utilizing the proposed web site to provide links to publications discussing the health and fire hazards associated with burn barrels.
- (20) Consider establishing a town burning ordinance.

**Goal CF 6. Maintain and enhance recreational opportunities in the community.****Objectives:**

- CF 6.1. Support adequate active and passive recreational opportunities for residents. The town should monitor the need for outdoor recreational activities. This should be done on an ongoing basis throughout the planning period.

**Strategies:**

- (21) Encourage Waushara County to maintain a quality county park system and provide improvements identified in its Outdoor Recreation Plan. The county park system not only provides recreational opportunities for local residents, it also helps meet some of the demand created by visitors to the county.
- (22) Prepare an outdoor recreation plan for the Town of Poy Sippi. This plan would help inventory existing recreational facilities and identify the

- recreational needs of the town. As such, these improvements could be made as time/monies permit.
- (23) **For new subdivision proposals, continue to support mandatory open space/park land dedications in lieu to help plan new parks and facilities.** This could be an add-on payment that would accompany the issuance of a building permit for new residential construction.
  - (24) **Consider establishing a town dedication fee for transportation (bicycle/ pedestrian) trails.**
  - (25) **Consider applying for funding from the County park dedication fees program to increase recreational opportunities at Poy Sippi Park.**
  - (26) **Improve and maintain access to Poy Sippi Park from both sides of the Pine River.**
  - (27) **Consider planning for increased non-motorized recreational opportunities within the Town of Poy Sippi.** Consider creating a list of possible routes for bicycle trail connections and other nature trail possibilities within the town in the future. Ideally, new trails will parallel existing roads. The Great Wisconsin Birding and Nature Trail is a current state initiative which could benefit the Town.
  - (28) **Consider creating additional snowmobile routes within the unincorporated village area so that various trails can be used in alternating years to minimize the disturbances to local residents.**
  - (29) **Work with the WDNR to improve the visibility of the existing Willow Creek public access and explore the possibility of expanding it.**
- **CF 6.2. Support community-based organizations involved in re-vitalization and other community betterment activities.**

**Strategies:**

- (30) **Continue to actively recruit the manpower and funding support of volunteers and service organizations for undertaking local park improvements.** Parks in many small communities, where little funds are budgeted for park improvements, often suffer from deteriorated facilities, lack of upkeep, and inadequate day-to-day maintenance. Soliciting the support of volunteers can be an effective way to make local parks more attractive and provide the funding for building or upgrading facilities. Community Betterment has done an exemplarily job to date.
- (31) **Encourage local residents to consider estate planning techniques that gift land and/or money for projects in the town.** Major donations can be effective in enabling a community to provide parks and recreational facilities it could not undertake relying strictly on local taxes. To stimulate future donations, communities must demonstrate their appreciation of gifted parks and facilities by providing adequate funds to ensure they are well-maintained. Include information pamphlets on land dedication and estate planning techniques for new recreational facilities with tax bills or when new building permits are issued.
- (32) **Encourage cooperation among the Town and local churches to meet some recreational needs.** Several local churches are considering constructing and establishing a youth center.

- CF 6.3. Seek stable funding sources for the implementation of park and recreational facilities (or other community facilities).

**Strategies:**

- (33) Consider the implementation of a voluntary user fee program to help fund boat launch improvements and maintenance at public access sites. Reasonable user fees are endorsed by DNR as a way to fund the upkeep of public boat launches and do not jeopardize any funding the municipality receives from them. The fees may also help reduce congestion and user conflicts on heavily boated lakes.
- (34) Consider raising funds to purchase signage to clearly indicate the preferred bicycle routes in the Town as indicated by the Waushara County Parks Department.

**Goal CF 7. Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and future development.**

**Objective:**

- CF 7.1. Encourage increased communication between municipalities, utilities, and residents to ensure that community needs are met cost-effectively.

**Strategies:**

- (35) Promote the exchange of information with utilities and adjacent municipalities to encourage the coordinated scheduling of planned roadway and utility improvements.
  - (36) Accommodate new development in ways that its infrastructural costs are not a tax burden for existing residents. The Town of Poy Sippi already has a requirement in place for land developers to pay a share of service costs up front. The town should periodically revisit the developer cost share amount over time to be sure it is adequate in contributing toward costs incurred when new development occurs.
  - (37) Collaborate with the utilities to seek options for a more aesthetically pleasing alternative to above ground power lines.
- CF 7.2. Encourage the use of existing structures for placement of new communication system towers.

**Strategy:**

- (38) Monitor compliance with town and county ordinances which would allow the use of existing structures for mounting new communication equipment.
  - Towers must be located where they do not interfere with aviation, specifically in the flight paths of airport facilities or in areas where activities such as aerial crop dusting is prevalent. Additionally, they are often considered to be visually intrusive.

- Promote opportunities for shared mountings and use of existing structures (silos, other towers, etc.). Some types of structures are conducive to hosting more than one provider. When possible, structures should be utilized that can accommodate multiple installations, thus reducing the total number of separate towers.
- **CF 7.3. Support the Waushara County ordinance for the provision of wind farms.** The county in 2004 adopted a Wind Energy Facilities and Turbines ordinance (Section 58-236(b) (21)). The ordinance defines minimum standards in locating and operating wind energy facilities.

**Strategy:**

- (41) **Proactively take a stance on potential requests by utilities to erect a wind farm within the community.** While specific sites are presently unknown, communities should be proactive in setting policy that would prepare them for this eventuality, particularly since these types of facilities are often controversial.
  - Discuss potential wind energy proposals and decide on a position in the event that a development proposal would occur in the town.
  - Consider creating an inventory of properties in the town which meet the criteria required for safe operation of current wind energy facilities as described in the ordinance.

**Goal CF 8. Encourage improved access to health care facilities and childcare facilities.**

**Objectives:**

- **CF 8.1. Support requests for the development of properly located and operated childcare facilities.**

**Strategies:**

- (42) **Support school districts or local community organizations who wish to sponsor childcare programs.**
- (43) **Support childcare facility development by zoning for these uses within the commercial district in Poy Sippi.**
- **CF 8.2. Support improved transportation opportunities which help citizens' access local and regional health care.**

**Strategy:**

- (44) **Promote volunteering for the Waushara County elderly and disabled transportation programs.** Consider posting information on volunteer opportunities for the county's elderly and disabled transportation on the proposed town web site.

**Goal CF 9. Provide a level of law enforcement, fire, and emergency services that meets present and future needs.**

**Objectives:**

- CF 9.1. Increase the access and response time of emergency vehicles to local residences.

**Strategy:**

- (45) Encourage Waushara County to expand its normal countywide patrol operation from two squads to four. Some concern has been expressed that rural areas are often underserved and frequently experience extended response times. The County is encouraged to investigate the cost-benefit of an added patrol car during its normal operations throughout the week. With three north-south routes (I-39, STH 22, and STH 49) roughly bisecting each third of the county, the logistics provided by this arrangement appear to have significant merit.
- CF 9.2. Encourage the maintenance of the current ISO rating of the fire department in the Town.

**Strategy:**

- (46) Monitor the costs and benefits of improving the community's Insurance Service Office fire rating through upgraded fire protection. An improved fire rating would lower the insurance cost of all property owners in the fire district. If the collective savings in insurance premiums is equal to or greater than the increase in taxes to achieve a higher rating, the cost to obtain improved fire protection would be worth it.
- CF 9.3. Continue to work with Waushara County EMS and neighboring towns to find practical solutions to maintain ambulance service in Poy Sippi.

**Goal CF 10. Promote quality schools and access to educational programs.**

**Objective:**

- CF 10.1. Work with schools to ensure construction enhances the overall quality of available community services, educational programs, and the natural and social environments.

**Strategies:**

- (47) Work with local school districts to plan new facilities and community based educational and recreational programs. Work with staff at Poy Sippi Elementary School to establish a recreational program with regularly scheduled "open gym" sessions for town residents and other community events such as plays.
- (48) Coordinate planning efforts with local school districts to allow them to anticipate future growth.

- (49) **Maintain a viable operating school within the village area to reduce busing needs and other increased operational costs.** The elementary school is an important element within the daily lives of Poy Sippi residents. Activities at the school have fostered a sense of community throughout the village area and town. The school hosts community events and serves as a gathering area for residents. Since school administrators have considered closing Poy Sippi Elementary School in the past, the Town should work with the school district to ensure the school remains open. Future ideas to keep enrollment numbers up may call for creative solutions.
- (50) **Utilize community facilities such as fitness trails or stormwater management structures to serve as educational curriculum.**

## CHAPTER 7: AGRICULTURE, NATURAL, AND CULTURAL RESOURCES

### TABLE OF CONTENTS

Introduction .....	7-1
Vision Statement .....	7-1
Inventory and Analysis .....	7-2
Agricultural Resources .....	7-2
Farmland Soils .....	7-2
Agricultural Land Cover .....	7-3
Farming Trends .....	7-4
Concentrated Animal Feed Operations .....	7-5
Right to Farm .....	7-6
Natural Resources .....	7-6
Soils .....	7-6
On-Site Waste Disposal .....	7-7
Building Site Development .....	7-8
Septage Spreading .....	7-8
Geology and Topography .....	7-9
Steep Slopes .....	7-10
Water Resources .....	7-10
Watersheds and Drainage .....	7-10
Lakes, Ponds .....	7-11
Rivers and Streams .....	7-12
Floodplains .....	7-12
Wetlands .....	7-13
Groundwater .....	7-14
Natural Springs and Artesian Wells .....	7-15
Groundwater Planning .....	7-16
Wildlife Resources .....	7-16
Wildlife Habitat .....	7-16
Rare, Threatened and Endangered Species and Natural Communities .....	7-17
Exotic and Invasive Species .....	7-17
Woodlands .....	7-17
Parks, Open Space and Recreational Resources .....	7-18
WDNR and Public Lands .....	7-18
Environmental Corridors .....	7-19
Mineral Resources .....	7-19
Non-Metallic .....	7-19
Metallic .....	7-19
Solid and Hazardous Waste .....	7-19
Air Quality .....	7-20
Cultural Resources .....	7-20
Local History .....	7-20
State and National Register of Historic Places .....	7-21
Architecture & History Inventory .....	7-21

Archaeological Sites Inventory .....	7-22
Museums/Other Historic Resources .....	7-22
Local Landmarks.....	7-22
Town Historic Preservation Commissions .....	7-22
Additional Properties Nominated to the Natural Register.....	7-23
Historic Preservation Plans and Smart Growth .....	7-23
Interrelationships with other Plan Elements .....	7-24
Economic Development.....	7-25
Housing .....	7-25
Transportation.....	7-25
Utilities and Community Facilities.....	7-26
Land Use .....	7-26
Intergovernmental Planning .....	7-26
Policies and Programs.....	7-27
State, Regional, County and Local Policies.....	7-27
Regional.....	7-28
County .....	7-30
Federal and State Programs .....	7-31
Federal.....	7-31
State.....	7-32
Goals, Objectives and Strategies .....	7-53

## TABLES

Table 7-1 Farmland Classification Distribution .....	7-3
Table 7-2 Agricultural Land Cover, 1991-1993.....	7-3
Table 7-3 Trends in Farm Numbers, 1990-1997 .....	7-4
Table 7-4 Changes in Farmed Acreage, 1990-1997.....	7-4
Table 7-5 Farmland Sales, 1990-1997.....	7-5
Table 7-6 Soil Limitations for On-Site Waste Disposal .....	7-8
Table 7-7 Soil Potential for Building Site Development .....	7-8
Table 7-8 Soil Limitations for Septage Spreading.....	7-9
Table 7-9 Steep Slopes.....	7-10
Table 7-10 Lakes and Ponds .....	7-11
Table 7-11 Depth to Groundwater.....	7-15
Table 7-12 Nitrate-Nitrite (ppm) in Waushara County Wells .....	7-15

## EXHIBITS

Exhibit 7-1 Important Farmland Classes .....	7-37
Exhibit 7-2 Soil Limitations for On-Site Waste Disposal .....	7-39
Exhibit 7-3 Soil Potential for Building Site Development .....	7-41
Exhibit 7-4 Soil Limitations for Septage Spreading.....	7-43
Exhibit 7-5 Steep Slopes.....	7-45
Exhibit 7-6 Floodplains .....	7-47
Exhibit 7-7 WDNR Wetlands.....	7-49
Exhibit 7-8 Depth to Groundwater.....	7-51

## AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

### INTRODUCTION

Agricultural, natural, and cultural resources give definition to a community and strongly affect its quality of life. For communities in eastern Waushara County, a tapestry of working farms interwoven with woodlands dominates the rural landscape and helps define the area's identity and culture. The topographic relief, lakes, streams, wetlands, soils, and other environmental characteristics also have a significant bearing on historic and contemporary land use and development patterns and contribute to a strong heritage of outdoor recreational pursuits. Fishing, swimming, hunting, and other outdoor activities are important past-times, and the area's numerous lakes and other scenic landscape features provide attractive home sites for many permanent and seasonal residents. At the same time, many of these same environmental characteristics have limiting conditions which make them unsuitable for supporting certain types of development or activity. Understanding the relationship between these environmental characteristics and their physical suitability to accommodate specific types of development is vital in planning for a community's future land use.

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

*By 2025, the Town of Poy Sippi has instituted a land management and conservation plan that has benefited both working farms and well-established natural areas. Working agricultural land and natural ecosystems both exist in large, continuous parcels. Family farms and small corporate farms comprised of extended families and/or neighbors have become profitable by working closely with the educational and business community to identify new markets, products, and processes such as specialty bio-mass fuel crops. The Town's farmland and natural areas enhance the rural character of the community by maintaining open areas. Conservation subdivisions and low rural density development have proven to be an effective way of doing this.*

*Local residents have identified and protected the area's most highly valued environmental and visual features, including the Poy Sippi Millpond, the Pine River, Willow Creek, extensive wetlands, and woodlands from rampant development. Additional land has been acquired to increase access to these resources through a network of recreational trails. Best management practices have been utilized to protect surface water quality and local trout streams.*

*Town residents continue to rely on easy access to nearby communities and outlying urban centers to meet many of their cultural and entertainment needs not available in Poy Sippi. A group of interested citizens has spearheaded efforts to preserve and restore important historic sites and structures. As a result, the area now sports several excellent examples of historically accurate architectural restorations.*

## INVENTORY AND ANALYSIS

This chapter provides an inventory of existing agricultural, natural, and cultural resources of the Town of Poy Sippi. In addition, existing policies associated with these resources are discussed, along with a vision and supporting goals and objectives.

### Agricultural Resources

The Town of Poy Sippi has a farming history and tradition that have attracted residents to the area. Farming and other agricultural activities contribute significantly to the local economy. Similar to other areas in rural Wisconsin, these trends are changing as new developments encroach on productive farmland. This suburbanization trend is of great concern to both farmers and residents in the Town. This section will look at important farmland classifications, agricultural land cover, and farmland losses and sales between 1990 and 1997.

#### *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 (USDA).<sup>1</sup> These classifications in their order of importance are: 1.) prime farmland, 2.) unique farmland, 3.) farmlands of statewide importance, 4.) farmlands of local importance, and 5.) other lands. Table 7-1 and Exhibit 7-1 summarize the distribution of available farmland in these categories.

**Prime farmland**, as defined by the U.S. Department of Agriculture is "the land that is best suited for food, feed, forage, fiber, and oilseed crops" when managed according to acceptable farming methods. These lands may be cultivated land, pasture, woodland, or others as long as it is not built-up, urbanized, or a water area. Prime farmland produces the highest yields with minimal inputs of energy and economic resources. Farming practices result in minimal 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 (0 to 6%) and not highly erodible. Prime farmland is not frequently flooded during the growing season or saturated with water for long periods of time. Soils that have a seasonal high water table may qualify as prime farmland if this limitation is overcome by drainage measures.

**Unique farmland** is land other than prime farmland that is used for the production of specific high-value food and fiber crops. The land has a special combination of soil quality, growing season, temperature, humidity, drainage, elevation, moisture supply, and other factors needed to economically produce sustained high-quality crops. 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.

---

<sup>1</sup> USDA. 1993. *USDA Handbook 18: Soil Survey Manual*.

---

**Farmlands of local importance** are lands in addition to the previous three categories which are important to Waushara County for crop production.

**Other lands** are areas which have little value for producing crops.

**Table 7-1. Farmland Classification Distribution**

Classification	Acres	Percent
Prime Farmland	12,101	52.7%
Unique Farmland	6,721	29.3%
Statewide importance	393	1.7%
Locally importance	1,020	4.4%
Other Lands	293	1.3%
Water	2,443	10.6%
Total	22,972	100.0%

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

A majority of the farmlands within the Town of Poy Sippi have been rated as important to agricultural production. The most predominant class is prime farmland; approximately 53 percent (12,101 acres). An additional 29 percent (6,721 acres) of the Town is classified as unique farmland. Statewide important farmland comprises about 2 percent (393 acres), and local important farmland encompasses 4 percent (1,020 acres). The remaining 12 percent (2,739 acres) of the Town is included in other lands and water.

### ***Agricultural Land Cover***

Agricultural land cover includes row crops, forage crops, and grassland. Row crops consist of cash and feed crops such as corn, peas, potatoes, snap beans, and soybeans. Hay and hay mixes are the predominant forage crops. Grassland incorporates cropland (timothy, rye, and grains), pastures, and reserve farmland (idle land, fallow fields, Conservation Reserve Program lands, and other grasses). Together, farmland made up over 55 percent of the total area in the Town and 56 percent in the county (Table 7-2).<sup>2</sup>

**Table 7-2. Agricultural Land Cover, 1991–1993**

Municipality	Row Crop	Forages	Grassland	Total Farmland
T. Poy Sippi	29.4%	21.2%	4.5%	55.2%
Waushara Co.	26.6%	9.0%	20.4%	56.0%

Source: UWEX Program on Agricultural Technology Studies, 1999.

<sup>2</sup> Jackson-Smith, D., and E. Finnin. 2001. *Wisconsin County Agricultural Trends in the 1990s*.

### Farming Trends

Farms are establishments from which a minimum of \$1,000 of agricultural products are produced and sold during a year.<sup>3</sup> The loss of farms and farmland is a problem that affects all Wisconsin communities. These declines are the result of economic pressures in the agricultural industry as well as competition for agricultural lands from residential, commercial and recreational development. While total farm numbers have declined, the size of an average farm in the Town of Poy Sippi has actually increased.

In 1997, 43 farms were located in the Town of Poy Sippi. This represents a net loss of 12 farms from 1990, when an estimated 55 farms were located in the Town (Table 7-3). At the county level, the number of the farms increased by one during this same time period. The Town of Poy Sippi and the county had about the same percentage of farms based on land area. The Town had an average density of 1.3 farms per square mile, while the county had 1.2 farms per square mile.

Dairy farms within the Town of Poy Sippi and Waushara County declined significantly between 1990 and 1997. The Town lost almost one-third (30.8%) or 8 dairy farms during this time period, while the County lost 101 or 43.5 percent.

**Table 7-3. Trends in Farm Numbers, 1990 – 1997**

Municipality	Estimated Farms				Dairy Farms			
	1990	1997	% Change	Per sq. mile (1997)	1990	1997	% Change	Per sq. mile (1997)
T. Poy Sippi	55	43	-21.8%	1.3	26	18	-30.8%	0.6
Waushara Co.	709	710	0.1%	1.2	232	131	-43.5%	0.2

Source: UWEX Program on Agricultural Technology Studies, 1999.

Between 1990 and 1997, the amount of farm acreage decreased in both the Town of Poy Sippi and Waushara County. During this time period, 686 acres or 5.4 percent were lost in the Town, and 9,066 acres were lost in the County (Table 7-4).

**Table 7-4. Changes in Farmed Acreage, 1990 – 1997**

Municipality	Farmland (Acres)		Percent Change	% of Town Taxed as Farmland (1997)
	1990	1997		
T. Poy Sippi	12,789	12,103	-5.4%	58.5%
Waushara Co.	206,263	197,197	-4.4%	54.1%

Source: UWEX Program on Agricultural Technology Studies, 1999.

While the number of farms decreased, the average size of a farm increased since 1990, in the Town of Poy Sippi. The average size increased from approximately 233 acres per farm in 1990 to 282 acres per farm in 1997. Waushara County, on the other hand, experienced a slight

<sup>3</sup> UWEX Program on Agricultural Technology Statistics. 1999. *Wisconsin Town Land Use Databook: Town-Level Farming and Land Use Trends 1990 – 1998, Waushara County*.

decline in the average farm size. The average farm size declined from 291 acres to 278 acres during this time frame.

When agricultural land is sold in the state, the Wisconsin Department of Revenue collects information regarding whether the land remains in agricultural production/uses or it is converted to other uses. This information is collected only on larger parcels; a "large" parcel was considered 20 acres in 1990 and 35 acres in 1997. Between 1990 and 1997, 60 parcels encompassing 3,377 acres were sold in the Town of Poy Sippi (Table 7-5). Of the total acres of farmland sold, approximately 74 percent of this land remained in agricultural use. Similar to the Town, 974 parcels were sold during this time period in the County; 78 percent or 33,881 acres remained in agricultural use.

**Table 7-5. Farmland Sales, 1990 – 1997**

Municipality	No. Parcels Sold	Remain Agricultural	Converted to Other Uses	Total Acres
T. Poy Sippi	60	2,500	877	3,377
Waushara Co.	974	33,881	9,558	43,439

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

### ***Concentrated Animal Feeding Operations (CAFO)***

Many agricultural operations throughout Wisconsin are becoming increasingly larger. Concentrated Animal Feeding Operations are farms with a minimum of 1,000 animal units.<sup>4</sup> Animal units are calculated differently depending on the species and size of livestock or poultry. CAFO have increased in number since 1985. In April 2005, there were 138 CAFO registered in the state. The majority of CAFO (116) were dairy operations; the remaining CAFO included beef cattle, poultry, and porcine operations. Currently, there are no registered CAFO in Waushara County.

Due to their size and the number of animals present, CAFO must properly address manure storage and disposal to protect local water quality. As such, CAFO are required to possess a Wisconsin Pollutant Discharge Elimination System Permit. In addition, the Department of Agriculture, Trade, and Consumer Protection recently revised permitting standards for new CAFO or existing CAFO which have submitted proposals to local governmental units to increase in animal unit capacities. Individual farms must meet specific scientific criteria for nutrient management, odor management, and other criteria.<sup>5</sup> If towns and counties had not adopted a manure management ordinance more stringent than the existing ordinance by November 1, 2006, conditions no stricter than ATCP 51 must be followed.

During the Citizens' Questionnaire and SWOT analysis, community members expressed concerns about the development of CAFO in the area. Environmental conditions within Poy Sippi will limit the amount of manure which can be safely land applied. Thus, it is unlikely a CAFO would be located here. If an application for a CAFO is submitted, special precautions will

<sup>4</sup> Wisconsin DNR. 2004. *Concentrated Animal Feeding Operations*. <http://dnr.wi.gov/org/water/wm/nps/ag/cafo.htm>

<sup>5</sup> Wisconsin State Statutes. 2006. ATCP 51.

be necessary to minimize adverse environmental impacts and potential conflicts with surrounding land uses.

### ***Right to Farm***

Wisconsin passed the Right to Farm Law to protect farmers from nuisance law suits related to odors and noises associated with normal agricultural operations provided that public health and safety are not endangered.<sup>6</sup> As residential development continues to encroach upon rural areas, it is inevitable that potential conflicts may arise. Education is strongly recommended to avoid conflicts. Local governmental officials, community members, and realtors may wish to proactively advise new and potential residents about rural agricultural lifestyles and the nature of local agricultural operations.

## **Natural Resources**

This section will describe the general soils associations of the area together with the soils suitability for on-site waste disposal, septic 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 support the physical base for natural resources, development, and agriculture within a community. Knowledge of their limitations and potential difficulties is important in evaluating crop production capabilities and other land use alternatives such as residential development, and utility installation. The criteria considered by the Natural Resource Conservation Service (NRCS) in establishing the severe rating of soils include wetness, shrink-swell potential, bearing strength, susceptibility to flooding, land spreading, slope steepness, and frost action.<sup>7</sup> Severe soil limitations do not necessarily exclude areas from being developed, but instead, indicate that more extensive construction measures must be taken to prevent environmental and property damage.

Soils are classified according to their associations which are a grouping of similar soil types based on geographic proximity, physical characteristics, and permeability. There are four major soil associations within the Town of Poy Sippi.

**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. Although some of the Richford soils are used for cropland, most acreage in this association is used for woodlands. These soils are especially suited for pine species. This soil association is found along the western boundary of the Town and encompasses a small area west of STH 49.

---

<sup>6</sup> Wisconsin State Statutes 823.08.

<sup>7</sup> United States Department of Agriculture. 1986. *Soil Survey of Waushara County, Wisconsin*.

**Houghton-Adrian-Willette Association soils** are nearly level, very poorly drained mucky soils located in depressions on outwash plains, in glacial lake basins, and on moraines. Most of the area in this association is used for native wetland vegetation such as, water tolerant trees, shrubs, marsh grasses, cattails, and sedges. A few areas are drained and used for specialty crops. These soils are found in a continuous irregularly shaped area that surrounds Lake Poygan and contains the Poygan Marsh State Wildlife area. The association also extends to the southwest along Willow Creek; northwest along the Pine River; and northwesterly to the northern border of the Town.

**Hortonville-Symco-Manawa Association soils** are nearly level to sloping soils found in glacial basins, moraines and ridges. Slopes vary between soil types. Both Manawa and Symco soils are nearly level to gently sloping, whereas Hortonville soils are gently sloping to sloping. Moisture content also differs. Hortonville soils are well drained, while Symco and Manawa soils are somewhat poorly drained. The soils in this association are well suited to trees. If adequately drained, these soils may be used for agricultural production. They are poorly suited for septic tank absorption fields due to slow permeability rates. These soils are located in the western one-third of the Town.

**Poy-Zittau-Poygan Association soils** are clayey and silty soils which are nearly level to gently sloping. These soils are found in glacial lake basins and on moraines. The soils within this association range from poorly drained (Poy and Poygan) to somewhat poorly drained soils (Zittau). Permeability is slow in the subsoil. Most of the acreage in this association is drained and used as cropland. Forests are also well suited. This association is found within three areas of the Town. A small irregularly shaped area is located along the northern border of the Town. A second area is located in the southeastern portion of the Town along CTH XX, while a third area is located in the center of the Town between the Pine River and Willow Creek.

### ***On-Site Waste Disposal***

Exhibit 7-2 identifies suitability for on-site waste disposal options based on an evaluation of soil characteristics. A numerical rating system indicates whether the soil type is a candidate location for a conventional system, a mound system, or unsuitable for all currently approved on-site systems. 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.

Generally, soils near streams and rivers are the least suitable for on-site waste disposal. Areas with high groundwater or characterized by poorly drained soils (Houghton-Adrian-Willette, and Poy-Zittau-Poygan associations) are likely to be more unsuitable for on-site systems.

Evaluation of the soil data indicates that approximately 37 percent (8,463 acres) of the soils in the Town of Poy Sippi are rated suitable for conventional, at-grade, in-ground pressure, or mound systems (Table 7-6). Over one-quarter (5,496, 26.8%) are suitable for holding tanks. Approximately 32 percent (6,568 acres) of the Town's soils are rated unsuitable for on-site systems due primarily to wet soil conditions. Surface water and unrated soils account for 11 percent (2,445 acres) of the Town. Unsuitable soils for septic systems are generally found along Lake Poygan, within the Poygan Marsh State Wildlife Area, and along Willow Creek and Pine River. The best soils are found south of the unincorporated village of Poy Sippi.

**Table 7-6. Soil Limitations for On-site Waste Disposal**

Potential	Acres	Percent
Conventional	802	3.5%
At-Grade <sup>1</sup>	7,661	33.3%
Holding Tank <sup>2</sup>	5,496	23.9%
Unsuitable <sup>3</sup>	6,568	28.6%
No Rating/Water	2,446	10.6%
Total	22,972	100.0%

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

<sup>1</sup>Includes in-ground pressure and mound systems.

<sup>2</sup>Includes new technology systems producing 10<sup>4</sup> or less coliform fecal units (cfu) per 100ml.

<sup>3</sup>Includes areas not rated and water.

Currently, public sanitary sewer collection and treatment is available in the unincorporated village of Poy Sippi. Therefore, soil suitability is not an issue in this area. However, the majority of the land within the Town is not sewered, and these soil capabilities should be of concern.

### ***Building Site Development***

The NRCS 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 very low to very high potential. Exhibit 7-3 identifies soil potential for building site development. About 2 percent (412 acres) is rated very high for building site development potential; this category is associated with the bluff areas. An additional 9 percent (2,130 acres) of the Town has soils that are considered to have a medium suitability (Table 7-7). Over three-quarters (78.3%) are rated very low or have no rating. Typically, areas near flowages and in wetlands have the lowest ratings.

**Table 7-7. Soil Potential for Building Site Development**

Classification	Acres	Percent
Very high	412	1.8%
Medium	2,130	9.3%
Very low/no rating	17,986	78.3%
Water	2,443	10.6%
Total	22,972	100.0%

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

### ***Septage Spreading***

The Waushara County Land Conservation Office has evaluated soil characteristics for the suitability of septage spreading based on groundwater depths, permeability, soil texture, slope,

wetness, and soil depths (Exhibit 7-4). The ratings range from none or slight to severe. Soils rated slight are relatively free of limitations that affect the intended use or have limitations that are easy to overcome. Soils with moderate limitations can normally be overcome with corrective planning, careful design, and good management. Soils rated severe have physical limitations which are severe enough to make the use of the soil doubtful for the proposed use. Septage spreading cannot occur within 300 feet of rivers and streams or within 1,000 feet of lakes unless they are incorporated into the soil within 72 hours of application. Spreading rates will need to be based on current soil tests, on-site vegetation, and a septic nutrient test.

**Table 7-8. Soil Limitations for Septage Spreading**

Potential	Acres	Percent
None to Slight	298	1.3%
Moderate	2,073	9.0%
Severe	18,145	79.0%
No Rating	13	0.1%
Water	2,443	10.6%
Total	22,972	100.0%

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

Severe limitations for septage spreading exist throughout the Town (Table 7-8). This is due primarily to the large abundance of wetlands and other low-lying areas. Over three-quarters (79.0%, 18,145 acres) have severe limitations. Nine percent (9.0%) have moderate limitations, while only 1.3 percent has none or slight limitations.

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

The Town of Poy Sippi is defined by diverse topographical features. Evidence of several phases of the Wisconsin Glacier can be found in the area.<sup>8</sup> Since the southernmost areas were once occupied by Lake Oshkosh, this vicinity is characterized by a relatively flat to gently rolling plain. The glacial plain has expansive deposits of red clay and organic-rich soils.<sup>9</sup> This combination has resulted in expansive wetlands and valuable agricultural areas. Recessional moraines located in the western reaches of the Town of Poy Sippi create a stark contrast. The latter areas are characterized by gentle to steep slopes characteristic of western areas of Waushara County.

As a result of glacial activity, land relief within Waushara County is quite varied.<sup>10</sup> Land relief within Poy Sippi is approximately 223 feet. The lowest region of the Town is 747 feet above sea level at the Lake Poygan spillway. The highest point, 970 feet above sea level, is in section 18, south of the unincorporated village of Poy Sippi.

---

<sup>8</sup> Dutch, S. 2003. *Lake Oshkosh Drainage*. <http://www.uwgb.edu/dutchs/geolwisc/geohist/wi12ka.htm>

<sup>9</sup> Attig, J., et al. 2005. Glacial Lakes Wisconsin and Oshkosh: Two Very Different Late-Glacial Ice Marginal Lakes. [http://gsa.confex.com/gsa/2005NC/finalprogram/abstract\\_86950.htm](http://gsa.confex.com/gsa/2005NC/finalprogram/abstract_86950.htm)

<sup>10</sup> United States Geological Survey. 1984. *USGS7.5 Minute Quadrangle Maps*.

### ***Steep Slopes***

Steep slopes which exceed 12 percent provide development limitations. Exhibit 7-5 indicates areas which have steep slopes. Approximately 1 percent (261 acres) of the land within the Town falls under this classification (Table 7-9). Steep slopes are found in conjunction with moraines, drumlins, and other glacial features. These areas are most prevalent in the northwestern areas of Poy Sippi.

**Table 7-9. Steep Slopes**

Slope	Acres	Percent
0 - 6%	19,931	86.8%
6 - 12%	323	1.4%
>12%	261	1.1%
No Rating	12	0.1%
Water	2,444	10.6%
Total	22,972	100.0%

*Source: USDA-SCS, 1982. Waushara County, 2003.*

### **Water Resources**

Water resources are sources of water that are useful or potentially useful to humans. Water is important because it is needed for life to exist. Water is used for households, agriculture, recreation, industry and environmental activities.<sup>11</sup> Essentially all these uses require fresh water.

#### ***Watersheds and Drainage***

The Wisconsin Department of Natural Resources (WDNR) has divided the state into 24 hydrological based geographic management units (GMUs) or basins. Each GMU is further divided into smaller units based on smaller watersheds.<sup>12</sup>

The Town of Poy Sippi is located within the Wolf River Basin. The Wolf River Basin (3,690 square miles) includes the entire Wolf River, the Pine River, and Willow Creek. The Wolf River Basin joins the Fox River Basin at the southeasterly shore of Lake Winneconne. The Fox River Basin eventually flows into Lake Michigan.

Poy Sippi is contained entirely within the Pine River and Willow Creek watershed. This is the southern most watershed in the Wolf River Basin. The two major streams within the watershed are the Pine River and the Willow Creek. The Pine River originates in the Town of Rose. Water flows in an easterly direction in northern Waushara County until it reaches Lake Poygan. Willow Creek also originates near Wild Rose. It flows southeasterly to Auroraville before turning northeasterly to terminate at Lake Poygan.

---

<sup>11</sup> Wikipedia, <http://en.wikipedia.org/wiki/Water> resources, 2/16/07.

<sup>12</sup> WDNR. 2005. *About WDNR's Hydrologic Areas*. <http://dnr.wi.gov/org/gmu/sidebar/whatis.htm#gmus>.

---

The *State of the Wolf Basin Plan* was completed in 2001. The plan identifies waterways which are susceptible to possible water quality deterioration due to surrounding land uses.<sup>13</sup> The Pine River-Willow Creek watershed was designated as a high priority watershed due to the abundance of agriculture in the area.

### **Lakes and Ponds**

The majority of lakes within Waushara County are natural and of glacial origin. Sandy soils readily allow for the percolation of precipitation into the ground rather than overland flow directly to surface waters. This results in a continual recharge of the shallow aquifer underlying the county and surrounding region.<sup>14</sup> Table 7-10 lists the lakes and impoundments found within Poy Sippi.

**Table 7-10. Lakes and Ponds**

Name	Acres	Max. Depth (Feet)	Development Status
Poy Sippi Millpond	57	7	Developed
Lake Poygan	14,102	11	Partially Developed

*Source: WDNR, 1970. Waushara County, 2005.*

The **Poy Sippi Millpond** is a 57-acre hard water impoundment on the Pine River. The bottom is characterized by gravel and sand. Limited vegetation is found near the dam area. Three dams control water levels at approximately 7 feet. The center dam holds the main channel, while water is diverted to a second dam for hydroelectric generation at the feed mill; the third dam is unused. A community park provides access to the pond. The adjacent areas are highly developed with residential, commercial, and industrial uses. Fishing on the pond is poor. White sucker is the predominate fish species; other species include northern pike, largemouth bass, black bullhead, and redhorse.

**Lake Poygan** forms the eastern border of the Town of Poy Sippi. It encompasses 14,102 acres and is the second largest natural lake in Wisconsin. Maximum depths are approximately 11 feet. This waterway is the northwesterly most water body in the Winnebago Lakes Chain. Streams within the Pine River – Willow Creek watershed drain into the Lake; Lake Poygan is also fed by the Wolf River. The lake supports a diverse fishery that includes lake sturgeon, walleye, perch, sauger, and white bass. Historically, the lake has been described as a river marsh rather than a lake. Although an extensive wetland complex is located at the western end of the lake, the lake has lost much of its original wetland habitat. This loss can be associated with the damming of the Lake Winnebago system in Neenah, increased motorboat traffic, increased shoreline development, and increased sedimentation.

---

<sup>13</sup> WDNR. 2001. *State of the Wolf River Basin Report*. [http://dnr.wi.gov/org/gmu/wolf/wolf\\_final\\_801.pdf](http://dnr.wi.gov/org/gmu/wolf/wolf_final_801.pdf).

<sup>14</sup> WDNR. 1970. *Surface Water Resources of Waushara County*.

### **Rivers and Streams**

**Willow Creek** is a 43 mile tributary of Lake Poygan. It originates from springs in the southeast corner of the Town of Rose. Additional water is supplied from the outlet of Little Silver Lake. Willow Creek flows through Poy Sippi in a predominately easterly direction. The portions of the creek within the Town support a warm water fishery.

The **Pine River** is a clear hardwater stream which originates in the central portions of the Town of Rose. It flows in a predominantly easterly direction and terminates at Lake Poygan. For management purposes, the River is split into the Upper Pine River (above Wild Rose Millpond) and the Lower Pine River (below Wild Rose Millpond). The Pine River is considered a Class II trout stream above the Poy Sippi dam, and a warm water stream below.

**Pumpkinseed Creek**, a tributary of Lake Poygan, originates in wetland areas south of the Poygan Marsh Wildlife Area. The water quality and levels of the lower three miles of the stream are strongly influenced by Lake Poygan.

There are several unnamed creeks located in Poy Sippi. Many of these streams are associated with the Poygan Marsh State Wildlife Area.

Some streams and rivers in the study area have been designated as important trout fisheries.<sup>15</sup> Class 1 trout streams have water qualities which allow natural reproduction to sustain trout populations at or near the stream's carrying capacity; Class 2 trout streams have some natural reproduction but stocking is needed to maintain levels near carrying capacity. An eight mile stretch of the Pine River immediately upstream from the Poy Sippi Millpond has been designated as a class 2 trout stream. The remaining upstream portions of the Pine River have been designated as a class 1 trout stream. The upper one-third of Willow Creek is a Class 1 trout stream, and the middle one-third has been designated as a Class 2 trout stream.

Wisconsin's Outstanding and Exceptional Resource Waters Program is designed to maintain the water quality in Wisconsin's cleanest waters.<sup>16</sup> An outstanding resource water (OWR) is defined as a lake or stream which has excellent water quality, high recreational and aesthetic value, and high quality fishing; these waterways are free from point source or nonpoint source pollution. An exceptional resource water (EWR) is defined as a stream which exhibits the same high quality resource values as outstanding waters, but which may be impacted by point source pollution or have the potential for future discharge from a small sewer community. Willow Creek has been designated as OWR from Redgranite northward to its headwaters. The Pine River has been designated as a EWR from the Poy Sippi dam northward to its headwaters.

### **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

<sup>15</sup> WDNR. 2005. *Wisconsin Fish: Trout Stream Classifications*.

<http://dnr.wi.gov/org/water/fhp/fish/species/trout/streamclassification.html>.

<sup>16</sup> WDNR. 2005. *Existing Outstanding and Exceptional Resource Waters List*.

[http://dnr.wi.gov/org/water/wm/wqs/orwerw/orwerw\\_county.pdf](http://dnr.wi.gov/org/water/wm/wqs/orwerw/orwerw_county.pdf).

Waushara County identify areas lying within the Town of Poy Sippi.<sup>17</sup> Floodplains are located throughout the Town of Poy Sippi. Floodplains are associated with the entire Poygan Marsh and several unnamed tributaries of the marsh. The areas surrounding the Pine River and Willow Creek have also been designated as a floodplain.

Floodplains are comprised of two major zones: the floodway and the flood fringe.<sup>18</sup> The floodway includes the river channel and adjacent land over which the water is flowing. The flood fringe is the area in which standing floodwaters occur. Specific studies can be completed to determine the base elevation of waterways. Areas within the floodplain that have base elevations determined by scientific studies are classified as Zone AE; areas that have not had a base elevation determined are classified as Zone A. Approximately 32 percent of the total land area within Poy Sippi have been classified as Zone AE, while an additional 13 percent is included in Zone A (Exhibit 7-6). The remaining land area is outside of the floodplain.

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, they serve as a natural buffer protecting shorelines and stream banks from erosion. Wetlands are essential in providing wildlife habitat, flood control, scenic open spaces, 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.<sup>19</sup> The Wisconsin Department of Natural Resources and the United States Department of Agriculture also have jurisdiction over wetlands within Wisconsin. The United States Department of Agriculture incorporates wetland preservation criteria into its crop price support programs. Prior to placing fill or altering wetland resources, the appropriate agencies must be contacted to receive authorization.

The wetlands surveyed according to the Wisconsin Wetlands Inventory Map are shown in Exhibit 7-7.<sup>20</sup> They were identified on aerial photographs by interpreting vegetation, visible hydrology, and geography based on the U.S. Fish and Wildlife Service classification system.<sup>21</sup> Not including small tracts of wetlands less than 5 acres approximately 41 percent (9,312 acres) of the Town is classified as wetlands.

---

<sup>17</sup> FEMA, 1991. *Flood Insurance Rate Maps*.

<sup>18</sup> Wisconsin Department of Natural Resources. 2003. *Floodplain Protection Standards*.

<sup>19</sup> Clean Water Act (S. 404). 2002. U.S. Environmental Protection Agency.

<sup>20</sup> WDNR. 1979. *Wisconsin Wetlands Inventory Maps*.

<sup>21</sup> USFWS. 1979. *Classification of Wetland and Deepwater Habitats of the United States*.

Wetlands are located throughout the Town. Wetlands are primarily located along the Pine River, along Willow Creek, in the Poygan Marsh Wildlife Area; other wetland complexes are scattered throughout the Town. These wetlands are categorized according to several major classes and subclasses (subclasses are denoted in parentheses): forested (broad-leaved deciduous), scrub/shrub (broad-leaved deciduous, emergent/wet meadow (persistent) and emergent/wet meadow (narrow-leaved persistent). A concentration of forested (needle-leaved deciduous) wetlands is located in the north central area of the Town. The amount and variety of wetlands may have moderate limitations on the future growth and development of the Town.

### ***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. A local depression in the water table will result. Lower water levels cause the pumping lifts to increase and the yields of some wells to diminish.

A groundwater divide located west and parallel to the topographic divide is found in Waushara County. The divide runs through the county from the Marquette County line northeasterly through the Town of Coloma and Village of Hancock, east of the Village of Plainfield, and northeasterly to the Portage County line. East of the divide, groundwater moves southeasterly toward the Wolf and Fox Rivers. The groundwater travels towards the Wisconsin River west of the divide.

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. Except for a small portion, the Town of Poy Sippi is included in an area of flowing or artesian wells. Hydrostatic pressure causes well water to rise above the land surface. Groundwater within the Town generally moves toward the streams (or Lake Poygan). The groundwater table varies within the Town from a high of 831 feet above sea level to a low of 748 feet at Lake Poygan.<sup>22</sup>

High groundwater is prevalent throughout the Town of Poy Sippi. Over three-quarters (76.4%, 17,547 acres) of the Town has groundwater depths of less than two feet (Table 7-11). The depth to groundwater exceeds 6 feet or more in approximately 12 percent (2,739 acres) of the Town. Less than one percent (230 acres) of the Town has groundwater depths of between 2 and 6 feet. Surface water and areas that are not rated account for about 11 percent (2,457 acres) of the Town. High groundwater is associated with wetlands and floodplains within the Town of Poy Sippi (Exhibit 7-8).

---

<sup>22</sup> Lippelt, I.D., and R.G. Hennings. 1981. *Irrigable Lands Inventory Phase I: Groundwater and Related Information*.

**Table 7-11. Depth to Groundwater**

Depth	Acres	Percent
<2 Feet	17,547	76.4%
2 - 6 Feet	230	1.0%
>6 Feet	2,739	11.9%
No Rating/Water	2,457	10.7%
Total	22,972	100.0%

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

Due to the sandy soils that exist in western Waushara County, there is potential for groundwater contamination in the shallower aquifers of the county. However, the potential is greatly reduced in the deeper aquifers.

According to the well water information obtained from the Central Wisconsin Groundwater Center in Stevens Point, some private wells located in this area contain nitrate levels that are higher than the EPA Safe Drinking Water Act standards of 10 mg/L.<sup>23</sup> These standards apply to municipal water sources only, but are strongly suggested thresholds for private systems. Nitrates originate in both agricultural and residential fertilizers, human sewage, and farm animal waste. Excessive levels of nitrates in drinking water have caused serious illness or death in infants less than six months of age. Pregnant women are also advised not to drink water in which nitrate levels exceed the EPA standards. Table 7-12 lists the results of water sample tests conducted between 1990 and 2001. No wells within the Town exceed the maximum threshold for nitrogen contamination.<sup>24</sup> For conversion purposes, 1 part per million (ppm) is equivalent to 1 mg/L.

**Table 7-12. Nitrate Levels (ppm) in Waushara County Wells**

Concentration (ppm)	None Detected	0.1 - 2.0	2 - 10	10 - 20	>20
T. Poy Sippi	9	1	1	0	0

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

### **Natural Springs and Artesian Wells**

The Town of Poy Sippi has numerous natural springs and artesian wells. A natural spring can occur when an impermeable layer (usually consisting of clay) forces the water table to the surface or when water-bearing crevasses in fractured rock intersect the surface. An artesian well is created when a well is drilled into a confined aquifer which is recharged from a source located at a higher elevation<sup>25</sup>. The majority of springs within Waushara County are gravity depression springs.

<sup>23</sup> USEPA. 2005. List of Drinking Water Contaminants & MCLs. <http://www.epa.gov/safewater/mcl.html>.

<sup>24</sup> Central Wisconsin Groundwater Center. 2001. UWEX Private Well Project: Waushara County.

<sup>25</sup> Wisconsin Department of Natural Resources, Source Water Springs and Natural Wells  
<http://dnr.wi.gov/org/water/dwg/OpCert/HTML/chapter2/sw2a.htm>.

### ***Groundwater Planning***

Water quality and quantity have been a concern for area communities over the past few years. Low lake levels throughout Waushara County underscore a more pressing problem: groundwater quantity and quality preservation. Communities across the East Central region have been challenged with a number of issues ranging from potable water supply shortfalls to contamination issues such as elevated arsenic and radium levels. A prolonged drought coupled with increased water demands may be contributing to declining water table. The anticipated population increases, agricultural irrigation demands, and growing recreational demands will continue to place significant demands on Waushara County's groundwater resources. Furthermore, more diverse interest groups are placing demands on available water resources. With an ever increasing demand on current groundwater supplies, local communities must assess how local and county-wide land use decisions will continue to affect groundwater quantity and quality.

Identifying soil characteristics, water table levels, and groundwater susceptibility is just a beginning step in this process. The Town of Poy Sippi should join in a county-wide planning effort to create a water management plan. Other underlining geological characteristics such as bedrock, groundwater flow direction, private well information, community groundwater pumping rates, and water table depth will be essential in understanding the current status of groundwater. Moreover, the abundance and quality of surface water is directly tied to groundwater supplies. Many streams and lakes rely on groundwater as their primary source of water; thus, local lake levels are directly tied to groundwater levels. Human impacts such as high capacity wells, irrigation systems, and others also place demands on groundwater supplies. Communities should cooperatively identify, delineate, and map significant wellhead protection areas, groundwater recharge areas, wellhead remediation areas, local cropping agreements, and water conservation programs which affect water quality and quantity. Targeted areas can include major recharge areas as well as local important areas. Upon completion, local communities should incorporate the detailed information from the county-wide groundwater management plan into the comprehensive plans.

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

The diverse plant communities and ecosystems within the Town of Poy Sippi offer several different types of habitat to support an abundance of wildlife. Habitats found within the Town include streams, lakes, rivers, woodlands, marshes, open wet meadows, and fallow/abandoned farmland. White-tailed deer and small mammals such as opossum, raccoon, and gray and fox squirrels are abundant in wooded areas. The lakes and streams support diverse warm water fisheries. The wetlands attract waterfowl during spring and fall migrations as well as 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. An endangered species is any species whose continued existence is determined to be in jeopardy on the basis of scientific evidence.<sup>26</sup> A threatened species is any species that appears likely to become endangered in the near future based on scientific evidence. A special concern species is suspected to be experiencing population declines, but that decline has not yet been proved. The main purpose of this category is to prevent further population declines before the species becomes threatened or endangered.<sup>27</sup> Although Waushara County has access to this database, the public is denied information on the exact locations of the occurrences of threatened and endangered species to protect them from harm. When a development proposal is presented to the county, the database is consulted prior to granting approval. Before development occurs, precautions should be taken to minimize adverse impacts which would disturb potential habitats for these flora and fauna. In addition, design elements which provide additional habitat should be considered where appropriate. A copy of the Rare, Threatened, and Endangered Species and Natural Communities is included in Appendix F.

### ***Exotic and Invasive Species***

Non-native species commonly referred to as exotic or invasive species have been recognized in recent years as a major threat to the integrity of native ecosystems, habitats, and the species that utilize those habitats. Invasive species disrupt native ecosystems by out-competing native plants and animals for valuable resources such as food and space. The resulting competition between native and invasive species has the potential to completely displace native species. Invasive species are found in both aquatic and terrestrial habitats. Their aggressive nature helps them to replace native flora and fauna. Some of these species include purple loosestrife, Eurasian water milfoil, Phragmites, gypsy moths, garlic mustard, wild parsnip, multi-colored Asian lady beetles, and common and glossy buckthorn. Human livelihood and quality of life is 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 present a potential fire hazard in some instances.

### ***Woodlands***

Originally, much of Waushara County was dominated by a mixture of oak forest species interspersed with pine forests and oak openings with an understory of prairie grasses and other plants. Eastern Waushara County had substantial areas of wetland conifers, lowland hardwoods, wet meadows with lowland shrubs, and marshes. Today, upland forest areas are characterized by an oak-hickory association. Pine species are found throughout much of the county, while wetland conifers have been replaced largely by shrub wetlands and general agriculture. Some wetlands, especially along stream corridors, are predominantly forested.

---

<sup>26</sup> Wisconsin Department of Natural Resources. 2005. *Wisconsin State Threatened and Endangered Species*. [http://dnr.wi.gov/org/land/er/working\\_list/taxalists/TandE.asp](http://dnr.wi.gov/org/land/er/working_list/taxalists/TandE.asp)

<sup>27</sup> Wisconsin Department of Natural Resources. 2004. *The Wisconsin Natural Heritage Working List Key*. [http://dnr.wi.gov/org/land/er/working\\_list/taxalists/key.htm](http://dnr.wi.gov/org/land/er/working_list/taxalists/key.htm)

Forests and woodlands within the Town can be classified into one of two categories: planted woodlands and general woodlands. Planted woodlands are tree plantations in which trees are found in rows; these areas include orchards, timber tracts, and other general uses. General woodlands are naturally occurring forests and hedgerows. Woodlands are found in large stands as well as scattered throughout the Town. Woodlands comprise about 22 percent of the total land area in Poy Sippi (Exhibit 8-1). There are 479 acres of planted woodlands and 4,597 acres of general woodlands. These woodlands should be considered as prime wildlife habitat areas; efforts to protect them from encroaching development should be evaluated.

The Forest Crop Law of 1927 (FCL) and the Woodland Tax Law of 1954 (WTL) were established to encourage sound forestry practices on private lands. In 1985, the Managed Forest Law (MFL) replaced both the FCL and WTL.<sup>28</sup> Enrollment in the FCL closed in 1986, and renewal in the program is not permitted. The last WTL contract expired in 2000. The MFL ensures the growth of future commercial crops while balancing individual property owner objectives and society's need for compatible recreational activities, forestry aesthetics, wildlife habitat, erosion control and protection of endangered resources. As of 2005, over 40,000 acres in Waushara County were enrolled in the MFL program. Within the Town of Poy Sippi, 534 acres were actively managed.<sup>29</sup>

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

Public open space such as parks and parkways are important to the quality of life within a community. These lands serve many purposes including outdoor recreation and education; buffers between different land uses; flood and stormwater management; habitat preservation; air and surface water quality improvements; protection of groundwater recharge areas; and aesthetics. They can also enhance the value of nearby properties.

#### ***Wisconsin Department of Natural Resources (WDNR) and Public Lands***

The WDNR owns and maintains a significant amount of property in the Town of Poy Sippi. The **Poygan Marsh State Wildlife Area** is located on the southwestern shore of Lake Poygan near the unincorporated village of Borth. The 3,928 acre marsh has several wetland ecosystems which provide excellent habitat for muskrat, waterfowl, waterbirds, and other migratory birds. Upland animal species such as deer and small furbearers are also abundant in the marsh. Visitors can enjoy hiking, canoeing, fishing, hunting, wildlife viewing, and other recreational activities.

In 2003, Pete and Lucy Leach of rural Poy Sippi gave a gift of land to the citizens of Wisconsin. The property, located in eastern Waushara County, is over 350 acres in size, and contains numerous wetland and prairie complexes which benefit waterfowl, grassland nesting birds, and other wildlife. Ms. Leach still resides on the property under a life tenancy. While she is living on the property, the Leach family has retained all of the land management and access control of the property. For this reason, the property is not open to the public except under controlled events managed by WDNR staff at Wautoma.

---

<sup>28</sup> WDNR. 2005. *Managed Forest Law*. <http://dnr.wi.gov/org/land/forestry/ftax/mfl.htm>.

<sup>29</sup>Frost-Vahradian, M. 2005. Personal Communication. WDNR Forester.

This generous gift of land and buildings will be known as the **Leach Natural Resources Center**. It will be used for outdoor skills training and nature-based education purposes throughout the year. The DNR currently provides some limited outdoor training such as trapper education classes. Programs are announced as they are scheduled along with information regarding how to participate. The property has been used as an outdoor laboratory by technical college natural resource students. In the future, this property will be available for use by area school classes and other groups for hands-on nature-based education.

### ***Environmental Corridors***

Environmental corridors are continuous systems of naturally vegetated open space that are created by the natural linkage of sensitive areas such as wetlands, woodlands, stream channels, and other unique natural features. These features often appear as ribbons of green space on the landscape.

Environmental corridors serve several important functions. They provide important travel passageways for wildlife to move between isolated patches of habitat. The vegetation helps protect local water quality. Environmental corridors moderate localized flooding by slowing water flow and absorbing some of the water. Most importantly, environmental corridors preserve areas which are sensitive to development.

Although the WDNR has purchased land along the Pine River and Willow Creek, some land remains unprotected. Caution must be taken to direct development away from these areas.

### **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 non-metallic mining sites in the Town. The nearest active non-metallic mine is located in the Town of Bloomfield.

#### ***Metallic Mineral Resources***

Metallic mineral mining refers to mining of mineral deposits that contain recoverable quantities of metals such as copper, zinc, lead, iron, gold, silver, and others. There are no metallic mineral resources in the Town of Poy Sippi.

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

The Wisconsin Department of Natural Resources has inventoried past and current sites which have been used for solid and/or hazardous waste disposal.<sup>30</sup> The list includes active, inactive, and abandoned landfills and collection sites. These landfills are shown on Exhibit 8-3. 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

---

<sup>30</sup> Wisconsin Department of Natural Resources. 1999. *Registry of Waste Disposal Sites in Wisconsin*.

---

general information resource and planning tool. The following locations have been identified in the Town of Poy Sippi:

- NE ¼ of the SW ¼ of Section 7 (Hein Oil Company)
- SE ¼ of the NW ¼ of Section 18 (current Waushara County Collection site)

### ***Air Quality***

Air quality, particularly good air quality, is often taken for granted. Clean air is vital to maintain public health. Sound local and regional planning can minimize negative impacts to the air. Development patterns can impact automobile use. As communities become more spread out, the use of automobiles increases dramatically, resulting in more emissions and subsequent decreases in air quality. As residential development moves into rural areas, there are increased conflicts between non-farm residents and agricultural operations that emit odors and dust. Emissions from certain industrial uses also have the potential to impact air quality.

There are no areas in Waushara County which exceed the limits of the National Ambient Air Quality Standards (NAAQS) for ozone, particulates, or carbon monoxide. The nearest ozone monitoring sites are in Brown and Outagamie Counties; all sites are within attainment standards.<sup>31</sup>

### **Cultural Resources**

Cultural resources include an inventory of local archeological sites and historic buildings, sites, structures, objects and districts. Cultural resources define a community's unique character and heritage.

### ***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. In the eastern portion of the county, a trail used by Native Americans and early settlers bisected the Town of Aurora from the southeast corner to the western edge of the Aurora Millpond. A tribal village was situated on the banks of the Willow Creek, east of millpond. Three mound sites and two garden beds are also found in the Town of Aurora, along the north and south banks of the Willow Creek, east of the millpond. On October 18, 1846, the Menominee Tribe ceded their land, including Waushara County, to the U.S. Government. The Town of Poy Sippi can trace its roots to the Potawatomi tribe. The name "Poy Sippi" was derived from "Poygan Sippi," the Potawatomi name for the Pine River.<sup>32</sup>

In 1848, George Hawley, a carpenter by trade, was one of the first four white settlers to the area. Arriving from Waukesha, he platted the village in 1856. Soon afterward, he built a flour and feed mill, along with boarding house. George also built several houses in the fledgling community, to attract new residents. Martin Becker operated the local hotel. As a result, Poy Sippi became a popular stopover for settlers and businessmen traveling from Berlin to

---

<sup>31</sup> U.S. Environmental Protection Agency. 2004. *County Air Quality Report – Criteria Air Pollutants*.

<sup>32</sup> Reetz, E. 1981. *Come Back in Time: Vol. 1.*

Waupaca. Dr. J.S. Ewing, another early settler, became the Town's first physician. He practiced in the Town until he enlisted in the military where he cared for injured soldiers in the Civil War. Upon his return, he helped found a Grand Army of the Republic post. Several other industries sprang up along the Pine River. W. H. Paulsen built a saw mill.<sup>33</sup> In conjunction with the saw mill, a cabinet shop was established by Chase Spencer. The cabinet shop made furniture for local residents.

Poy Sippi has long been described as a little Swiss village due to its location between two hills. Although many of the original buildings have been destroyed by fire and other accidents, the downtown area retains its unique charm. It is this charm that attracts visitors to the small community. Today, local citizens are genuinely interested in maintaining and preserving the Town's historical identity. In 2003, the Town celebrated its sesquicentennial with a parade and Civil War re-enactment.<sup>34</sup> Available resources from the Wisconsin Historical Society may help the Town of Poy Sippi continue to protect and care for its local history.

### ***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. Its primary responsibility 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. This inventory is maintained by the DHP. Both listings include sites, buildings, structures, objects, and districts that are significant to national, state, or local history. Sites are chosen for inclusion on the inventory, based on architectural, archaeological, cultural, or engineering significance.

At the present, no properties within the Town of Poy Sippi are listed on the National Register. However, the National Register is not a static inventory. Properties are constantly being added, and, less frequently, removed. Therefore, it is important to access the most updated version of National Register properties. This can be done through the DHP website (<http://www.wisconsinhistory.org/histbuild/register/index.html>) or by contacting the DHP at (608) 264-6500.

### ***Architecture and History Inventory (AHI)***

In order to determine those sites that are eligible for inclusion on the National Register, the DHP frequently funds historical, architectural, and archaeological surveys of municipalities and counties within the state. Surveys are also conducted in conjunction with other activities such as highway construction projects. A minimal amount of this type of survey work has been done in Waushara County. The Wisconsin Historical Society records indicate that surveys were completed in Poy Sippi in both 1997 and 2002. Eleven properties are included in the AHI as a result of this work.

---

<sup>33</sup> Rogers, D.D. 1977. *Those Dodds Girls of Poy Sippi*.

<sup>34</sup> Sons of Union Veterans of the Civil War. 2003. *Camp Orders 2003-05*. <http://suvcw-wi.org/camps/c8v2003-5.pdf>.

Inclusion in this inventory conveys no special status, rights, restrictions, or benefits to owners of these properties. It simply means that some type of information on these properties exists in the DHP's collections. 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, contact the DHP by phone.

### ***Museums/Other Historic Resources***

Museums protect valuable historic resources for community enjoyment. Exhibits and other amenities provide a wealth of valuable information. Although there are no museums in the Town of Poy Sippi, several can be found nearby. The **Berlin Historical Society Museum** is located in the City of Berlin. This museum documents the history of the City of Berlin and the surrounding area. Exhibits retell the discovery and early settlement of the area. The **Waushara County Museum** is housed in the former county jail in Wautoma. The Waushara County Historical Society maintains several exhibits detailing the genealogy, antiques, and the history of the county sheriff department. Items, such as the original doors and bars of the jail cells have been preserved. Nearby museums are located in the Oshkosh and Appleton areas.

### ***Local Landmarks***

In every community, there are specific buildings, trees, geological formations, or other natural or man-made landmarks everyone within the community recognizes. These landmarks often have historical or cultural significance unique to that community. Therefore, it is important to preserve the history and significance of these local landmarks.

Churches are often important landmarks since they serve as focal points for both community worship and social events. Several churches located in the Town of Poy Sippi include:

- Emmaus Evangelical Lutheran Church (N4494 STH 49)
- First Lutheran Church ELCA (W2314 Prospect Street)
- Borth United Methodist Church (W304 CTH D)
- Poy Sippi United Methodist Church (W2256 Liberty Street)
- United Methodist Church (N4399 Spring Street)
- Sacred Heart of Jesus Mission (northwest corner of Mill and Liberty Streets)

### ***Town Historic Preservation Commissions***

Town-wide historic preservation ordinances and commissions exist in other parts of the state and should be enacted in Waushara County. Towns that have ordinances tend to be in the

vicinity of larger cities where cultural resources are threatened by the effects of sprawl. For example, the towns of Perry and Westport outside of Madison have enacted such legislation. These towns have historically had larger populations and commensurately large numbers of resources with which a commission can work. Nevertheless, rural towns are beginning to lose resources due to sprawl from smaller municipalities and changes in the farming base of Wisconsin. Town historic preservation commissions can help counteract the negative effects of these trends and help to preserve the agricultural heritage of the state.

### ***Additional Properties Nominated to the National Register***

To increase local inclusion on the National Register, an effort should be made to publicize the benefits of being listed. Benefits include protective consideration during state and federal projects, as well as, eligibility for two tax credit programs: the 25% Historic Preservation Tax Credit for Income Producing Properties and the 25% Historic Homeowners Tax Credit. Both programs 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.

The DHP provides funds for surveys to identify and evaluate historical, architectural, and archaeological resources. It also provides money to nominate properties and districts to the National Register and to establish a program of comprehensive historic preservation planning and education. Financial assistance is 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 including unincorporated communities, villages or fourth-tier cities with a population of less than 5,000. A set of funds is also earmarked for use by Certified Local Governments (CLG) communities. In addition, many private funding sources specifically target smaller communities in the more rural areas of the state.

The Town of Poy Sippi should seek – either independently or collectively with the towns of Aurora and Bloomfield – grant money to fund architectural and historical surveys. Surveys could identify properties that are potentially eligible for the National Register and contribute a base of information to AHI for future planning endeavors. They may also identify buildings in the area that have been constructed out of local red granite – the official State stone.

### ***Historic Preservation Plans and Smart Growth Planning***

Planning committee members reiterated how the historical and cultural resources of the Town enhance the overall character of Poy Sippi. The importance and value in preservation is stressed in several elements throughout the comprehensive plan. As a result, committee members agree that it is paramount for the Town of Poy Sippi to adopt a historic preservation plan.

A historic preservation plan is intended to guide preservation activities with a unified agenda. Historical preservation can encompass a number of different cultural resources from different time eras. Evidence of this is indicated in the variety of building types included in the AHI database; buildings range from 70 to 150 years old. A historic preservation plan should establish public policy which supports historic preservation and identifies sustainable funding

sources for historic preservation. Local and state governments across the United States have had greater success with historical preservation efforts with a unified plan. To meet these needs the town board, planning commission, and general public must realize that historical preservation not only builds community identity but also provides an economic boost to the Town. Any future historic preservation plan should incorporate the following goals:

- Increase public awareness of the value and importance of Poy Sippi's archaeological and historic resources.
- Form new partnerships to expand and strengthen the historic preservation community.
- Strengthen efforts to identify, study, designate, interpret, and protect or treat all local and statewide significant archaeological and historic resources.
- Encourage consideration of archaeological and historic resources in the planning and decision making processes of public and private sectors.
- Provide incentives to encourage historic preservation.
- Encourage appropriate treatment of historic resources.

Smart Growth is an umbrella term for a set of tools that communities can use to ensure that growth occurs in harmony with community goals and interests. Smart Growth is also a broad movement embraced by environmentalists and public officials across the country seeking, not to prevent progress, but to ensure that growth is planned in order to produce a high quality of life. Historic preservationists care about Smart Growth because they understand that larger land use decisions in regard to transportation, zoning, and subdivisions can directly impact local efforts to preserve a historic building, an archaeological site, or a historic downtown.

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

Wisconsin's important agricultural base is strongly integrated with its natural resources. Complex agricultural patterns are mixed with the state's natural features to form a patchwork of different land uses. Natural resource issues and concerns are closely linked to activities taking place on agricultural lands, not only adjacent to one another, but in the area. Soil erosion from farm fields and surface water runoff of crop nutrients and agricultural chemicals can impact the quality of streams, rivers, and lakes. Leaching of pesticides and nutrients has the potential to impact underground aquifers and affect drinking water supplies. There is a growing concern, especially in areas where rural residential development is occurring, about the impact of livestock farming on air quality. However, it is important to note that individual farming operations differ in management practices and vary widely in their contribution to these environmental problems.

Although agricultural activities can have negative impacts on the environment, they can also provide positive benefits. People value the open agricultural landscape and the benefits of maintaining wildlife habitats. Other benefits include nutrient recycling and enhanced water recharge.

The long, rich history of farming in Wisconsin has lead to the creation and exposure of many of the state's archaeological sites. In the area it is not uncommon to find evidence of native villages and burial mounds. Architecturally distinctive homes, barns, or entire farmsteads can reflect a significant time period, be associated with a notable person, reflect ethnic building

types and construction practices, or represent an example of a once important agricultural specialty.

## **Economic Development**

Agriculture and natural 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 the Town of Poy Sippi.

## **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.

The Town of Poy Sippi has the second oldest housing stock in Waushara County. Existing 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 allows goods to be brought to local, regional, national, and international markets. An efficient transportation network can increase income levels for Wisconsin farmers. Additionally, when planning for transportation, it is important to consider how rural residential developments and expanding agricultural operations will affect the transportation infrastructure and safety of the local area. Development and subsequent transportation improvements may impact the area's natural

resources, wetland areas, and farmland adjacent to existing highway corridors. To minimize this impact, the Town of Poy Sippi and Waushara County should monitor these situations and consider development techniques that offer greater environmental protection.

When transportation corridors are expanded or proposed, care should be taken to minimize the effects on historical and cultural resources. Sensitivity must be shown for historic buildings and markers as well as archaeological sites and objects. The integrity and identity of a community is 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 waste, thereby increasing the cost of sewage treatment.

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. Residents have clearly indicated through the community questionnaire that preservation of agricultural land and the area's

natural resources is very important to them. People also expressed the need for planning to protect the rural atmosphere while allowing for controlled orderly development. Opportunities for historical preservation should 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 affect land price, availability of land, and the economic performance of local farms in adjoining towns. Unless towns, cities, villages, and counties communicate and coordinate effectively, it will be difficult to control growth in agricultural areas that preserves farmland and protects natural resources.

Preserving a community's heritage allows people to connect with the past. Unfortunately, little has been done in the area to establish a base of historically significant buildings and other features. The Wisconsin Historical Society's Division of Historic Preservation provides funding to local governments and non-profit organizations. These funds can be sought independently or collectively with neighboring communities to fund architectural and historical surveys. Communities should 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 was revised during the 1990s to add provision for new wastewater treatment system technologies and land suitability criteria. These new policies 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. It provides land owners with more on-site wastewater treatment options, while 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.

**Wisconsin State Statutes.** The Town of Poy Sippi has adopted village powers under Wis. Stats. Ch 60, Sec 60.62. This allows the Town to adopt its own zoning regulations, provided they are at least as restrictive as Waushara County's. However, since Waushara County has already adopted a County Zoning Ordinance, the Town will need to obtain permission from the County prior to adopting town zoning.

### *Regional*

**East Central Wisconsin Regional Planning Commission.** East Central is currently working on a regional comprehensive plan. As a part of this planning effort, East Central has proposed several core policies and/or goals for agricultural, natural, and cultural resources.

### **Agricultural Resources**

- Encourage appropriate and practical conservation oriented land and wildlife management practices.
- Promote management of renewable resources in ways compatible with sustained yield.
- Support land use patterns which are consistent with soil suitability and other environmental considerations.
- Encourage development on lands not suitable for farming and community recreation.
- Maintain employment and increased income in the agricultural sector.
- Encourage contiguous planned development to eliminate the intermingling of farms and urban land uses.
- Preserve land suitable for the production of food and fiber to meet present and future needs.
- Promote adoption of exclusive agricultural zoning districts to ensure that valuable farming lands are not lost or disrupted by urban land uses.

## Natural Resources

- Improve and protect surface and groundwater quality.
- Improve and/or maintain high air quality.
- Preserve and protect environmentally sensitive areas and promote the linking of these areas into environmental corridors.
- Manage wildlife and wildlife habitat in a manner that maintains ecological stability and diversity while considering the social and economic impacts.
- Protect nonmetallic mineral deposit sites.
- Ensure sufficient natural public open space is provided to meet the active and passive recreational needs of all residents while preserving and protecting the region's natural and cultural resources.
- Promote the consideration of design and aesthetics as a means of ensuring that communities and the region as a whole remain attractive as places to live, work, and play.

## Cultural Resources

- Establish a regional cultural resource implementation committee to work on pursuing implementation of the regional cultural resources plan.
- Hold an annual Cultural Resources Summit where local organizations, preservation professionals, HP commissioners, and the general public could hear speakers, exchange ideas and interact with each other, raise and address current issues and needs, and encourage support for cultural resource appreciation, enhancement, and protection.
- Create a web-based clearinghouse to serve the region, offering a variety of resources to support preservation of our prehistoric, 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.

These policies and goals are consistent with the Town of Poy Sippi's vision for the future to preserve the natural resource base while allowing for environmentally sound development and provision of recreational needs.

### ***County***

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

Chapter 22, Manure Waste Storage Ordinance regulates the location, design, construction, installation, alteration, closure, and use of manure storage facilities in order to prevent water pollution and the spread of disease. The county does not currently regulate large animal farming operations (CAFO); however, regulation of these operations is being investigated and may be included under the Manure Waste Storage Ordinance.

Chapter 58, Zoning defines the different zoning categories and identifies what land uses are permitted in a given zone (Exhibit 8-2). Approximately 59 percent of the Town of Poy Sippi is zoned for General Agriculture (A-G) with the bulk of the remaining area (31%) in the Town zoned as Natural Resource Preservation (O-N). The Town has a limited amount of land assigned to other zoning districts, including Agricultural Residential (A-R) and Single Family (R-20), which allow for on-site conventional septic systems. Exclusive agricultural zoning is not practiced within the county. The A-G zone is designed primarily for large-scale agricultural uses of land related to growing of crops and the raising of livestock. However, single family residential homes are permitted. The A-R zoning provides a semi-rural type of environment, allowing for general agricultural use. According to the Waushara County Zoning Ordinance, all unincorporated areas within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages within 300 feet of the ordinary high water mark of a navigable river or stream fall under the 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 this 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.<sup>35</sup>

### **Wisconsin Department of Natural Resources**

**Wisconsin Pollutant Discharge Elimination System Permits (WPDES).** The Wisconsin Pollutant Discharge Elimination System Permits (WPDES) was instituted as a complement to the NPDES program. WPDES regulates municipal, industrial, and agricultural operations which discharge (or have the potential to discharge) into local surface waters. Depending on the site-specific land use, the program regulates three different uses. Wastewater discharge permits regulate effluents discharged by industries and municipalities into surface and groundwater. Construction sites greater than one acre and industrial sites (non-metallic mining) are regulated through stormwater runoff permits.<sup>36</sup> Concentrated Animal Feeding Operations (CAFO) with 1,000 animal units or more are regulated as a result of potential contamination from animal waste.<sup>37</sup> If an individual operation is found to be a significant contributor of pollutants, it may be considered a medium-sized CAFO; permits can be issued for medium-sized CAFO 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 in which animals are stored, stabled, or fed for at least 45 days within a 12 month period and for which vegetation or post-harvest residues are not sustained in the normal growing season over any portion of the facility.<sup>38</sup> Permits require CAFO to provide runoff management plans for outdoor lots and feed storage areas; a manure storage facility plan/diagram; an annually updated comprehensive manure management plan; and routine monitoring and reporting of daily operations. Permits are issued for a maximum of five years. The permit system regulates land application, manure storage, and runoff management; it does not address noise, land values, traffic, odors, 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

<sup>35</sup> Wisconsin Department of Revenue. 2002. *Division of Research and Policy Farmland Preservation Credit Program and Farmland Tax Relief Credit Program*.

<sup>36</sup> Wisconsin State Statutes NR 135 and NR 216.

<sup>37</sup> Wisconsin State Statutes NR 243.

<sup>38</sup> U.S. Environmental Protection Agency and U.S. Department of Agriculture. 1999. *Unified National Strategy for Animal Feeding Operations*.

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. It also provides financial support to nominate properties and districts to the National Register, and to carry out a program of comprehensive historic preservation planning and education. Money is 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, villages or fourth-tier cities with a population of less than 5,000. A set of funds is also designated for use by Certified Local Government (CLG) status communities. In addition,

many private funding sources specifically target smaller communities in the more rural parts of the state. Other specific programs are listed below.

**Federal Historic Preservation Credit.** This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a direct reduction in the federal income taxes. To qualify, buildings must be income producing historic buildings, must be listed on the National Register of Historic Places, or contribute to the character of a National Register Historic District.

**Wisconsin Supplemental Historic Preservation Credit.** This program returns an additional 5 percent of the cost of rehabilitation to owners as a discount on their Wisconsin state income taxes. Owners that qualify for the Federal Historic Preservation Credit automatically qualify for the Wisconsin supplement if they get National Park Service approval before they begin any work.

**25-Percent State Income Tax Credits.** This program can be used for the repair and rehabilitation of historic homes in Wisconsin. To qualify, buildings must be either listed on the state or national register; contribute to a state or national register historic district; or be eligible for individual listing in the state register.

**EXHIBIT 7-1**  
**IMPORTANT FARMLAND CLASSES**

**EXHIBIT 7-2**

**SOIL LIMITATIONS FOR ON-SITE WASTE DISPOSAL**

**EXHIBIT 7-3**

**SOIL POTENTIAL FOR BUILDING SITE DEVELOPMENT**

**EXHIBIT 7-4**

**SOIL LIMITATIONS FOR SEPTAGE SPREADING**

**EXHIBIT 7-5**  
**STEEP SLOPES**

**EXHIBIT 7-6**  
**FLOODPLAINS**

**EXHIBIT 7-7**  
**WDNR WETLANDS**

**EXHIBIT 7-8**  
**DEPTH TO GROUNDWATER**

## **AGRICULTURAL RESOURCES - Town of Poy Sippi**

### **Goal AG 1. Maintain the economic viability of the area's agricultural community.**

#### **Objectives:**

- **AG 1.1. Encourage the preservation of the area's most productive farmland for continued agricultural activities.** Preserving active farms and areas containing prime agricultural soils is necessary to preserve the capacity of agricultural soils and to maintain the rural character of Poy Sippi. The farmland classes developed by the Waushara County Land Conservation Division define prime farmland soils as the soils that produce the highest yields of food, fiber, feed, forage, and oilseed crops when managed according to acceptable farming methods. The "Prime Farmland Where Drained" classification represents 44 percent of Poy Sippi soils and the "Prime Farmland" classification is approximately 9 percent of the soils in the town.

#### **Strategies:**

- (1) **It is suggested that the town continue to track farmers and invite them to an annual town board meeting to establish or build relationships.** The Poy Sippi Land Management Plan Map identifies farming operations to both acknowledge and support farming within the community. These meetings could address matters of mutual concern such as dangerous or blind farm entrances on town roads, speed limits, and services.
- (2) **Identifying these farms on the land use plan map will also serve as a reference point for future development proposals.** County staff has recommended that no minor or major subdivisions, as defined by the Waushara County Subdivision Ordinance, should be allowed immediately adjacent to these farms to avoid land use conflicts. The town zoning map should be updated to identify potential conflict areas.
- (3) To slow the loss of farmland and open space, the town can act on the recommendations below to limit rural residential development:
  - As recommended in the adopted Land Management Plan, if the town has not already, it should request of Waushara County a zoning district modification. The General Agriculture Zoning District should be modified to AG-2, indicating a two (2) acre minimum lot size from the current 1 acre minimum. This recommendation would apply only to newly platted residential lots.
  - **Orderly, compact development on small lots should occur in the sanitary district surrounding the unincorporated Village of Poy Sippi.**
  - As recommended in the adopted Land Management Plan, conservation subdivision design would be the design of choice for any land divisions of 3 lots or more in the town. This design technique preserves open space while allowing residential development.
- (4) **The town can promote the protection of farmland through voluntary programs.** Some communities have had success with the purchase of development rights. This farmland preservation tool benefits the farmer, as well as the community. The farmer can benefit financially on the

development potential of the land while still keeping it in production and maintaining all other rights to the land, including the right to live on the land, to continue to farm the land, and to exclude trespassers. The farmer may enjoy reduced income taxes and estate taxes. The monies received for the easement can be used for farm improvements, making the farm more productive and economically palatable to the community. In addition, the community will enjoy all of the environmental, aesthetic, and economic benefits of farming while preserving a large area of productive farmland. While this tool is an effective one at preserving farmland, it is expensive, and not all municipalities can afford its cost.

- **AG 1.2. Ensure that agricultural activities are not compromised or restricted by adjacent land uses.** In many ways, modern day agriculture is an industrial activity; too often, residents new to living in rural areas find that many aspects of a farming operation are objectionable. Their collective voices can often make it difficult for a farmer to operate at his convenience and, more importantly, at maximum efficiency and profitability.

**Strategy:**

- (5) **The town will require developers to perform a cost-benefit analysis to be performed on each proposed residential subdivision development.** The analyses will compare the economic costs and feasibility of traditional subdivision plats with a conservation subdivision plat for the same site. Cost and benefits should be calculated for both the new residential development and the adjacent agricultural operations.
- **AG 1.3. Support and encourage resource specialists to continue working with farmers to make operations more economically viable.** Farmers need to be aware of new tools, techniques and trends in equipment, products, crops, purchasing, and record keeping enhancing their ability to compete profitably, not only locally but also globally.

**Strategy:**

- (6) **The UW Agriculture Extension Agent for Waushara County is a resource farmers can use for assistance with these items:**
  - **Financial and technical assistance to innovate modernize or maintain their operations;**
  - **Farm product processing and marketing initiatives.** There are farmer's markets in the area during the summer months. The First Lutheran Church is a location where food and crafts are sold. Building upon this venue and developing other opportunities to connect residents with local food suppliers will enhance economic opportunities and enhance the relationship between local consumers and providers of food. Perhaps a Buy Local Initiative could develop from this effort.

**Goal AG 2. Minimize conflicts between ongoing agricultural operations and rural non-farm residents.**

**Objectives:**

- **AG 2.1. Encourage residential and commercial development in areas that are less productive for agricultural uses.** Areas where more concentrated development already exists typically have diminished potential for productive agriculture. In most cases, large contiguous blocks of agricultural land provide the greatest efficiency in farm operations and are less subject to negative impacts from other competing land uses. Directing new development to other locations helps preserve the integrity of these productive areas.

**Strategies:**

Strategies 1-5 apply to these strategies.

- **AG 2.2. 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 there are aspects of farming that can offend one or more of their senses.

**Strategy:**

- (7) **Sharing information about the importance of the Poy Sippi's agricultural and natural resources are an essential implementation tool. This could be in the form of a pamphlet distributed by the County when land is purchased or when building permits are applied for. Periodic pamphlets or newsletters could be mailed to residents to provide information on the importance of farming to the local economy.**

**Goal AG 3. Provide opportunities for farmers to profit from their farming operations.**

**Objectives:**

- **AG 3.1. Encourage best farming practices to maximize land stewardship through education and incentives.** Best management practices not only are good for the long term productivity of the farm, they also serve a broader common good by protecting the watershed and other natural features that contribute to a high quality environment.
- **AG 3.2. Support efforts that assist 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.

**Strategy:**

- (8) **The UW Agriculture and Community Development Extension Agent(s) for Waushara County are resources for information about financial and technical assistance available for modernizing farming operations to best practices.** They can also provide referrals for resources on retirement/estate planning for farmers.
- **AG 3.3. Educate farmers and developers about land use development design and layout that is farming friendly.** 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. Without adequate forethought, the ability to maintain a viable farming operation (and the remaining raw land value) once portions of a farm are sold can be inadvertently compromised.

**Strategy:**

- (9) **UW Extension and County staff can assist with educational outreach about design techniques such as conservation subdivisions mentioned in recommendation 3.**

## **NATURAL RESOURCES - Town of Poy Sippi**

### **Goal NR 1. Preserve the quality and quantity of our groundwater supplies.**

#### **Objectives:**

- **NR 1.1. Educate the public about the benefits of wetland protection and encourage public and private parties to strengthen wetland regulations.** The wetland resources found in Poy Sippi compose a great deal of the landscape. Approximately 9,347 acres are wetland areas. This figure does not include wetland areas less than five acres in size and yet it is approximately 41 percent of the town land area. While large areas of Poy Sippi are currently owned by the Wisconsin Department of Natural Resources, the preservation of wetlands still received over 80 percent of the survey respondents' support. This figure indicates that these areas are viewed as an important resource in the Town of Poy Sippi and should be protected. Wetlands improve water quality by filtering out sediments and chemicals, reduce flooding by storing water, and provide recharge areas for groundwater.

#### **Strategies:**

- (1) **The Town of Poy Sippi should encourage the County to amend their existing regulations to require that a naturally vegetated, fifty (50) foot buffer area remain between wetlands and areas to be developed in the future. This setback should be increased to a length of 100 feet.**
- (2) **Pamphlets and/or newsletters can help in sharing information about the importance of the town's natural resources and ways to maintain them.** For example, educating property owners along creeks about non-point source pollution and providing tips on landscaping and buffering to prevent this pollution can help to achieve improved water quality. Periodic pamphlets or newsletters could be mailed to Poy Sippi residents to provide information on such topics as tree trimming tips and issues relating to natural resource protection. Water resource educational materials are available from the WDNR.
- **NR 1.2. Ensure that adequate amounts of safe drinking water are available throughout the town.** Much of the town, approximately 53 percent (12,071 acres) has groundwater depths of 1.1 feet to 3.0 feet below the ground. The abundance of water so close to the ground's surface further indicates that Poy Sippi contains many environmentally sensitive areas and a water supply that should be protected from contamination from non-point and direct pollution. Since the town is served by private wells, maintaining an adequate supply of safe drinking water is critical to the well-being of both existing and future residents. Protecting this resource is particularly important in the Town of Poy Sippi as an important aquifer recharge area underlies a portion of the town. Additionally, the extraction of groundwater for spray irrigation of crops in some portions of the town and adjacent areas to the west may pose a long-term threat in groundwater quantity and quality.

**Strategies:**

- (3) Balancing the need for private on-site wastewater treatment systems and the need to protect groundwater is a necessary task at the county level. Thus, it is recommended that the county require a comprehensive evaluation of an existing septic system at the time of a real estate transfer.
- (4) The Town is further encouraging the protection of groundwater by recommending that the county and the town jointly draft language for the prohibition of commercial extraction and removal of any groundwater from the watershed. Farming operations and municipal water systems are to be excluded from the prohibition.
- (5) Monitor the water quality of private and public wells in the following ways:
  - Require permits and inspections for all new residential wells.
  - Encourage the County to petition the State that both it and the local governing entity be notified of all new high capacity wells (i.e., irrigation systems, municipal wells).
  - Support programs that increase public awareness on public health issues related to wells and drinking water.
- (6) Monitor on-site waste disposal systems by requiring on-site septic system testing as part of ownership transfers.
- (7) Protect existing and future municipal wellhead locations from land uses that could potentially contaminate the groundwater by:
  - Using zoning to restrict specified types of land use and activities, if necessary.
  - Incorporating the county's Groundwater Protection Overlay District into an official map, if needed.
- NR 1.3. Encourage a balance between the use of groundwater for irrigation purposes and the protection of the water table. 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 which depends on access to groundwater.

**Strategy:**

- (8) Encourage farmers to time their hours of pump operation to achieve maximum efficiency. This can be done by sending educational materials or other outreach efforts in conjunction with UW Extension and county staff.

**Goal NR 2. Maintain and improve the water quality of our lakes and streams.****Objectives:**

- NR 2.1. Reduce non-point nutrient runoff into lakes and streams. The Pine River and Willow Creek Watershed has been identified as a priority watershed. This indicates that there are substantial nonpoint pollution and streambank erosion concerns. Nutrient loads raise water temperature, contributing to the growth of excessive aquatic

vegetation including invasive species. Additionally, poor surface water quality adversely impacts the aesthetic values of the water resource and can lead to decreased property values.

**Strategies:**

- (9) **The Town should consider erecting signs that identify the names of creeks at road crossings.** These signs are an excellent way to raise awareness of drainageways. Unnamed creeks could have names established, perhaps by honoring landowners along them or through school naming contests, as another way of raising awareness of the importance of these features and getting people to think about the importance and value of them.
- (10) **Increase public awareness of residential and agricultural runoff issues by disseminating information about environmental risks associated with improper use and application of lawn fertilizers, salt, and other chemicals.** This is another opportunity for the towns to partner with UW Extension and County staff for educational and information sharing purposes.
- (11) **Control storm water runoff from construction activities and impervious surfaces by:**
  - Providing information that describes new techniques for storm water management.
  - Supporting the enforcement of mandatory construction site erosion requirements.
  - Supporting the incorporation of storm water runoff and detention requirements from impervious surfaces such as building footprints, parking areas, and other hardscapes as specific site criteria in the building permit application and land division process.
- **NR 2.2. Preserve the natural shoreline areas of our waterways.** As mentioned previously, the Pine River and Willow Creek Watershed has been identified as a priority watershed. This indicates that there are substantial non-point pollution and stream bank erosion concerns. Since the amount of shoreline is a relatively finite resource, however, these water bodies may face development pressure in the future and could quickly suffer environmental degradation unless their shoreline areas are preserved.

**Strategies:**

- (12) **Encourage landowners to:**
  - Consider enrolling shoreline areas into a land trust;
  - Implement innovative development techniques such as conservation subdivisions.
- (13) **Maintain a buffer of native vegetation along shorelines and wetlands in accordance with shoreland zoning requirements by supporting the enforcement of current Waushara County Shoreland Zoning regulations regarding shoreline vegetation removal.** Buffers are likely the single most effective means to protect and even improve the water quality of the town's rivers, streams, and drainageways.

### **Goal NR 3. Protect key natural features and resources.**

#### **Objectives:**

- **NR 3.1. Work toward the control 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.

#### **Strategy:**

- (14) **Increase public awareness of its responsibility in introducing and controlling invasive species by providing educational materials to inform the public of issues and preventative measures.**
- **NR 3.2. Maintain a quality forest resource.** Woodlands can provide attractive building sites; however, these areas are also an important economic resource for individual property owners and provide employment opportunities for area residents. Additionally, wooded areas are a natural ecosystem, providing wildlife habitat and plays a role in the scenic character of Poy Sippi which is highly valued by residents and visitors.

#### **Strategy:**

- (15) **Encourage private landowners to manage their forests and woodlots as sustainable resources by providing educational materials about incentive and technical assistance programs for forest management.**
- **NR 3.3. Support the use of existing and known mineral extraction sites.** The glacial heritage of the Waushara County area has left a number of sites that are rich in sand and gravel deposits. In order to capitalize on this resource while balancing the needs of existing development, the county enforces a non-metallic mining ordinance which manages allowable extraction site activities and requires a reclamation plan when mining operations have ended.

#### **Strategy:**

- (16) **To allow non-metallic mining to occur while balancing residential quality of life factors, the town should discourage adjacent development that conflicts with these operations.** The following options should be considered by the town:
  - **Using techniques such as setbacks and zoning to minimize conflicts with adjacent land uses and activities.**
  - **Supporting reclamation plans for existing and future land use of adjacent areas.**

**Goal NR 4. Strive to preserve the intrinsic visual qualities of our landscape that define its rural character.**

**Objectives:**

- **NR 4.1. Protect the visual integrity of important scenic features and/or vistas.** 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.

**Strategy:**

- (17) **Target areas of importance for protection by developing committee consensus on key areas/features.** One such area that was discussed in the Land Management Plan adopted by the Town of Poy Sippi is the "bluff area" which lies west of the unincorporated Village of Poy Sippi between Liberty Street and the Poy Sippi Millpond. It was also suggested that a conservation subdivision design technique be applied to this area with the open space being conveyed to the town or county with trails connecting this area to the Main Street of the unincorporated Village of Poy Sippi. Tools to protect such areas include:
  - **Consider innovative development techniques such as conservation subdivisions.**
  - **Encourage landowners to consider enrolling their lands in a land trust.**
  - **Explore the potential of acquiring scenic easements to protect important viewsheds.**
- **NR 4.2. 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.

**Strategies:**

- (18) **The lighting should be selected with a rural environment in mind.** The Sensible Shoreland Lighting publication from the University of Wisconsin-Extension, dated September of 2000, provides the following information on preserving the night sky. Three problems with lighting should be considered when making decisions about the best light fixture choices for the main street area:
  - **Glare.** Good lighting should illuminate only what needs to be seen. Glare occurs when one actually sees the light from the fixture itself rather than what the fixture is intended to illuminate. Shielding light fixtures so the direct rays of light cannot reach a person's eyes can eliminate glare. The use of full cut-off fixtures can also minimize glare. Full cut-off means that no light is emitted above the horizontal. Full cut-off fixtures are more effective and actually increase safety since they produce very little

of the glare that dazzles the eye and reduce one's ability to see into the shadow.

- **Light Trespass.** Glare is also associated with light trespass. Light trespass is the description of the nuisance effect of improperly aimed lights resulting in the illumination of areas not intended to be lit.
- **Sky Glow.** Most exterior lighting shines directly upward, causing the sky above to glow, which washes out the view of the dark night sky. Billboard lights that shine upward, street lights that bounce light off of pavement, and commercial and residential lighting open to the sky all contribute to sky glow. To reduce signage contribution to sky glow, illuminate signs for advertising by positioning the lights above and in front of the sign, keeping the light aimed at the sign surface.

These points and others can be found in the aforementioned publication. It also contains photographs of good lighting examples and will be a helpful resource to the town when making decisions about future lighting.

- (19) **Consider establishing a lighting ordinance to regulate both residential lighting and commercial signage.**

## CULTURAL RESOURCES - Town of Poy Sippi

### Goal CR 1. Preserve the community's important cultural resources.

#### Objectives:

- **CR 1.1. Compile an updated inventory of the significant cultural resources.** Integral to the tapestry of structures, fields, woodlands, and other features that define a community's visual character are those cultural resources that over time have been intrinsically interwoven into its growth and development. Preserving those resources deemed by residents to having made meaningful contributions to their community's heritage allows them to connect with its past history and provides an opportunity to pass on this heritage to future generations. These cultural resources often include archaeological sites dating from the area's pre-history, more recent historical sites and structures, important and unique architecture, elements reflecting its ethnic heritage, and other significant cultural features. The most noteworthy building is the House of the Grand Army of the Republic. This organization was comprised of Civil War veterans. One of only four such buildings was located in Poy Sippi.

#### Strategies:

- (1) **The Town of Poy Sippi can apply for 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. For details on these any of these programs, visit <http://www.wisconsinhistory.org/histbuild/index.html> or call (608) 264-6500.
  - (2) **Identify all historical and architecturally significant houses and other buildings within the town.**
- **CR 1.2. Develop and utilize existing local expertise on historic preservation issues.** In many cases counties and/or municipalities have a historical society with a membership that has a diverse and broad perspective on the area's history, sites and structures. They may also have a collection of early photographs and other memorabilia. These are resources that can be used when decisions are made about renovation or demolition decision.

#### Strategies:

- (3) **The Town of Poy Sippi should consider establishing an advisory historic preservation committee.** Town-wide historic preservation ordinances and commissions exist in other parts of the state, and should be considered here as well. The towns that already have ordinances tend to be those in the vicinity of larger cities; towns like Perry and Westport outside of Madison, where cultural resources are threatened by the effects of sprawl. Nevertheless, rural towns are beginning to lose resources due to sprawl from

- smaller municipalities and changes in the farming base of Wisconsin. Town historic preservation commissions can help counteract the negative effects of these trends, and help to preserve the agricultural heritage of our state.
- (4) **Include cultural resources and historic preservation in any local land use plans it may undertake in the future.** A resource for the town is *Smart Growth Guide to Historic Preservation: a Manual for Communities*. This document is available on the Wisconsin Historical Society website. For information on smart growth and preservation, visit the WHS website at <http://www.wisconsinhistory.org/histbuild/smartgrowth/index.htm>, or call (608) 264-6500.
- (5) **Partner with UW Extension and County staff to provide educational information to local officials and the public about the importance of historic preservation.** Preserving important sites and structures not only enables a community keep in touch with its past, it also can help promote a "sense of place". Communities that have made a particularly strong commitment to retain the historic integrity of their downtowns or residential areas have also found that they can use these historic resources to attract visitors as well as other forms of economic development. In rural areas such as the Town of Poy Sippi, historic farmsteads and farm structures including barns, silos, and windmills, along with old churches, bridges, and cemeteries are examples of features that help define "rural character" for many local residents.

## **Goal CR 2. Develop a community-wide preservation ethic in Poy Sippi.**

### **Objectives:**

- **CR 2.1. Stress the need for and develop a constituency for historic preservation activities.**

### **Strategies:**

- (6) **Consult the historic preservation committee regarding future development within the town.**
- (7) **Encourage the formation of business or neighborhood organizations to create a list of the historical features unique to the Poy Sippi area.**
- (8) **Encourage local not-for profit preservation organizations to become more involved in historic preservation activities.**
- (9) **Publish newspaper articles on all historic preservation activities within Poy Sippi.**
- **CR 2.2. Disseminate information on historic preservation efforts.**

### **Strategies:**

- (10) **Post information on historic preservation efforts on the town's web site once it is established.**
- (11) **Develop and distribute pamphlets regarding the benefits of historical preservation for residential and commercial properties.**

- (12) **Establish a signage program for historically significant properties within the town.**
- (13) **Send letters to property owners of the buildings within the AHI delineating the significance of their site.**

## **CHAPTER 8: LAND USE**

### **TABLE OF CONTENTS**

Introduction .....	8-1
Vision Statement .....	8-1
Inventory and Analysis .....	8-1
Existing Land Use .....	8-1
Land Use Categories .....	8-2
Current Land Use Inventories .....	8-4
Zoning .....	8-5
Waushara County .....	8-5
Development Trends.....	8-9
Historical Land Use Trends .....	8-11
Building Permits .....	8-11
Density .....	8-11
Intensity .....	8-12
Development Considerations.....	8-13
Recommended State, Regional, and County Goals .....	8-13
State of Wisconsin .....	8-13
East Central Wisconsin Regional Planning Commission .....	8-14
Waushara County .....	8-15
Local Land Use Issues.....	8-15
Environmental and Public Utility .....	8-15
Land Supply .....	8-16
Land Price .....	8-16
Energy Demands .....	8-17
Future Land Use Projections .....	8-17
Future Land Use Map.....	8-17
Future Land Use Projections.....	8-18
Residential .....	8-19
Commercial .....	8-21
Industrial .....	8-23
Agricultural .....	8-23
Recreational Opportunities .....	8-24
General Development Considerations .....	8-24
Land Use Issues and Conflicts .....	8-26
Interrelationships with other Plan Elements .....	8-26
Economic Development .....	8-26
Housing .....	8-27
Transportation.....	8-27
Utilities and Community Facilities.....	8-27
Agriculture Resources .....	8-28
Natural Resources .....	8-28
Cultural Resources.....	8-28
Intergovernmental Cooperation .....	8-28

Policies and Programs.....	8-28
Regional, County and Local Policies .....	8-28
Zoning Ordinances .....	8-28
County Policies .....	8-29
Local Policies .....	8-31
Federal, State and Regional Programs .....	8-31
State of Wisconsin .....	8-31
Goals, Objectives and Strategies .....	8-41

## TABLES

Table 8-1 Town of Poy Sippi Existing Land Use Summary, 2005 .....	8-4
Table 8-2 Waushara County Zoning.....	8-8
Table 8-3 Poy Sippi Building Permit Data, 1990 to 2004.....	8-12
Table 8-4 Housing Unit Density, 1990 to 2000 .....	8-12
Table 8-5 Intensity, 2000.....	8-13
Table 8-6 Town of Poy Sippi Land Use Projections .....	8-23

## FIGURES

Figure 8-1 Town of Poy Sippi Existing Land Use, 2005 .....	8-5
--	-----

## EXHIBITS

Exhibit 8-1 Existing Land Use.....	8-33
Exhibit 8-2 Existing Zoning .....	8-35
Exhibit 8-3 Town of Poy Sippi Future Land Use Map.....	8-37
Exhibit 8-4 Unincorporated Village of Poy Sippi Future Land Use Map.....	8-39

## LAND USE

### INTRODUCTION

Land use directly influences all the various elements presented in the previous chapters. Many aspects of daily life within the planning area are impacted by elements of the previous chapters. The choices for housing type, location, transportation alternatives, decisions on employment locations, recreational opportunities, and the quality of the man-made and natural environments are all intricately woven together into land use. Land use policy decisions can have far-reaching repercussions for factors including housing growth and the protection of natural resources. For example, rural areas in Waushara County are under pressure from scattered rural residential and vacation home development. Large lot development in rural areas has fragmented farmland and forests and placed greater stress on the lakes, streams, and other environmentally sensitive areas.

This chapter describes existing land use patterns and current zoning ordinances. Development trends over the past 20 years were analyzed, and future land use needs were extrapolated. Finally, the chapter discusses the land use policy context and the need for additional intergovernmental cooperation. Several potential land use conflicts are identified, and issues that must be addressed are discussed.

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

*In 2025, residents of the Town of Poy Sippi take pride in the small town atmosphere the community has been able to retain. Emphasis has been placed on continuing to promote compact developments and proactively preserving restoring the significant historical facades of buildings within the downtown area. Residents and visitors can easily walk to most destinations. Local residents frequently utilize the newly expanded millpond park and bicycle amenities. Several successful new stores and light industries have taken the opportunity to renovate existing vacant buildings to enhance the unique community character of Poy Sippi. An architectural design ordinance and historical preservation plan have been created to ensure new construction complements local historical buildings throughout the village area.*

*Although growth continues to occur, the town has been proactive in maintaining the interwoven fabric of the high quality natural resources, productive agricultural fields, historical sites, and other open space that comprises the town's rural character. New development guidelines stress the importance of maintaining open space and enhancing historical architecture throughout the town. Great success has been achieved in encouraging conservation subdivisions that cluster new residential development in areas that protect the integrity of existing land uses and the town's most highly valued environmental and scenic features. As a result, land use conflicts such as those between rural residential development and ongoing farming operations are minimal.*

## INVENTORY AND ANALYSIS

### Existing Land Use

A detailed field inventory of land uses was conducted in the community in 2000. Subsequent updates to the original inventory were completed during the comprehensive planning process. Land use information was compiled into the general land use categories and is presented in Table 8-1 and Exhibit 8-1. As a result of this inventory, a number of conclusions and issues have been identified, and recommendations have been made to guide future land use planning efforts in the Poy Sippi planning area.

### 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 inhabitation. Residential land uses are divided into single and two-family residential, farmstead, multi-family and mobile home parks. Single and two-family residential includes single family dwellings, duplexes, and garages for residential use. Within platted subdivisions, residential land use encompasses the entire lot. In rural areas where lots are typically larger, single family includes the primary residence, outbuildings, and the mowed area surrounding the structures. Single family also includes isolated garages and similar structures on otherwise undeveloped rural lots. Farmsteads include the farm residence, the mowed area between the buildings and the associated outbuildings (barn, sheds, manure storage, abandoned buildings). Multi-family includes apartments of three or more units; condos; room and boarding houses; residence halls; group quarters; retirement homes; nursing care facilities; religious quarters; and the associated parking and yard areas. Mobile home parks are classified as land that is part of a mobile home park. Single standing mobile homes are classified under residential.

**Commercial.** Commercial land uses represent the sale of goods and services and other general business practices. Commercial uses include retail and wholesale trade (car and boat dealers; furniture, electronics and appliance stores; building equipment and garden equipment; grocery and liquor stores; health and personal care stores; gasoline stations; clothing and accessories, sporting goods, hobby, book and music stores; general merchandise; miscellaneous store retailers; couriers; and massagers), services (publishing; motion picture and sound recording; telecommunications; information systems; banks and financial institutions; real estate offices; insurance agencies and carriers; waste management; accommodations; restaurants and drinking places; repair and maintenance; personal and laundry; social assistance, etc.) and other uses (warehousing and automobile salvage and junk yards).

**Industrial.** Industrial land uses represent a broad category of activities which involve the production of goods. Mining and quarry sites are separated from other industrial uses.

Industrial uses include construction; manufacturing (includes warehousing with factory or mill operation); mining operations and quarries; and other industrial facilities (truck facilities).

**Transportation.** Transportation includes land uses that directly focus on moving people, goods, and services from one location to another. Transportation is divided into two separate categories: transportation and airport. Transportation uses include highway and street right-of-way; support activities for transportation (waysides, freight weigh stations, bus stations, taxi, limo services, and 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 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 areas 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 Inventory

A detailed analysis of existing land use in the Town is found below. Developed land has been altered from its natural state to accommodate human activities. Although agricultural areas are considered developed 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 Poy Sippi is mostly undeveloped. Less than five percent (4.9%) of the 22,972 acres are developed (Table 8-1 and Figure 8-1). Single family residential (1.3%), transportation (2.0%), and farmsteads (1.1%) are the most prevalent developed land uses; they comprise about 90 percent of the total developed land. Industrial (0.2%), commercial (0.1%) and institutional facilities (0.1%) comprise an additional seven percent of the developed land.

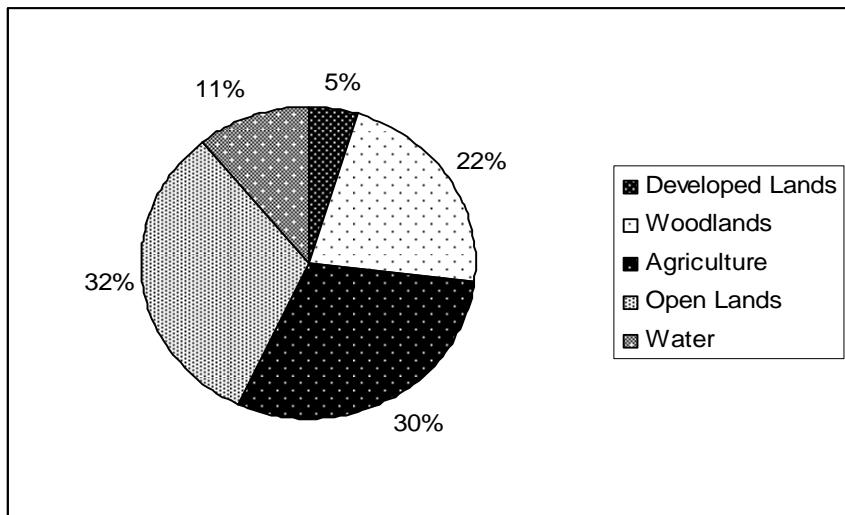
Unplanted woodlands (20.0%), non-irrigated cropland (30.0%), and other open land (32.3%) are three most common overall land uses within the town. Unplanted woodlands account for over 90 percent of forested areas in Poy Sippi. Non-irrigated cropland makes up 30 percent of the total land use in the town.

**Table 8-1. Town of Poy Sippi Existing Land Use Summary, 2005**

Land Use	Acres	Percent of Developed Land	Percent of Total
Single Family Residential	296	26.4%	1.3%
Farmstead	263	23.4%	1.1%
Multi-Family Residential	11	1.0%	0.1%
Mobile Home Parks	0	0.0%	0.0%
Commercial	18	1.6%	0.1%
Quarries	0	0.0%	0.0%
Industrial	39	3.5%	0.2%
Recreational Facilities	7	0.6%	0.0%
Camps & RV Parks	0	0.0%	0.0%
Institutional Facilities	24	2.1%	0.1%
Utilities/Communications	9	0.8%	0.0%
Transportation	455	40.6%	2.0%
Total Developed	1,122	100.0%	4.9%
Non-irrigated Cropland	6,900		30.0%
Irrigated Cropland	0		0.0%
Planted Woodlands	479		2.1%
Unplanted Woodlands	4,597		20.0%
Other Open Land	7,406		32.2%
Water Features	2,468		10.7%
Total Acreage	22,972		100.0%

Source: ECWRPC, 2000 and 2005

**Figure 8-1. Town of Poy Sippi Existing Land Use, 2005**



## Zoning

Zoning is a major tool used to regulate land uses. A zoning ordinance regulates the use of property in order to advance public health, safety, and welfare through orderly development. Zoning is performed at several levels in Waushara County. Each incorporated city or village has general zoning powers.<sup>1</sup> Waushara County has general zoning jurisdiction within the unincorporated areas of the county; the ordinances are administered by the Zoning and Land Conservation Department (WCZLC).<sup>2</sup> However, a general county zoning ordinance only becomes effective if individual towns approve the county ordinance. The Town of Poy Sippi has adopted the general Waushara County Zoning ordinances.

## Waushara County

The Town of Poy Sippi adheres to Waushara County Zoning.<sup>3</sup> All zoning district information is contained within the Waushara County Zoning Ordinance adopted in 2003. A summary of the usage requirements and restrictions of the districts are 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 are 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.

<sup>1</sup> Wisconsin Statues 62.23 for cities and Wisconsin Statutes 61.35 for villages.

<sup>2</sup> Wisconsin Statues 69.69.

<sup>3</sup> WCZLC. 2003. *Code of Ordinances: Waushara County, Wisconsin.*

- *(C-G) General Commercial:* This zone provides for uses found in small commercial areas located throughout the county. Permitted uses include banking; bed and breakfast establishments; professional offices; medical clinics; funeral homes; laundromats, storage garages; restaurants; semi-public uses; warehouses; and retail stores. Single family dwellings are permitted only as accessory to a principal use.
- *(C-C) Community Commercial:* This zone provides for uses found in the central business districts of small communities. Permitted uses include banks, bed and breakfasts, professional offices, medical clinics, funeral homes, laundromats, storage garages, restaurants, semi-public uses, warehouses, and retail stores. Single family dwellings are permitted only as accessory to a principal use.
- *(C-S) Service Commercial:* This zone is designed for small commercial service businesses which are oriented toward the traveler, tourist or vacationer. Lots sizes are 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 are 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 are a minimum of 20,000 square feet.
- *(O-N) Natural Resource Preservation Zone:* This zone provides for the conservation and protection of natural resources. Generally this zone includes swamps, marshlands, river and lakeshore and other land of natural aesthetic value. Residential development is allowed within these areas on one-acre lots. Permitted uses include agriculture, wildlife preserves, fish hatcheries, and farm ponds. Camping trailers, mobile campers, and houseboats are permitted for temporary living quarters within the district.
- *(GWPOD) Groundwater Protection Overlay District:* The purpose of this district is to institute land use regulations to protect the municipal water supplies and to promote the public health, safety and general welfare of the residents of the county. The residents of the county depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality.

- *(O-F) Forest Zone:* This zone provides for the continuation of forestry practices and related uses in those areas best suited to this activity. This zone is further intended to encourage forestry and to recognize the value of the forest as a recreational resource. Permitted uses include all uses within the O-N zone; debarking operations; maple syrup processing plants; and portable sawmills. Single family dwellings are allowed as a conditional use. Residential lot sizes are 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:* The 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 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 Poy Sippi (Table 8-2 and Exhibit 8-2). The predominant zoning district is General Agriculture. This category comprises almost 60 percent (58.5%) of the total land area in the Town of Poy Sippi. The Natural

Resource Preservation district comprises the next largest area at 30.9 percent. Less than two percent of the land area in the town is zoned residential. Less than one percent of the town is zoned for either commercial or manufacturing uses.

Within the unincorporated village of Poy Sippi, zoning is more diverse. Single-family residential (RS-10, RS-20) land uses make up the largest portion. These two zoning districts are intended to provide an environment with "moderate" lots of 10,000 (RS-10) and 20,000 (RS-20) square feet. General Agriculture is the third zoning district found within this area. This district is designed for large-scale agricultural uses of land related to crops and livestock. There are active farms on the periphery of the Poy Sippi Sanitary District planning boundary that is found in this area.

Borth is an unincorporated community south of Lake Poygan on CTH D. Within this area, there are three zoning districts (RS-20, A-R and G-C). Single-family Residential (RS-20) is found in a small area on CTH D. A second residential zone, Agricultural Residential (A-R), is located at CTH XX and CTH D. Both of these residential districts provide a semi-rural living environment for areas not served by public sewer systems. Finally, a General Commercial (G-C) district is situated on CTH XX. Future development proposals should in-fill available land within the existing zoning districts. Re-zonings or spot zonings are discouraged to maintain the mixed-use, semi-rural environment already in place.

**Table 8-2. Waushara County Zoning**

Zoning Classification	T. Poy Sippi	
	Acres	Percent
Gen. Ag. (A-G)	13,446	58.5%
Ag. Res. (A-R)	80	0.4%
Gen. Comm. (C-G)	13	0.1%
Community Comm. (C-C)	9	0.0%
Service Comm. (S-C)	10	0.0%
Gen. Man. (M-G)	6	0.0%
Intensive Man. (I-G)	0	0.0%
Nat. Res. Pres. (O-N)	7,093	30.9%
Forestry (O-F)	0	0.0%
Park and Re. (O-P)	6	0.0%
Shoreland/Wetland (O-SW)	0	0.0%
Res. S. F. (RS-10)	56	0.3%
Res. S. F. (RS-20)	151	0.7%
Res. M. F. (R-M)	3	0.0%
Res. S. F. Plan. Dev. (RSP-10)	0	0.0%
Res. M. F. Plan. Dev. (RM-P)	0	0.0%
NA (NA)■	2,099	9.1%
Roads*		
Total	22,972	100.0%

Source: WCZLC, 2005.

\*Waushara County does not include roads in zoning data.

■Includes areas not zoned and surface water.

## Development Trends

Original settlement was influenced by the abundance of navigable surface water and the prominence of the area as a major travel corridor. After purchasing supplies, trappers, traders, and hunters followed a trail northward to the Pine River and northeastern Waushara County. In the late 1840's, early settlers began to arrive.<sup>4</sup> A dam was soon built along the Pine River to power a flour and feed mill, and a hotel was established within the village. Conveniently located between Berlin and Stevens Point, the community of Poy Sippi was commonly used as a stopover for people traveling between these two areas. Before long a church and a few commercial establishments appeared. A small commercial area was established in the present downtown area. Early settlers to the community included merchants, doctors, attorneys, and other business people. At the same time that people were settling in the village area, others were coming to the county in search of agricultural land. It was these early settlers that established the farming base that remains today.<sup>5</sup> Within the downtown business district, of the unincorporated village of Poy Sippi, many of the original buildings have been destroyed by fire. New buildings replaced the old and the "downtown" area still serves as the commercial center for the town.

The abundance of natural resources including the many streams, Lake Poygan, woodlands, wildlife, and other open spaces still significantly contribute to settlement patterns within the town. In addition, the proximity of the area to the Fox Cities and Oshkosh plays an important role in attracting new residential development. These aspects as well as the friendly small community atmosphere are some factors that have drawn people to the area and have retained existing residents. Lake Poygan has attracted vacation home development and many residential structures serve as a second home. Development within the downtown area of the unincorporated village of Poy Sippi and along the southern shores of Lake Poygan necessitated the construction of a sanitary sewer system in the early 1990s to protect these resources. While the water quality of the surface water has improved, the addition of the sanitary sewer system has resulted in an increase in both residential and commercial development.

Similar to many rural areas in the state, the Town is facing development pressures. Large parcels of farmland and woodlands have been converted to small lot residential development. Easy access to USH 10, STH 49 and STH 21, along with the Town's central location, has contributed to the development of the area. Highway commercial development is occurring along STH 49. This development, as well as the popularity of STH 49 as a north-south route between Berlin and Waupaca can cause periods of heavy traffic for the residents of the area.

As growth occurs, land use changes in intensity and net density. Analyzing the changing patterns in land use provides valuable information to local communities. This information can be used to plan for 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 both the Wisconsin Department of Administration (DOA) and Waushara County Zoning and Land Conservation Department (WCZLC).

---

<sup>4</sup> Reetz, E. 1981. *Come Back in Time*.

<sup>5</sup> Rogers, D.D. 1977. *Those Dodd Girls of Poy Sippi*.

Several limitations with the information in all four data sets necessitate utilizing general summaries for land use trends. A brief discussion of the limitations follows.

ECWRPC conducted land use inventories in 1980 and again in 2000. This information was updated in 2005 by the planning committee. Two distinct classification systems were used in the 1980 and 2000/2005 land use inventories. This made it difficult to compare specific categories between the two inventories. Secondly, computer technology has changed the degree of specificity in which data is collected. In 1980, computerized parcel data was not available. Current land use utilizes parcel data; therefore if a house is located in a subdivision, the entire parcel may be included as residential. Residential areas in 1980 may have included only a portion of these areas.

A comparison of Wisconsin Department of Revenue (DOR) data was used to analyze land use changes between 1990 and 2004.<sup>6</sup> The DOR collects information by real estate class for each minor civil division in the state.<sup>7</sup> Acreage figures from DOR do not include Department of Natural Resource (DNR) lands or other tax-exempt properties.<sup>8</sup> Acreage data for incorporated communities is also incomplete, as their information is frequently provided in number of parcels, as opposed to the total acreage of the parcels. Beginning in 1996, the DOR also changed their classification system. Wisconsin Act 27 mandated that agricultural land was categorized from a standard based on use value instead of a standard based on full market value.<sup>9</sup> Therefore, some land use changes between 1990 and 2004 are a direct result of Act 27 and do not necessarily reflect a change in land use but a change in the way that the land was classified. Following the implementation of the use value standard, agricultural land with improvements was moved to other categories. If these improvements included residential, then the agricultural land with improvements was moved to residential. Additionally, following the use value assessment, less productive land was moved out of agriculture and reclassified as swamp and waste land. Furthermore, the increasing popularity of privately owned recreational land caused a shift of lands from agriculture to both forestland and swamp and wasteland.

The Wisconsin Department of Administration (DOA) collects building permit information for new construction as well as demolition information from communities within the state.<sup>10</sup> This data is annually reported by communities and includes single-family, two-family, multi-family and mobile homes. The data reflects the net change in the number of residential units for each community that were reported to DOA. This data set only 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.

Building permit data from the Waushara County Zoning and Land Conservation Department (WCZLC) is collected for new residential development.<sup>11</sup> Records are maintained for single-family residential dwellings and mobile homes. WCZLC issues building permits only in towns which have adopted county zoning. If a town has not adopted county zoning, building permits are issued only for areas affected by the Waushara County Shoreland Zoning Ordinance. Otherwise, building permits are issued by the minor civil division. Furthermore, this data set

<sup>6</sup> DOR. 1980. *1980 Statistical Report of Property Values Waushara County, Wisconsin*.

<sup>7</sup> DOR. 1990, 2000, and 2005. *Statement of Equalized Values*.

<sup>8</sup> DOR. 1990, 2000, and 2005. *Statement of Assessments*.

<sup>9</sup> Wisconsin State Assembly. 1995. *Wisconsin Act 27 (Assembly Bill 150)*.

<sup>10</sup> Wisconsin Demographics Service Center. 1990 to 2004. *Annual Housing Units Surveys*.

<sup>11</sup> WCZLC. 1981 to 2004. *Land Use Permits Issued*.

indicates only the number of permits issued each year. If the building is not constructed after a permit is issued, it still appears as if a new residential unit was constructed within the data set.

While the historical data from ECWRPC, DOR, DOA, and WCZLC gives us an incomplete picture of the total amount of land historically devoted to the various land uses, it does give us a picture of land consumption patterns within the communities. According to these data sources, several trends can be seen. The collective summary utilizing all four sources is presented for each individual community; general trends are discussed.

### **Historical Land Use Trends**

Historical data from both ECWRPC and DOR have indicated that the Town of Poy Sippi has experienced gains in residential land uses with simultaneous losses in agricultural land over the last 25 years. These local trends mirror state and national trends. A portion of the decline can be attributed to a conversion of agricultural land to residential development, while other losses are a result of differences in classification/delineation of agricultural properties and farmsteads. The number of residential acres more than doubled during this time period. According to DOR data, increases also occurred in commercial uses. While industrial land uses have remained constant since 1980, the Town has experienced slight losses in forest land. This is most likely due to the conversion of woodlands to new residential development.

### **Building Permits**

As stated above, net building permit data is available from the DOA. This data has been submitted by the jurisdictions that issue building permits. Net building data indicates the net change, not the total number of building permits. Therefore, if a building is demolished within a community, this information is subtracted from the new permit numbers. Between 1990 and 2004, 44 net units were added within the Town; this included 34 single-family homes, eight multi-family (3 units or more), and two mobile homes (Table 8-3). The multi-family units were constructed in 1995. Net single family developments were relatively steady from year to year; 1996 was the exception. Although net new home gains per year averaged approximately three during this time period, in 1996 double or seven were added. Similar to DOA records, WCZLC building permit data indicated an average construction rate of 4 single-family homes per year.

### **Density**

Density is broadly defined as "a number of housing units in a given area".<sup>12</sup> Between 1990 and 2000, residential densities increased throughout the town, county and state. As the population of the area has grown, so has the overall housing density (Table 8-4). Between 1990 and 2000, the total number of housing units increased by 0.44 units per square mile, from 12.97 to 13.41. That translates to a 3.4 percent increase in the total number of housing units. Residential densities in the county and state were not only more compact than the Town of Poy Sippi, but they also increased more significantly during this time frame. In 1990, the housing density averaged 19.56 units per square mile in the county and 37.85 units per square mile in the state. By 2000, the average housing density had increased to 21.83 units per square mile in the county and to 42.74 units per square mile in the state.

---

<sup>12</sup> Measuring Density: Working Definitions for Residential Density and Building Intensity, November 2003. Design Center for American Urban Landscape, University of Minnesota.

---

**Table 8-3. Poy Sippi Building Permit Data, 1990 to 2004**

Year	Net Change				
	1 Fam	2 Fam	3+ Fam	Mobile	Total
1990	-2	0	0	1	-1
1991	3	0	0	1	4
1992	2	0	0	0	2
1993	4	0	0	-1	3
1994	0	0	0	1	1
1995	1	0	8	0	9
1996	7	0	0	0	7
1997	1	0	0	0	1
1998	3	0	0	0	3
1999	4	0	0	0	4
2000	3	0	0	0	3
2001	2	0	0	0	2
2002	2	0	0	0	2
2003	3	0	0	0	3
2004	1	0	0	0	1
<b>Total</b>	<b>34</b>	<b>0</b>	<b>8</b>	<b>2</b>	<b>44</b>

Source: WDOA, 1991 to 2005.

**Table 8-4. Housing Unit Density, 1990 to 2000**

Land Area (Sq. Miles)	1990		2000	
	Tot. Units	Units/Sq. Mi.	Tot. Units	Units/Sq. Mi.
Town of Poy Sippi	32.3	419	12.97	433
Waushara County	626.1	12,246	19.56	13,667
Wisconsin	54,313.7	2,055,774	37.85	2,321,144

Source: U.S. Census, 2000; ECWRPC, 2005.

## Intensity

Intensity is the degree of activity associated with a particular land use. Generally, higher intensity land uses have higher environmental impacts. Due to limited information available, this report will compare the intensities of single-family versus multi-family developments within the community. To calculate land intensities, ECWRPC categories single- and two-family residential, farmsteads, and mobile homes were all classified as "single family."

In 2000, single-family land use averaged 0.72 units per acre (unit/ac.), while multi-family land use, a more intense use, averaged 2.48 unit/ac (Table 8-5). Nevertheless, it is important to note that these numbers do not account for the differences in localized intensity. Areas such as the unincorporated village of Poy Sippi or along the southern shore of Lake Poygan will, by nature, be more intense. Single family lots, within the village area, average less than 10,000 square feet; therefore development patterns at this scale result in land use intensities equal to or greater than 3 unit/ac. While, multi-family residential development in incorporated communities often exceeds 6 unit/ac.

**Table 8-5. Intensity, 2000**

Municipality	Single-Family <sup>1</sup>			Multi-Family <sup>2</sup>		
	Units	Acres	Unit/Ac.	Units	Acres	Unit/Ac.
T. Poy Sippi	405	559	0.72	28	11	2.48

Source: U.S. Census, 2000; ECWRPC, 2005.

<sup>1</sup>Includes mobile homes and mobile home parks.

<sup>2</sup>Includes apartment complexes with 3 or more units.

Several important factors create more intense development patterns in incorporated communities. Single-family residential development, by nature, is a less intense land use than multi-family. Since they are more intense, multi-family developments are typically restricted to areas on public sewer. While, multi-family buildings exist in the unincorporated village of Poy Sippi, a significantly higher number of multi-family units are located in both the City of Berlin and Village of Redgranite. Second, incorporated areas in Waushara County are smaller in overall land area than the surrounding towns. This results in a more intensive land use in incorporated areas. Finally, incorporated communities have areas of older residential development dating back to the early 1900s. These older areas, constructed during a period when society was less dependent on cars for transportation, necessitated the need for smaller lot development that allowed for closer proximity to neighbors and services.

## DEVELOPMENT CONSIDERATIONS

### Recommended State, Regional, and County Goals

State, regional, and county goals were developed to provide communities with a framework on which land use decisions could be based. These goals make the planning process and decisions defensible to the general public when formulating alternate scenarios for developing parcels within a community.

#### *State of Wisconsin*

The State of Wisconsin requires that communities address 14 specific goals in their comprehensive plans.<sup>13</sup> These goals encourage development to occur in an orderly well-planned manner. The goals are:

- Promoting the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouraging neighborhood designs that support a range of transportation choices.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protecting economically productive areas, including farmlands and forests.
- Encouraging land uses and development patterns that promote cost-efficient government services and utility costs.

---

<sup>13</sup> Wisconsin State Statutes 66.1001.

- Preserving cultural, historic, and archaeological sites.
- Encouraging coordination and cooperation with neighboring communities.
- Building community identity by improving overall appearance and attractiveness to visitors.
- Providing an adequate supply of affordable housing for all income levels.
- Providing adequate infrastructure, public services, and a supply of affordable land to meet existing needs and accommodate future growth.
- Promoting the expansion or stabilization of the current economic base and the creation of additional and better employment opportunities.
- Balancing individual property rights with community interests and goals.
- Planning and developing a pattern of land use that preserves and creates a pleasing and unique setting.
- Providing all citizens, including those that are transportation dependent, a variety of economical, convenient, and safe transportation options adequate to meet their needs.

### ***East Central Wisconsin Regional Planning Commission***

East Central Wisconsin Regional Planning Commission is currently developing a regional comprehensive plan.<sup>14</sup> As a part of this planning process, East Central has identified several key policies:

- Facilitate cost-effective, centralized, compact, and contiguous urban growth.
- Encourage urban development that is environmentally sound and compatible with the natural resource base.
- Facilitate urban levels of development where facilities and services are readily available to support the development.
- Encourage individual community character and identity.
- Avoid intermingling urban and rural land uses.
- Promote rural land development which meets the needs of rural residents and landowners in a compatible, cost-effective, and environmentally sound manner.
- Provide government services in an efficient, environmentally sound, and socially responsible manner.
- Build community identity by improving overall appearance and attractiveness to visitors.
- Ensure that open space is available to meet the recreational needs of all residents.
- Preserve and protect natural and cultural resources.

---

<sup>14</sup> ECWRPC. 2004. *Milestone Report #2: Issues/Opportunities and Visioning*.

## ***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.

These goals are consistent with the Town of Poy Sippi's vision for land use development and future growth.

## **Local Land Use Issues**

Citizen questionnaires were distributed to residents and landowners within the Town to gather opinions regarding land use and development issues.<sup>15</sup> According to responses that were received, the top issues that were identified included: the attraction of new small businesses, creating good paying jobs within the Town, farmland preservation, historical/cultural site preservation, and the continued protection of natural resources such as wetlands, forestlands, and streams.

## **Environmental and Public Utility**

Development costs vary based on density, design, social, economical, political and environmental constraints. Public opposition can increase costs through project delays. Development often necessitates the expansion of public infrastructure such as sewer, water, streets, schools, parks and services such as fire and police protection. Increased development can infringe on wetland and floodplain areas, destroy wildlife habitat, and increase runoff to streams and lakes.

---

<sup>15</sup> ECWRPC. 2001. *Town of Poy Sippi Survey Results*.

---

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 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 and full-time and seasonal residents.

## **Land Price**

The price of developable lands varies depending on the surrounding land uses, location, access, services, and other subjective factors. Natural amenities such as water frontage, forests, and open space may increase the overall value. Land prices are subject to market demand and fluctuations. As such, land values show periodic variations. Housing affordability is dependant on land prices. Real estate professionals in the area can provide updated information on land values.

The Wisconsin Department of Revenue (DOR) annually reports equalized value as set by the department by real estate class per municipality in Wisconsin. Additionally, DOR reports the individual clerk's statement of assessments that includes the number of parcels (improved and unimproved), acres, and the local assessment per real estate class (Appendix G, Tables G-1 to G-8).<sup>16</sup> Historical land prices within the Town of Poy Sippi were derived using acreage and equalized value.<sup>16</sup>

While data from DOR can offer insight into historical land prices, this data is not complete. Within the towns, some of the changes in land acreages and price per acre can be directly attributed to the changes that have occurred since 1980 in the way that agricultural land is assessed. Starting in 2000, agricultural land must be based on use value instead of full market value.<sup>17</sup> At that time, land formally classified as agricultural was moved to other categories based on the use of the property. For example the portion of agricultural land that contained the house and buildings were transferred to residential. Agricultural land is currently taxed at a lower rate than forestland, wetlands, or other land uses within agricultural properties. Although equalized values indicate that residential properties decreased in the 1980s; this may not be the case.

According to the DOR, the number of residential acres in the Town of Poy Sippi steadily rose between 1980 and 2005 (Appendix G, Table G-1 to G-9). The largest increase, for the years reviewed, occurred between 1990 and 2000. During the 1990s, residential acreage increased by about 90 percent from 251 acres to 475 acres. While residential acreage continued to rise,

<sup>16</sup> DOR 1980 Statistical Report of Property Values Waushara County, Wisconsin. DOR 1990, 2000 and 2005, Statement of Assessments.

<sup>17</sup> Wisconsin State Assembly, 1995. Wisconsin Act 27 (Assembly Bill 150)

the growth rate slowed to about 20 percent between 2000 and 2005. In 2005, WDOR reported that 569 acres was designated as residential. The average value of residential land per acre, fell by almost 30 percent between 1980 (\$6,289) and 1990 (\$4,438). Since 1990, the value of residential acreage has steadily risen; in 2005, it was worth, on average, about \$11,591 per acre. Commercial acreage doubled between 1980 and 2005. While the acreage increased, the average value of land decreased from \$15,480 in 1980 to \$13,817 in 2005. The overall price per acre fell by 50 percent between 1980 and 1990; since 1990, prices have increased by approximately 75 percent. Following state, county and area trends, the acres of land devoted to agricultural use has declined since 1980. In 1980, 16,851 acres of land was designated as agricultural use, while in 2005, this number has fallen by half to 8,321 acres. The value of an acre of agricultural land has declined from a high of \$500 per acre in 1980 to a low of \$160 per acre in 2005.

### **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 Poy Sippi. 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 19 seasonal units in the Town. An increase in gas prices may cause some residents to move closer to their place of employment and out of 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 PROJECTIONS**

### **Future Land Use Map**

Future land use needs and the resulting future land use map represents a compilation of the previous elements (Exhibit 8-3 and 8-4). This map was developed using:

- Existing land use maps and patterns
- Demographics (population, housing)
- Natural resource areas with limiting conditions (wetlands, floodplains, water resources)
- Development limitations (quarries, abandoned landfills, atrazine prohibition and wellhead protection areas)
- Future land use projections
- Results from public input including the citizen questionnaire
- Committee input including the SWOT analysis and visioning exercise
- Waushara County Zoning Ordinance

The following land use categories, or a combination of these categories, were used in the development of the Future Land Use Maps.

- **Future Residential:** Future residential land is classified as land that will be used primarily for future human habitation. Future residential land uses include single-family residential, farmsteads, individual mobile homes and duplexes. This land use category can include mobile homes in communities that have not made a distinction between these uses.
- **Future Multi-Family:** Future multi-family land is classified as land that will be used primarily for future residential uses of more than two residential units per building.
- **Future Commercial:** Commercial land uses represent the sale of goods and services and other general business practices. Commercial uses include retail and wholesale trade; services; and other related businesses.
- **Future Industrial:** Industrial land uses represent a broad category of activities not classified as future commercial such as construction, manufacturing, and other industrial facilities
- **Future Recreational:** Recreational facilities are defined as land uses that provide opportunities for citizens to enjoy leisure activities. This category encompasses both active and passive activities. It includes designated parks; hunting and fishing areas; nature areas; areas for spectator sports, hiking, mini-golf, bowling, bicycling, skiing, golf courses, country clubs; and other related activities.

These maps should be used as a planning tool by the Town in accordance with the Smart Growth Law. Elected and appointed officials should use these maps as a guide for making future land use decisions.

### **Future Land Use Projections**

Wisconsin statutes require comprehensive plans to include five year projections for residential, commercial, industrial, and agricultural uses over the length of the plan.<sup>18</sup> A summary of future land use projections and criteria used follows.

While projections can provide extremely valuable information for community planning; by nature, projections have limitations which must be recognized. First and foremost, projections are not predictions. Projections are typically based on historical growth patterns and the composition of the current base. Their reliability depends to a large extent on the continuation of those past growth trends. Second, projections for small communities are especially difficult and subject to more error, as even minor changes can significantly impact growth rates. Third, 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

---

<sup>18</sup> Wisconsin State Statutes 66.1001.

sanitary sewers by encouraging denser growth patterns which maximize the use of land resources while minimizing the impact on the natural resource base.

Land use projections have been calculated to give an overall total of land that is anticipated to be required over the entire planning period for residential, commercial, industrial, and agricultural uses. To help the town better plan for short-term developments, these projections have been further broken into five year projections (Table 8-6).

### ***Residential***

The Town of Poy Sippi had a population of 972 persons in 2000. There were 433 housing units in the Town that were divided between single family detached (372), single family attached (2), two-family (18), and mobile homes (13). Several apartment buildings and other multi-family units are also located within the unincorporated village of Poy Sippi. The 28 multi-family units account for approximately 6.5 percent of the existing housing stock. The residents of the Town comprised a total of 392 individual households. Based on ECWRPC projections, the population will decrease by 31 individuals by 2025; there will be an estimated 409 individual households. Although it may appear that fewer housing units will be needed in 2025, this is not the case. Since the average household size is also expected to decrease there is a need for an increase in the total number of housing units.

In order to accurately project housing demand, the Town must consider both seasonal and vacant units within the predicted needs. Assuming a constant vacancy rate of 5.0 percent (units that are available for rent and sale) and a constant seasonal percentage of 4.4 percent, 451 housing units are estimated to be needed in 2025.

Future land use projections must account for both single family and multi-family housing. If current proportions are held constant, this would suggest that new construction within Poy Sippi would include four (4) multi-family units and 14 single family houses to be constructed by 2025. This averages to one new home per year; the multi-family units would most likely be included within one development project.

Past building permit data indicates that housing development has occurred at a slightly higher rate. According to the DOA, an average of 3 new single family homes has been constructed each year since 1990. If past construction trends remain constant, 57 new homes would be anticipated over the course of the plan.

Several factors make housing predictions problematic. First, many respondents in the citizen questionnaire indicated they are planning on building new homes on their seasonal properties in Poy Sippi within the next ten years. Other areas within Waushara County have incurred a net increase in population due to the in-migration of retiring "baby-boomers." Comprehensive plan committee members felt this may occur in Poy Sippi. Finally, recent news stories indicated that there may be a decrease in the rate of house sales and construction within the region.<sup>19</sup>

Slight modifications were made to ECWRPC population modeling scenarios and past building trends to complete housing projections. The planning committee developed a consensus that it was necessary to acknowledge that growth rates will most likely remain constant or decrease

---

<sup>19</sup> Wisconsin Realtors Association. 2006. *Wisconsin Home Sales Moderate But Outperform Nation and Region*. [http://www.wra.org/online\\_pubs/press\\_releases/2006/pr0806.htm](http://www.wra.org/online_pubs/press_releases/2006/pr0806.htm).

over the planning period. Thus, the committee agreed that it was reasonable to assume two (2) new homes would be constructed each year, or a total of 40 new homes will be constructed by 2025.

Several primary areas were targeted for development in the Town: the unincorporated village of Poy Sippi, areas surrounding unincorporated community of Borth, and the North Lake Poygan Sanitary District (NLPSD) in the northeastern corner of the Town. These two rural communities serve as town centers and have existing infrastructure which can readily accommodate new development; the NLPSD can accommodate new sewered development with proper infrastructure extensions. Although it is anticipated that scattered residential development will continue throughout the Town, infill development within "downtown" Poy Sippi is preferred and will be highly encouraged. To further protect the rural character of the Town of Poy Sippi, conservation subdivisions will be promoted as an alternative to conventional residential development. Conservation subdivisions preserve open space and natural areas which town residents highly value.

Specific lot sizes have been recommended for each of the targeted areas. Compact lot development was recommended in areas currently served by the sanitary district in "downtown" Poy Sippi. Since this area is currently zoned RS-10, lots should not exceed 10,000 square feet in the sanitary district. New residential development along CTH D and CTH XX in Borth are currently zoned either Agricultural Residential (A-R) or General Commercial (C-G). As such, these lots should have a minimum lot size of one (1) acre. This range allows adequate area for individual on-site sewage disposal systems and drinking wells. As sewer service is expanded into the northeast corner of the Town (NLPSD), lot sizes should be minimized to maintain rural character; it is recommended that newly created lots have a minimum lot size of 0.25 acre and a maximum lot size of 0.75 acres. This range allows for cost-effective sewer service provision while retaining the rural character of the town. Where feasible, landowners should maintain their properties in natural vegetation to retain the natural beauty of the town and to improve storm water filtration.

Land use projections were calculated assuming development would be directed towards downtown Poy Sippi. The existing sanitary sewer system has additional capacity for 25 new homes. Assuming one new multi-family complex will be constructed during the planning period, six (6) acres within the sanitary district is anticipated for new residential uses. Residential development outside the sanitary district was assumed to occur on two (2) acres lots so that adequate land is set aside. Utilizing these and previously discussed parameters for residential intensities, an additional 30 acres are expected to be allocated for single-family homes throughout the remainder of the Town. In standard residential developments, approximately 25 percent of the gross land area will be needed to construct streets, stormwater management facilities, and other infrastructure required by current and future legislation. It is anticipated that 50 acres are necessary for future residential growth (Table 8-6). While this is an estimate, actual development will depend on land and housing availability and affordability; local and state economies; and other factors.

New innovative development techniques should be used to preserve the open space and natural features which Poy Sippi resident's value. Conservation subdivisions are one such example. The conservation subdivision concept was applied to an undeveloped plot within the sewer service area to demonstrate how these principles could be used in Poy Sippi. The area selected lies between the Poy Sippi Millpond and Liberty Street. The area has several important

attributes that lend themselves to conservation subdivision. These include about 1,800 feet of shoreline on the millpond, a highly developable sloping character that provides opportunities for creating home sites with a desirable southern exposure, scenic overviews of the millpond, and views of the wooded bluff to the north. While the site is generally favorable for development, two drainage swales which carry runoff from the north are generally best left undisturbed. Committee discussions also indicated an interest in protecting the bluff from over-development. Thus, the concept plan clustered the homes near Liberty Street and protected open space along the millpond. Since the committee expressed an interest in expanding the millpond park to increase public access to the millpond, the open space could be conveyed to the Town. This location is ideal for trails and other recreational activities.

### ***Commercial***

To calculate commercial land use projections, the current ratio of residential acreage was compared to commercial land use acreage (17.9 acres) based on the current land use inventory. This ratio (32:1) was held constant over the planning period. Based on this methodology, the Town of Poy Sippi is anticipated to develop approximately two (2) acres of commercial land use. In order to account for the increased impervious surfaces of commercial areas, this amount was doubled to four (4) acres to facilitate on-site infiltration and other innovative stormwater management strategies.

The Future Land Use Map designates several areas along STH 49 and CTH H in "downtown" Poy Sippi and along CTH XX in Borth. These areas are designated as "future mixed-use residential-commercial" and are concurrent with existing commercial districts within the Town. Commercial uses in the unincorporated village of Poy Sippi are located along Main Street, STH 49 on the southern edge of the village area, and along CTH H. The two commercial zoning districts within the sanitary district are Community Commercial and General Commercial. The Community Commercial district provides for uses in the central business districts of small communities and is found along Main Street. The General Commercial district provides for uses in small commercial areas and is found along STH 49 and CTH H. The Community Commercial district is placed strategically to emphasize the central business district. The main street area can and does provide unique service opportunities. Businesses can locate on the lower level and residents can live on the upper level of the buildings, increasing the value of the property and using it to its fullest capacity. Professional offices for attorneys, doctors, accountants, insurance agents and financial institutions are often located in downtown areas, and should be encouraged to locate here. To improve economic vitality within Poy Sippi, new commercial uses should be restricted to the established commercial districts in "downtown" Poy Sippi and Borth.

Although new commercial development will be directed towards existing commercial districts, some ventures may be appropriate elsewhere in the community. Highway commercial development has occurred along STH 49, south of the downtown area. Similar complementary businesses would be appropriate in this area. Home-based businesses, such as hair salons, may be accepted. Other occupations, such as home builders, may be able to operate from a simple garage or workshop. Agribusiness ventures such as aquaculture may require larger parcels to effectively operate. Commercial ventures located outside established commercial districts will be individually reviewed as these proposals arise. Home-based businesses will also be reviewed on a case by case basis.

Future commercial development should meet the needs of residents and visitors and be designed in a way that enhances the unincorporated village of Poy Sippi's charm. To avoid less-than-aesthetically pleasing development and to be proactive in the way future commercial development looks; it is recommended that the committee establish architectural control and design standards that would apply to new commercial uses, particularly the type of commercial uses allowed under the General Commercial Zoning District. Design standards include, but are not limited to, aesthetics such as building materials and/or the types of signage allowed.

The first step is to require each developer and/or property owner to submit a site plan that specifies the criteria listed below. Some may apply only to certain types of commercial development.

- Lot dimensions.
- The location and dimensions of all buildings and freestanding signs on the lot, as well as, the distances all buildings and freestanding signs are set back from property lines, streets or street right-of-way lines.
- Principal side(s) building elevations for new buildings or exterior remodeling of existing buildings, showing building heights and proposed wall sign or window sign area.
- Vehicle accommodation areas (including parking area, loading areas and circulation areas), all designated by surface material and showing the dimensions and layout of proposed parking spaces and the dimensions and direction of travel of lanes, aisles and driveways.
- Proposed plantings or construction of screening devices. Plans shall label shrubbery by common or scientific name, show the distance between plants and indicate the height at the time of planting and expected maturity height and width.

In addition to the suggested site plan requirements, the Town should also establish standards for future commercial sites. The following are examples of the standards to be addressed in a design standard ordinance for commercial establishments.

- *Landscaping Requirements.* In front of the primary building, landscaping (grass, shrubs, trees or other suitable materials) should be provided which blend in with the existing adjacent land uses. All plant materials shall be maintained in a living and growing condition so as to present a healthy, neat and orderly appearance.
- *Architectural Control.* Complete architectural design must be given to all facades of all buildings with all side and rear elevations being given architectural treatment compatible with the front elevation of the building. Any portions of the building facing a road or residentially zoned area shall be finished in an attractive manner in keeping with the accepted standards used for that type of building. All buildings shall be of masonry or brick construction, stone, wood frame, enameled steel to reflect the character of the existing buildings.
- Any outdoor trash storage area shall be maintained within the rear and side yard required setbacks. The area shall be screened from view from the road and adjoining properties.
- *Access/Parking.* Placing parking on the side or back of a business allows the business to be the focus and not its parking lot. Traditional "big box" design so frequently occurs with a sea of parking in front of the business establishment. It is possible to have available and convenient parking located at the back of the business.

### ***Industrial***

There are very few industrial land uses within the Town. The two existing ones are located in the unincorporated village of Poy Sippi. The survey results indicated that the largest share of respondents to the survey chose "no significant growth" for industrial development. However, if there were to be industrial development, the responses indicated that, the STH 49 area is the preferred location. Light industrial uses are best suited for the unincorporated village area. As with commercial uses, future industrial uses should target in-fill development. Several vacant industrial properties offer the potential for re-development along CTH H and near the millpond. These properties could be renovated to eliminate the need for new construction.

Industrial land use is projected in the same manner as commercial land use. According the 2005 land use inventory, the current ratio of residential acreage to industrial acreage is 15:1. Approximately 95 percent (37 acres) of industrial land within the Town is included in a food processing facility owned by Leach Farms. Since the planning committee felt it was unlikely that Poy Sippi would attract large industries, only industrial properties within the sanitary district were considered for future industrial. As a result, a 380:1 residential to industrial acreage ratio was used. Current zoning regulations require a minimum lot size of 0.5 acres for General Manufacturing (M-G) uses. Thus, it is anticipated the Town will develop one (1) acre of industrial uses and associated stormwater management facilities. Since this is a small amount of land, it will most likely occur in one development. Therefore, five year projections were not completed for industrial uses.

Large industrial developments will be directed to existing industrial parks in the City of Berlin, Village of Redgranite, and other nearby communities. These areas contain adequate public facilities and services for more intensive industrial uses. However, areas designated as commercial may be considered for future light industrial developments. If light industrial uses are allowed to develop in the Town of Poy Sippi, they shall fit the character of the Town and be environmentally friendly.

**Table 8-6. Town of Poy Sippi Land Use Projections**

Future Land Use Acreages	2005	2010	2015	2020	2025
S.F. Residential	570	582	594	606	618
M.F. Residential	11	11	13	13	13
Commercial	13	14	15	16	17
Industrial	39	39	39	40	40
Agricultural	6,900	6,888	6,874	6,862	6,850

Source: ECWRPC, 2005.

### ***Agricultural***

Agricultural lands are found throughout the Town of Poy Sippi. Large concentrations are found west of STH 49 and in the southeast corner of the town. It is the town's intention to preserve as much of these remaining farmlands as possible over the next 20 years. Wherever feasible, the Town would like to preserve large tracts of its most productive farmland for future agricultural production. As development pressures continue to grow, a portion of the lands currently being used for agricultural purposes may be developed over the planning period. New residential uses near existing agricultural operations should be set back and adequately buffered from the farms to minimize potential land use conflicts.

Agricultural projections were made assuming that all new residential development would convert existing agricultural land into new housing. Although this may not be the case, it presents the "worst case scenario." Thus, it is anticipated there will be a net loss of 50 acres of agricultural land during the planning period.

The Town of Poy Sippi considered the possibility that some farmers may wish to expand existing agricultural feeding operations or begin new developments which may be regulated as a concentrated animal feeding operation (CAFO). CAFOs are farms which care for 1,000 animal units or more. (See Natural Resources Element for more information.) To date, few farmers may consider expanding their operations to meet CAFO parameters. For this reason, the Town of Poy Sippi has chosen to allow CAFOs in all areas zoned for agricultural uses. The Plan Commission, Town Board, Wisconsin Department of Natural Resources, and other appropriate agencies will collaborate to properly site CAFOs, if the need arises.

Although current and anticipated development pressure is not expected to irreversibly convert large amounts of farmland to residential uses, the Town must continue to monitor these trends. If the amount of farmland being converted to developed land uses increases, the Town should increase their preservation efforts in future comprehensive plan updates. "Agricultural preservation corridors" denote specific areas which are to be maintained for future farming efforts. These areas will likely be characterized by large continuous tracts of farmland which are dominated by "important" and "unique" farmlands as indicated by the U.S. Department of Agriculture. Strict development guidelines are established in these areas to ensure long-term agricultural productivity. If necessary, individual properties can be placed into conservation programs such as the Conservation Reserve Program so that they can be farmed at a future date. These areas should be designated on both the zoning map and official map for the Town of Poy Sippi. New residential uses adjacent to "agricultural preservation corridors" should be set back from existing agricultural operations to minimize potential conflicts. In addition, native vegetation should be maintained or planted to serve as a buffer area between agricultural operations and other developed land uses.

### ***Recreational Opportunities***

The Town of Poy Sippi currently meets national standards for recreational facilities. The Poy Sippi Millpond Park and recreational facilities at Poy Sippi Elementary School currently meet the active recreational needs of local residents. The Poygan Marsh State Wildlife Area also provides fishing, hunting, and other non-consumptive wildlife viewing opportunities. The Town has expressed the desire to increase accessibility to the millpond by developing additional park facilities along the northern shoreline. Future recreational facility expansions can also be explored as the need and demand occur.

### ***General Development Considerations***

The overall intent of the plan is to direct specific development types to appropriate areas within the Town. Areas designated for future residential, commercial, and mixed-use development on the Future Land Use Map actually exceed the overall anticipated acreage requirements for each development type. This allows increased flexibility for future development. It should be noted that the plan conveys conceptual rather than site-specific designations. Secondly, environmental limitations to development such as wetlands and high groundwater are quite

common in Poy Sippi. Allocating extra resources will allow new development to occur without jeopardizing the pristine quality of the natural resource base.

Encouraging residential development within the sanitary district maximizes the use of the existing infrastructure and has the potential to keep future service costs down. Additionally, the sanitary districts should be developed first to minimize potential risks involved with increased septic volumes. By grouping residential development together, services such as road maintenance, snow plowing, and school bus provision will be localized to specific areas. Thus, clustering development reduces the need to provide services to sites scattered throughout the Town.

Additionally, new development should be encouraged in areas serviced by existing infrastructure. This style of in-fill development would also limit future costs for service provision. There are several areas near the unincorporated hamlet of Borth which would allow for further centralization of services in remote areas of the Town. Government at all levels, utilities, and other interests have made investments in the existing infrastructures including highways, local streets, electric and natural gas distribution systems, and other facilities needed to serve town residents. Development should be directed to areas where these services currently exist.

Infill development and mixed use development will be essential in the future vitality of the Town. Infill development stresses construction techniques which renovate and revitalize existing structures or buildings on vacant properties within the existing community. There are several abandoned commercial and industrial properties within the downtown area of the unincorporated village of Poy Sippi that would be ideal for future infill. Furthermore, a variety of commercial, industrial, and residential uses are sought within the unincorporated community of Poy Sippi. A primary benefit of mixed use development is the options it provides in terms of access and transportation to a variety of destinations and services. Residents living nearby can walk to the grocery store and then stop by the post office. Families can also benefit from mixed use development by being able to ride their bicycles to the park and stop for ice cream afterwards. These options are available because of the proximity of residential and commercial land uses. To preserve this amenity and improve the aesthetics of the area, several land use strategies and zoning tools should be implemented.

The preceding land use projections are estimates. Actual development will depend on land and housing availability and affordability; the local and state economies; and other factors. It must be taken into consideration that:

- It is not the intent of the plan to see an entire area within the specified zones to develop. Instead, the specified use shall be allowed if consistent with the type, location, and density of the development; and
- Some of the land would hinder development based on soil suitability, adjacent natural resources, conflicting land uses, or other factors.

## **Land Use Issues and Conflicts**

For the most part, the communities within the Group F cluster (Aurora, Bloomfield, and Poy Sippi) chose to meet independently to discuss a majority of the issues within the comprehensive plan. In order to avoid future land use conflicts, neighboring towns should establish a communication process to determine the potential effects of new developments within 0.25 mile

of their common border. By doing so, the impacts of the development will more likely be minimized. Future conflicts with the Town of Bloomfield may be minimal, as their committee has also stressed the importance of in-fill development within the unincorporated village centers of Tustin and West Bloomfield. The Town of Aurora has stressed the development of residential areas near the unincorporated village of Auroraville. Due to its proximity to the Aurora – Poy Sippi border, development in this area may have potential conflicts with some agricultural operations. Town officials and planning commission members from all three communities should continue to effectively communicate to avoid conflicts.

Poy Sippi town officials and the planning commission will want to provide public comment to the towns of Poygan and Rushford (Winnebago County) during their ongoing comprehensive planning process which is currently underway. Likewise, public comments will be necessary when the towns of Leon and Saxeville begin their planning processes.

The South Poygan Sanitary District serves both the towns of Poy Sippi and Poygan. Potential land use conflicts may arise as new development occurs within the sanitary district. Town officials and sanitary district employees will need to collaborate to ensure that the overall density of development within both towns is consistent with the overall land use visions for both towns. In addition, development will need to be monitored to ensure that the capacity on the existing sanitary sewer system is not exceeded.

Natural resource preservation and development may be in conflict with each other. High quality wetlands, floodplains, and other features comprise the natural resource base for of the Town of Poy Sippi. 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.

## **INTERRELATIONSHIP WITH OTHER ELEMENTS**

Land use cannot be considered in isolation from other elements. Economic development; housing; transportation; utilities and community 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, 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 where public sanitary sewer and water are available. Emphasizing the vitality of the downtown area, incorporating historic elements of the region, and directing unique businesses to these areas are important to the economic prosperity of the community. Vacant commercial and industrial properties along CTH H and STH 49 offer the prospect of in-fill development and business expansion within the Town. Town residents will benefit from the creation of good paying jobs.

## **Housing**

It is critical that an adequate supply of reasonably priced land be available for residential development. The amount of land that is required depends on the density, design, and placement of development. Residential development should be placed to minimize environmental impacts and utilize existing infrastructure. Scattered residential development increases the cost to provide public services such as fire, police and emergency protection; consumes and fractures large tracts of agricultural and forested areas; and increases conflicts between agricultural and residential uses.

Demand for property with access to natural resources has driven up land values and the cost of housing in the area. New residential development may not be affordable to residents who depend on the area for jobs. The provision of a mix of residential units must be available for all income ranges. Affordable housing, including smaller homes on smaller lots and 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 and business. When new subdivisions or roads are built or existing roads are reconstructed, pedestrian and bike access should be incorporated into these new designs.

Communities should carefully consider the creation of a system of recreational trails for both non-motorized and motorized traffic. Bicycling and pedestrian trails provide alternative transportation methods for local residents and potential tourist attractions.

## **Utilities and Community Facilities**

New development should occur in proximity to existing infrastructure. Unsewered development should not be allowed to occur in areas that can be cost effectively and readily served by public sewer. Areas within and near the downtown area should be served by public sewer if it is readily available. In rural areas, scattered residential development increases the cost or makes costs prohibitive to provide services such as fire, police and emergency protection and public transportation (school bus and elderly/disabled). The road network should provide easy access to all areas as valuable time is lost when emergency vehicles must travel on winding local roads.

## **Agricultural Resources**

Agriculture not only supports the economy of the county, but also defines the rural character that residents of the area value. The county is experiencing a decrease in the number of farming operations as farmland is converted to other uses. Farmland areas are being fragmented by scattered residential development which often results in agriculture operational conflicts and limits farm expansion for farmers who wish to remain in farming.

## **Natural Resources**

An abundance of natural resources including Lake Poygan, the Pine River, streams, woodlands, wetlands, wildlife habitat, agricultural land and other open spaces can be found in the area. People who visit and live in the area value these resources. Increased development can adversely affect these very resources that drew people to the area and caused them to remain. New development should be directed away from sensitive environmental areas including floodplains and wetlands. Care should be taken to minimize the effects of new construction on the existing environment by strictly enforcing erosion control practices. Older septic systems should be inspected regularly to minimize the consequences of failing systems on water quality.

## **Cultural Resources**

The historical past of the area helps to define the present. Care should be taken to preserve, protect, and enhance the cultural resources, historic areas, and buildings that remain. New development should be incorporated into existing development so that it enhances the historic components that remain. The downtown area of Poy Sippi could be developed to enhance the historical significance of the area.

## **Intergovernmental Cooperation**

Land use decisions that are made within one municipality often affect the decisions and land use of another. For example, the development of a heavy industrial activity near the border of one community has the potential to affect the land use, natural resources and economy of an adjacent community. In this example, a residential use may not be compatible with the heavy industrial use, the industry may pollute a stream that flows through another community, or the business may purchase raw products or supplies from a business in an adjacent community. To minimize conflicts, communities should solicit input and find an effective form of communication with neighboring communities and residents.

## **POLICIES AND PROGRAMS**

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

#### ***Zoning Ordinances***

The Wisconsin enabling legislation requires that zoning ordinances must be reviewed and modified if necessary to be consistent with a community's comprehensive plan.

Local municipalities and counties can enact wind energy zoning ordinances to proactively plan for siting future wind energy projects.<sup>20</sup> Wind energy zoning ordinances can establish setbacks from property lines, roads, communication and electricity transmission systems, and residential structures. Additionally, setbacks can be established for undeveloped residential properties. Although noise level effects may be difficult to determine due to differences between individuals, it is possible to establish maximum allowable decibel levels at residential dwellings and specific public facility sites. Height restrictions can be placed on individual turbines. Height restrictions must be used cautiously since a restriction could lead to an increased number of turbines and decreased land use efficiencies. Several safety features can be incorporated into a zoning ordinance. For example, restrictions can be placed controlling the accessibility (lockable, non-climbable towers), electrical connection systems, and appropriate warning signage installation to cite a few examples. Ordinances can also include specific plans for site reclamation if a turbine is abandoned or its use is discontinued.

Other zoning tools can also be utilized to limit the number of potential sites for wind energy facilities. Extra-territorial airport zoning can restrict the maximum height of structures to a distance of three miles from a public airport facility. In addition, overlay zoning can be utilized to further protect significant natural or cultural resources by limiting the conditional uses within a specific area.

### ***County Policies***

**County Zoning.** The Waushara County Code of Ordinances regulates private on-site wastewater treatment systems, land divisions and land uses. A few of the chapters that relate to land use are summarized below.

**Waushara County Utilities Ordinance** is contained within Chapter 54 of the Waushara County Code of Ordinances. This ordinance regulates all private on-site wastewater treatment 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 110.

---

<sup>20</sup> Wisconsin Statutes 66.0401.

---

The **Shoreland Zoning Ordinance** is contained within Chapter 58 of the Waushara County Code of Ordinances. Shorelands are defined as unincorporated areas which are: 1,000 feet from the ordinary high water elevation mark of navigable lakes, ponds, or flowages; or 300 feet from the ordinary high water elevation mark of navigable rivers or streams. If the landward side of the floodplain exceeds either of these two measurements, this is used as the zoning standard. This ordinance controls the lot size, building setbacks, landfills, agricultural uses, alteration of surface vegetation, sewage disposal, filling, grading, lagooning, and other uses which may be detrimental to this area.

Chapter 58 also addresses **wind energy generation facilities**.<sup>21</sup> The existing ordinance permits wind energy facilities in areas that have been zoned for either general agricultural (A-G) or forestry (O-F) uses. As such, the landscape within these areas must be dominated by agricultural practices or woodlots. Several setbacks, safety restrictions, and ground clearance requirements have been established. The County and local municipalities may wish to collaborate to designate specific sites appropriate for future wind energy facilities.

**Farmland Preservation Plan.** Waushara County adopted the county Farmland Preservation Plan on June 9, 1981.<sup>22</sup> 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.

**Pine River/Willow Creek/Poygan South Priority Watershed Plan.** The Pine River/Willow Creek/Poygan South Priority Watershed was selected as a priority watershed in 1995.<sup>23</sup> The watershed drains 308 square miles in Waushara and Winnebago Counties. Both waterways are clear, hard water streams that drain the southern two-thirds of Waushara County. The local soils, geology, and other physical resources present in the watershed are highly susceptible to groundwater and surface water contamination from poor land use practices. The high occurrence of agricultural uses exacerbates this vulnerability. The overall goal of the High Priority Watershed program is to reduce sedimentation and nutrient loading to local water resources. The project will end in 2009. In 1997, the Pine River/Willow Creek/Poygan South Priority Watershed Plan was adopted to protect these watersheds.

**Land and Water Resource Management (LWRM) Plan.** The Waushara County LWRM plan was written in 1999.<sup>24</sup> In 2005, it was revised in response to the 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.

---

<sup>21</sup> WCZLC. 2006. *Code of Ordinances: Waushara County, Wisconsin 58.236 (20)*.

<sup>22</sup> WCZLC. 1980. *Waushara County Farmland Preservation Plan*. [http://www.co.waushara.wi.us/more\\_lcd.htm](http://www.co.waushara.wi.us/more_lcd.htm).

<sup>23</sup> WDNR. 1995. *Pine River and Willow Creek Watershed*.

<http://dnr.wi.gov/org/gmu/wolf/surfacewaterfiles/watersheds/wr02.htm>.

<sup>24</sup> WCZLC. 2005. *Waushara County Land and Water Resource Management Plan*. [http://www.co.waushara.wi.us/more\\_lcd.htm](http://www.co.waushara.wi.us/more_lcd.htm).

## ***Local Policies***

**Official Map.** An official map is intended to implement a master plan for a city, village, or town.<sup>25</sup> 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 Town of Poy Sippi may wish to adopt an official map to designate future street right-of-ways, environmental features, and other important development features.

**Existing Comprehensive/Land Management Plans.** The Town adopted the *Poy Sippi Land Management Plan* in 2002. The current planning process will update this planning effort to make it compliant with *Wisconsin State Statutes 66.1001*. Several adjacent towns in Waushara County have been involved in planning. The Town of Leon adopted a land management plan in 2002; as of 2002, the Town of Saxeville had completed a land management plan, but has not undergone formal adoption procedures. The towns of Aurora and Bloomfield are currently preparing comprehensive plans. The towns of Poygan and Rushford (Winnebago County) are also in the process of preparing comprehensive plans. To date, the Town of Warren has not been involved in land use planning.

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

### ***State of Wisconsin***

**Land and Water Resource Management Planning Program (LWRM).** The land and water resource management planning program (LWRM) was established in 1997 by Wisconsin Act 27 and further developed by Wisconsin Act 9 in 1999.<sup>26</sup> Although both Acts are designed to reduce non-point pollution, Wisconsin Act 27 regulates rural and agricultural sources while Wisconsin Act 9 regulates urban sources.<sup>27</sup> Counties are required to develop and periodically revise LWRM plans. Citizens and professionals in each county identify local needs and priorities in regards to conservation needs through watershed based planning. All LWRM plans must be approved by the Wisconsin Department of Agriculture, Trade, and Consumer Protection.

**Wisconsin Act 204.** Recent blackouts and other incidents throughout the United States have raised concerns regarding both the supply of energy and the adequacy of the transmission grid. Wisconsin Act 204 mandates that a portion of electricity generation facilities be from renewable resources. To ensure that the renewable energy goals set forth in Wisconsin Act 204 are not unduly hindered, the State passed additional legislation restricting the ability of local governments to prohibit or curtail the development of wind and solar energy system.<sup>28</sup> Municipalities can only impose restrictions on the construction and operation of wind turbines to protect public health and safety. Furthermore, communities cannot impose regulations which increase construction/operation costs, decrease the efficiency of wind generation systems, or specifically prohibit installation of alternate energy systems.

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

<sup>25</sup> Wisconsin State Statutes 62.23(6).

<sup>26</sup> Wisconsin Legislative Reference Bureau. 1997. *Budget Brief 97-6*.

<sup>27</sup> Wisconsin Legislative Reference Bureau. 2000. *Budget Brief 00-7*.

<sup>28</sup> Wisconsin Statutes 66.0401

such as wind are currently being proposed at several locations throughout Wisconsin. While there is an extensive review process for the placement of large electrical generation facilities, smaller facilities, such as wind turbines, often fall below the size limitation and bypass this review process. Thus, many communities find themselves unprepared to handle future wind turbine proposals.

**EXHIBIT 8-1**  
**EXISTING LAND USE**

**EXHIBIT 8-2**  
**EXISTING ZONING**

**EXHIBIT 8-3**  
**FUTURE LAND USE**

**EXHIBIT 8-4**  
**PROPOSED ZONING**

## **LAND USE - Town of Poy Sippi**

### **Goal LU 1. Encourage residential development in areas easily served by existing infrastructure.**

#### **Objectives:**

- **LU 1.1. Promote infill residential development within the sanitary district within the unincorporated village of Poy Sippi.** This is the primary area that is served by sewer in the town and is also the only section of Poy Sippi that has a mixture of land uses within a concentrated area. Main Street contains businesses, eating establishments, and other commercial uses. Beyond the Main Street area, there are general commercial and manufacturing land uses. This is an ideal location within the town to emphasize and increase amenities associated with mixed-use development. Encouraging new development that maximizes use of existing infrastructure minimizes future service extension costs.

#### **Strategies:**

- (1) **Allow previously platted lots less than 10,000 square feet within the sanitary district to be considered for infill residential development with appropriate variances.** The village area is zoned primarily RS-10 and RS-20 Residential Single Family. These two zoning districts are intended to provide an environment with "moderate" lots 10,000 and 20,000 square feet, respectively. Smaller lots provide a more traditional neighborhood atmosphere.
- (2) **Allow for 10,000 Square feet lot sizes within the sanitary district.**
- (3) **Identify buildings which would allow for second story apartments within the downtown commercial districts, where appropriate. Consider rezoning these properties to allow such residential occupancy.**
- **LU 1.2. Promote infill mixed-use development near the unincorporated community of Borth.** The rural community of Borth is located at the intersection of CTH D and CTH XX. It is composed primarily of single-family homes, a church, and some commercial establishments. The area is primarily zoned Agricultural Residential (A-R) and Community Commercial (C-C). The areas immediately surrounding have extensive agricultural fields which would allow for a second "town center" to be created.

#### **Strategy:**

- (4) **Continue to develop the community of Borth in accordance with existing zoning districts present to accommodate a mixture of residential and commercial uses to serve this area of the town.** Currently, a tavern/restaurant and a woodworking shop are located in Borth. New establishments which complement existing businesses would provide residents with increased services.
- **LU 1.3. Promote mixed-use development within the sanitary district within the unincorporated village of Poy Sippi.** This is the primary area that is served by sewer in the town and is also the only section of Poy Sippi that has a mixture of land

uses within a concentrated area. Main Street contains businesses, eating establishments, and other commercial uses. Beyond the Main Street area, there are general commercial and manufacturing land uses. This is an ideal location within the town to emphasize and increase amenities associated with mixed-use development.

**Strategies:**

- (5) **Identify vacant stores and buildings that can be utilized for new businesses to minimize start-up costs.**
- (6) **Accommodate a mixture of residential and commercial land uses to offer a variety of services to town residents.**
- (7) **Target the development of pedestrian based businesses in the downtown area.**
- (8) **Where appropriate, consider special use permits for day care centers and other related businesses which would fit the rural character of the town.**

**Goal LU 2. Encourage compatible commercial and industrial uses that will meet the needs of the town and area residents.**

**Objectives:**

- **LU 2.1. Target the two commercial districts within the sanitary district and the existing commercial district in Borth for new commercial development.** Future commercial development should be located in the unincorporated village area of Poy Sippi. Where feasible, other service businesses should be restricted to the commercial district in Borth.

**Strategies:**

- (9) **Direct pedestrian related business such as banks, health care, and other related business to the Community Commercial (C-C) along Main Street in the downtown area.**
- (10) **Direct automobile related business to the General Commercial (C-G) areas along STH 49 south of the village and along CTH H.**
- (11) **Limit future commercial re-zoning requests to land within or adjacent to these commercials districts.** Proposals for other areas in the town will be reviewed on a case by case basis. These proposals should be limited to home-based businesses or similar establishments.
- (12) **Review requests for commercial developments in other areas throughout the town on a case-by-case basis.**
- **LU 2.2. Target the Poy Sippi Sanitary District for future industrial development.** Future industrial development should be located in the unincorporated village area of Poy Sippi. This area has existing infrastructure which can accommodate increased wastewater treatment volumes.

**Strategies:**

- (13) **Target in-fill development for new industrial uses which utilize vacant industrial sites within the sanitary district.**

- (14) Consider light industrial uses which will complement the small town charm of Poy Sippi.
- (15) Review requests for industrial development in other areas of the Town on a case by case basis.
- LU 2.3. Establish design criteria for future commercial and industrial development proposals. Future commercial development should be located in the unincorporated village area of Poy Sippi. Where feasible, other service businesses should be restricted to the commercial district in Borth.

**Strategies:**

- (16) Adopt an ordinance establishing design standards for commercial development within the town. New developments should be required to submit a site plan which discusses lot dimensions, architectural designs, landscaping, parking accommodations, setbacks, waste storage disposal measures, and other related items.
- (17) Review the county's sign control ordinance to determine if it will offer enough support for new commercial design criteria.
- (18) Support Waushara County Zoning Ordinance Chapter 58, Division 15 that allows for residential uses on the second floor of commercial establishments.
- (19) Consider utilizing lighting that reduces glare, light trespass, and sky glow as described in *Sensible Shoreland Lighting*.
  - **Glare.** Good lighting should illuminate only what needs to be seen. Glare occurs when one actually sees the light from the fixture itself rather than what the fixture is intended to illuminate. Shielding light fixtures so the direct rays of light cannot reach a person's eyes can eliminate glare. The use of full cut-off fixtures can also minimize glare. Full cut-off means that no light is emitted above the horizontal. Full cut-off fixtures are more effective and actually increase safety since they produce very little of the glare that dazzles the eye and reduce one's ability to see into the shadow.
  - **Light Trespass.** Glare is also associated with light trespass. Light trespass is the description of the nuisance effect of improperly aimed lights resulting in the illumination of areas not intended to be lit.
  - **Sky Glow.** Most exterior lighting shines directly upward, causing the sky above to glow, which washes out the view of the dark night sky. Billboard lights that shine upward, street lights that bounce light off of pavement, and commercial and residential lighting open to the sky all contribute to sky glow. To reduce signage contribution to sky glow, illuminate signs for advertising by positioning the lights above and in front of the sign, keeping the light aimed at the sign surface.
- (20) Consider establishing a lighting ordinance for the town.
- (21) Ensure that future commercial and industrial standards reflect historical significance of existing architecture within the town.

**Goal LU 3. Where appropriate, consider utilizing innovative residential development techniques (i.e. conservation subdivisions) for new residential development throughout the town.**

**Objective:**

- **LU 3.1. Promote cluster developments for new residential subdivisions throughout the town.** While citizen questionnaire results indicated that only 18 percent of respondents supported subdivisions, conservation subdivisions offer an alternative to traditionally designed subdivisions. The conservation subdivision design, also known as "cluster" development, is a means of preserving open space and productive agricultural lands while permitting residential development. Homes are grouped on certain portions of the site while leaving the majority undeveloped. Lots are smaller than in conventional large lot subdivisions, and are located to leave protected landscape features open. Principles of efficient service provision can be effectively applied to conservation subdivisions.

**Strategies:**

- (21) **Apply conservation subdivision principles and design techniques to all land divisions which meet the criteria for minor subdivisions (3 lots or more) or major subdivisions (5 or more lots).**
- (22) **Consider applying conservation subdivision principals to the undeveloped lots within the proposed Poy Sippi Sanitary District planning boundary west of Wisconsin Street.**
- (23) **To offer additional open space in planned residential development zones, encourage Waushara County to increase the currently required 20 percent minimum open space to 50 percent.** The conservation subdivision design concept was applied to an area within the district to demonstrate its benefits. The concept plan allowed for residential development on the bluff between the Pine River and Liberty Street while permanently protecting sensitive natural features. The concept plan recommends deeding the open space to the Town to create additional park space on the west shore of the river.
- (24) **Cooperate with Waushara County to develop a Conservation Subdivision Ordinance to assist towns in offering alternatives to traditional subdivision design.** Currently there is not a county conservation subdivision design ordinance; specific areas of the town can be rezoned to RS-P to permit additional flexibility and variety in the development of cluster developments.

**Goal LU 4. Ensure that land use pattern protect and promote public health, safety, and welfare.**

**Objective:**

- **LU 4.1. Ensure that all development occurs in a planned and coordinated manner that maintains or improves the quality of life for town residents.** Planned developments will improve the quality of life by not only improving the overall aesthetics of a community, but will also protect the health and property values within

the area. Factors which influence the quality of life include accessibility of community services and natural resources and well as the prevention of potential conflicts between land uses.

**Strategies:**

- (25) **Be aware of the inventory of the sites of abandoned landfills and other potentially hazardous areas.**
- (26) **Restrict residential development near landfills and other potentially hazardous sites.** Residential development should be restricted within a 1,200 foot radius of all existing landfills unless the area is serviced by public sewer.

**Goal LU 5. The town should preserve local agricultural operations and traditions.**

**Objectives:**

- **LU 5.1. The town should encourage the preservation of its most productive farming operations and encourage the expansion of new farming ventures where appropriate.**

**Strategies:**

- (28) **Recommend establishing "agricultural protection areas" or "agricultural corridors" in future comprehensive plan updates.** These areas will typically have the greatest concentration of active farms and/or the largest active farms. In addition, these areas should have productive agricultural soils.
- (29) **The town should discourage new development in areas of "important" and "unique" farmland.**
- (30) **If local farms cease to operate, the town should encourage the landowners to ensure that the land is not developed in an irreversible manner.**
- (31) **Cooperate with Waushara County to revise zoning ordinances which consider the appropriate siting of concentrated animal feeding operations.** In response to current legislation, the Town of Poy Sippi will allow concentrated animal feeding operations (CAFOs) in all areas zoned for agricultural use. The committee felt that it was unlikely that larger farms would ever locate within the town. There are no farmers who desire to expand their operations to exceed 500 animal units (357 dairy cows). Furthermore, environmental limitations such as the prevalence of high groundwater will limit the amount of manure CAFOs can handle/dispose safely.
- **LU 5.2. The town should ensure that land use patterns provide an environment in which residential neighborhoods and a diverse mixture of enterprises including agricultural operations can co-exist with minimal conflicts.** The town should take measures to ensure that existing agricultural and residential land uses are not in conflict with one another, and that new development does not disrupt the existing agricultural community.

**Strategies:**

- (32) Encourage new residential development within the town to utilize adequate setbacks and buffers to minimize conflicts with agricultural operations.
- (33) The town should encourage farming operations to incorporate best management practices which improve the environment and reduce the potential for conflicts within residential uses.
- (34) Encourage the preservation of farms and forest land through the use of Purchase of Development Rights (PDR), conservation easements, or other similar tools in the areas indicated on the Future Land Use.
- (35) Consider creating a pamphlet educating landowners on various governmental programs which help preserve land in a natural state.

**GOAL LU 6. Protect the abundant and high quality natural resources to maintain the town's natural atmosphere and community character.** Unplanned and haphazard placement of housing can lessen the overall aesthetics of the rural country side. Care must be taken to provide housing that maintains or enhances the overall visual appeal and characteristic of the Town. New residential developments should be buffered from physical hazards such as wetlands, shorelands, and other environmentally sensitive areas.

**Objective:**

- LU 6.1. Utilizing existing ordinances and develop innovative regulatory tools to strengthen natural resources preservation within the Town.

**Strategies:**

- (37) Educate landowners on the benefits of preserving natural vegetation within the shoreland areas.
- (38) Support the enforcement of current regulations regarding shoreland development and shoreland vegetation removal which protect surface and groundwater from development. These areas consist of 100 foot setbacks along trout streams and 75 feet along lakes.
- (39) Petition the County to increase the mandated 50 foot setback to 100 feet around wetlands to new development within the town.
- (40) Consider applying a uniform buffer (i.e. 100 feet) to all environmentally sensitive areas within the Town including wetlands, trout streams, floodplains, rivers, streams, native grasslands, designated natural areas, etc.).
- (41) Educate landowners about the benefits of landscaping with native plants.

**Goal LU 7. Collaborate with surrounding municipalities and towns to ensure compatible land uses near common boundaries.**

**Objective:**

- LU 7.1. Communities within the Group F planning cluster and the County should foster open communications which allow mutually beneficial developments. Growth must occur in a coordinated fashion not only within the community, but also on the edges of the community. Often neighboring communities have similar or complementary goals for growth. Discussion should be held with all neighboring communities so that growth in adjacent communities complements and benefits both.

**Strategies:**

- (42) Continue to collaborate with adjacent towns to ensure that new development along the borders is compliant with all implemented land use plans.
- (43) If development is to occur within ¼ mile of the town border, invite elected officials and citizens of the neighboring community to offer public comment on that development.

**Goal LU 8. Address current and future recreational needs for town residents.**

**Objective:**

- LU 8.1. Consider enhancing and fostering new development which would increase the recreational opportunities for town residents and visitors.

**Strategies:**

- (44) Support creating a system of bicycle/pedestrian trails along CTHs D, H, SS, and XX and other appropriate areas within the Town.
- (45) Considering increasing access to active recreational parks (playgrounds) and other facilities (gymnasiums) where feasible.
- (46) Considering increasing access to the north side of the Pine River at Millpond Park.

**Goal LU 9. Develop a community-wide preservation ethic in Poy Sippi.**

**Objectives:**

- LU 9.1. Stress the need for and develop a constituency for historic preservation activities.

**Strategies:**

- (47) Create a historic preservation committee to address current and future needs within the town.
- (48) Encourage the formation of business or neighborhood organizations to create a list of the historical features unique to the Poy Sippi area.

- (49) Encourage local not-for profit preservation organizations to become more involved in historic preservation activities.
- (50) Publish newspaper articles on all historic preservation activities within Poy Sippi.
- LU 9.2. Disseminate information on historic preservation efforts.

**Strategies:**

- (51) Post information on historic preservation efforts on the town's web site once it is established.
- (52) Develop and distribute pamphlets regarding the benefits of historical preservation for residential and commercial properties.
- (53) Establish a signage program for historically significant properties within the town.
- (54) Send letters to property owners of the buildings within the AHI delineating the significance of their site.

**Goal LU 10. Maintain, protect, preserve, and enhance Poy Sippi's historic resources.**

**Objectives:**

- LU 10.1. Encourage continued use and revitalization of the historical properties within the downtown commercial districts.

**Strategies:**

- (55) Highlight the historical significance of vacant properties on the TCREDC web site.
- (56) Develop an incentive program for occupying empty and under-utilized commercial buildings.

- LU 10.2. Utilize innovative non-regulatory tools to protect and enhance important landmarks with the town.

**Strategies:**

- (57) Initiate a town-wide effort, led by the historic preservation committee, to create a historic preservation plan for Poy Sippi.
- (58) Utilize the historic preservation plan in conjunction with the comprehensive plan to evaluate the appropriateness of future land use proposals.
- (59) Designate architecturally or historically significant properties as local landmarks, local historic district, or neighborhood preservation districts.

- LU 10.3. Utilize innovative regulatory tools to protect and enhance important landmarks with the town.

**Strategies:**

- (60) Encourage Waushara County to amend its existing zoning ordinance to create a Preservation District to better facilitate the protection of significant cultural resources throughout the county.
- (61) Encourage Waushara County to create an overlay district on its zoning map to highlight the significant cultural areas throughout the county.
- (62) Create an architectural design ordinance or historical preservation ordinance to preserve historical properties and ensure that new construction is aesthetically agreeable and similar to historic buildings.

## **CHAPTER 9: INTERGOVERNMENTAL COOPERATION**

### **TABLE OF CONTENTS**

Introduction .....	9-1
Vision Statement .....	9-1
Inventory and Analysis .....	9-1
Governmental Units and Relationships to Communities .....	9-1
Communities .....	9-1
School Districts .....	9-2
Community Facilities .....	9-2
County .....	9-3
Region .....	9-3
State of Wisconsin .....	9-4
Intergovernmental Comprehensive Planning Efforts .....	9-4
Interrelationships with other Plan Elements .....	9-5
Economic Development.....	9-5
Housing .....	9-5
Transportation.....	9-5
Utilities and Community Facilities.....	9-5
Agriculture Resources .....	9-6
Natural Resources .....	9-6
Cultural Resources.....	9-6
Land Use .....	9-7
Policies .....	9-7
State, Regional, and County Policies .....	9-7
State.....	9-7
Regional.....	9-7
County .....	9-8
Goals, Objectives and Strategies .....	9-9

## INTERGOVERNMENTAL COOPERATION

### INTRODUCTION

The relationship a municipality has with school districts, neighboring communities, the county, the regional planning commission, state, and federal government can impact residents in terms of taxation, planning, service provision, and siting of public facilities. An examination of these relationships and the identification of existing or potential conflicts can help a municipality address these situations in a productive manner.

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

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

### INVENTORY AND ANALYSIS

#### **Governmental Units and Relationships to Communities**

##### ***Communities***

The Town of Poy Sippi shares its borders with the towns of Aurora, Bloomfield, Leon, Saxeville, and Warren in Waushara County and the towns of Poygan and Rushford in Winnebago County. Towns cannot annex land from one another; therefore, borders between these entities are fixed and boundary disputes are non-existent. The town enjoys a good working relationship with its neighbors.

Three sanitary districts have jurisdiction within the town: Poy Sippi Sanitary District No. 1, the Joint Towns of Poygan and Poy Sippi Sanitary District and North Lake Poygan Sanitary District (NLPSD). All three sanitary districts have serve areas that extend into multiple jurisdictions (towns). The Poy Sippi Sanitary District No. 1 serves the "downtown" area of Poy Sippi and a portion of the Town of Leon. The District has worked closely with Town officials to ensure that new development within the "downtown" area does not exceed existing wastewater treatment capacity. Continued cooperation will be necessary due to limited excess capacity (additional 25 single family homes<sup>1</sup>). The Joint Towns of Poygan and Poy Sippi Sanitary District serves both Poy Sippi and the Town of Poygan. The town has formed a good working relationship with this entity. Since limited infill development will be feasible along the southern shores of Lake Poygan, future endeavors may be limited to maintaining cost-effective services.

---

<sup>1</sup> Heim, R. 2006. Personal Communication. Poy Sippi Sanitary District No. 1.

The NLPSD planning boundary encompasses portions of Bloomfield, Poy Sippi, and Wolf River and is found along the shoreland area of Lake Poygan. However, due to lack of existing development, the Town has not worked with the NLPSD. Currently, the sanitary district has a close relationship with Waushara County and the Town of Bloomfield to monitor new construction within the sewer service and planning area boundaries. Since the District's planning area boundary is located within the Town of Poy Sippi, a high potential for development exists. However, future development is limited to an additional 225 single-family units; therefore the Town of Poy Sippi must work with the District and the towns of Bloomfield and Wolf River (Winnebago County) to ensure that future combined development does not exceed capacity. To serve future growth, it is anticipated that a new pump station, and associated infrastructure will be needed.<sup>2</sup>

### ***School Districts***

The area is served by three different public school districts; Berlin Area, Omro and Winneconne. To date, the Town of Poy Sippi has not been involved in any planning activities with the local school districts. However, the Town has expressed a desire to be more active in the future. In the past, the Berlin Area School District has considered closing the Poy Sippi Elementary School. Town officials and the planning committee feel that the school has been vital to social events and the overall community character; therefore they support the continued operation of the local grade school.

While school districts are working with area communities, additional communication and cooperation 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, and 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 sense of civic engagement and have life long implications. Local governments and school districts should establish a method of communication and explore ways in which they can work together. Joint cooperation between school districts will allow the goals of the comprehensive plan to be met while providing safe, efficient transportation, community services, and related amenities.

Although the planning area is served by both the Fox Valley and Moraine Park Technical Colleges, no classes are held within Poy Sippi. Fox Valley operates a satellite campus in the City of Wautoma. Since the Moraine Park Technical College Campus is located in Fond du Lac, residents must commute approximately an hour to attend classes. The Town may wish to cooperate with the technical college and communities throughout Waushara and Green Lake Counties to determine if a satellite campus would be feasible in the City of Berlin.

### ***Community Facilities***

Due to the rural nature of Waushara County, many facilities are located in the City of Wautoma, Village of Redgranite or City of Berlin. For example, sheriff officers are dispatched from the City

---

<sup>2</sup> Pribeck, J. 2006. Personal communication. North Lake Poygan Sanitary District.

of Wautoma, while the Poy Sippi Fire Department responds to calls within the town. Waushara County EMS operates a service center at the Poy Sippi Fire Department that responds to calls in eastern Waushara County. For the most part, area school children attend Poy Sippi Elementary School. However, secondary and middle school aged children must travel daily to one of the incorporated communities (cities of Berlin or Omro or the Village of Winneconne) to attend school. Finally, library facilities are located in the unincorporated village of Poy Sippi.

The Town should periodically meet with utility providers (gas, electric, telephone, etc.), WisDOT and the Waushara County Highway Department to discuss upcoming road construction and utility upgrades. Coordinating construction projects (both community and utility) saves everyone time and money. Besides coordinating construction projects, local governments and schools districts should work with utility companies and others to ensure that the technological infrastructure that is provided is sufficient to attract new growth. Infrastructure should include, but not be limited to natural gas, electric transmission, telecommunication, and other similar services.

Currently the Town of Poy Sippi has various intergovernmental agreements with other communities in regard to public services and facilities. The Poy Sippi fire department has mutual aid agreements with surrounding districts/departments in both Waushara County and the adjoining counties.

The Town of Poy Sippi has transportation related mutual aid agreements with surrounding towns. The Town and its neighbors maintain responsibility for alternating road segments along common borders. For example, Poy Sippi mows grass and provides snowplowing along 37<sup>th</sup> Avenue, and the Town of Wolf River supplies these services for residential homes within the South Poygan Sanitary District.

### ***County***

The Town of Poy Sippi 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 County allows the Town to comment on and approve all proposed development within its jurisdiction before it approves any final action.

Communities within Waushara County work with county departments to coordinate road construction and maintenance; solid waste and recycling efforts; senior citizen and other social services; and park and recreational facilities and programs. The Town and the County continue to maintain open communications with one another which works to foster good working relationships and mutual respect.

### ***Region***

Waushara County is a member of the East Central Wisconsin Regional Planning Commission (ECWRPC). ECWRPC provides planning and technical assistance to counties, communities, businesses, interest groups and individuals within its region. These services include environmental management, housing, demographics, economic development, transportation, community facilities, land use, contract planning, and others. ECWRPC has worked with the Town of Poy Sippi on several projects over the years including the preparation of local and

county park and open space plans, sewer service area planning, land use plans, and the current comprehensive plan.

### ***State of Wisconsin***

**Wisconsin Department of Natural Resources (WDNR).** The WDNR is responsible for the regulation, protection, and sustained management of natural resources within the state. The WDNR operates various programs in water quality management, habitat preservation, air quality management, recreational trail development, and other programs. The WDNR helps local landowners successfully manage their woodlots for wildlife habitat and timber production throughout Waushara County. The WDNR also maintains environmental corridors which enhance surface water quality and stream habitat throughout the planning area. The WDNR maintains a service center in the Wautoma Industrial Park.

**Department of Agriculture, Trade, and Consumer Protection (DATCP).** The overall mission of DATCP is multi-fold. The agency oversees programs which ensure the safety and quality of food, fair business practices for buyers and sellers, consumer protection, efficient use of agricultural resources in a quality environment, healthy animal and plant populations, and the vitality of Wisconsin agriculture and commerce. Since agriculture will continue to be an important economic industry within the planning area, many of the programs DATCP offers will benefit and help local citizens.

**Wisconsin Department of Transportation (WisDOT).** WisDOT deals with issues related to all transportation uses in the planning area. WisDOT evaluates existing transportation infrastructure for bicycle and pedestrian trails as well as assists in planning efforts for future trails. The County maintains through an agreement with WisDOT for the maintenance of the STH 49 corridor. Although there are no major expansion plans for these highways, the County and communities should collaborate with WisDOT to address transportation issues including a long-term vision for the STH 49 corridor.

### **Intergovernmental Comprehensive Planning Efforts**

The communities within the Group F planning cluster (Aurora, Bloomfield, and Poy Sippi) have met separately throughout the planning process to discuss issues related to each of the nine elements. By doing so, the municipalities have had minimal opportunity to discuss common goals and work together to resolve differences. The towns should establish an effective means of communication with neighboring communities to discuss land use goals and other policies as the need arises. Periodically, representatives from various agencies and businesses (WDNR, CAP Services, Waushara Area Chamber of Commerce, Waushara County Economic Development Corporation) should be invited to town board or plan commission meetings to talk and/or provide input into the implementation process.

If the Town decides to develop land within the North Lake Poygan Sanitary District planning area, increased communication and coordination will be necessary between the towns of Poy Sippi, Bloomfield, and Wolf River and the Sanitary District.

## **INTERRELATIONSHIPS WITH OTHER PLAN ELEMENTS**

### **Economic Development**

The Town of Poy Sippi should partner with other communities, the Waushara 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, technical schools, and local businesses. Since the economy of the Town is dependent on the economy of all area municipalities, 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, the Federal Department of Housing and Urban Development, and private entities to ensure that an adequate amount of affordable housing is present.

### **Transportation**

Communities should work with WisDOT, Waushara County and ECWRPC to resolve local, regional and state transportation related issues. Congestion and safety along STH 49 should be resolved through coordination with WisDOT and the County. New highway construction projects should be collaborated through a joint effort with input from all communities along the corridor; WisDOT, WDNR and other state agencies; regional planning commissions; interested citizens; and others.

Roadway projects must be jointly coordinated with public utilities, local emergency rescue departments, community departments, school districts and others to ensure that repairs are made cost-effectively and on a timely basis.

### **Utilities and Community Facilities**

Coordination of road construction projects and utility upgrades can save everyone time and money. If a community is aware of a needed utility upgrade on a local street, they may also decide that it would be cost-effective for them to resurface the roadway after construction has occurred. Likewise, if a utility knows that a local road is going to be under construction, they may decide to upgrade their facilities at the same time.

Coordination of new school facilities is also vital. Communities need to plan for increased traffic, reuse of former buildings, and required 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).

The Town and the County should work together on joint and regional park and recreational programs and facilities. Some of the larger facilities such as a ski or tubing hill, ice rink and swimming pool may be too costly for one entity to tackle alone. Moreover, the use of these facilities is not limited to the residents of one community but is usually enjoyed by the residents and visitors of the entire area. Countywide recreational leagues may also be something that can be investigated. One community alone may not have enough participation to field a sufficient number of teams to support league play, but with input from a number of communities in the area, this may become feasible. Some things that could be investigated may include soccer (adult and youth), baseball (adult and youth), volleyball, or other recreational activities.

### **Agricultural Resources**

The economy and the character of the area are dependent on a viable agricultural community. Preserving productive agricultural land and maintaining a critical mass of farmers in the area to sustain the local agribusiness are tasks that can not be tackled alone. It will take input and support from communities, farmers, economic development groups, local agencies, and citizens alike. The goals, objectives and strategies that communities and the County develop during the comprehensive planning effort will have a direct impact on the agricultural economy.

### **Natural Resources**

Preserving the natural resources of the area is a joint effort. Natural resources do not stop at municipal boundaries. The actions and policies of one community impact the resources of another. A topographic divide separates surface water drainage between the Upper Wisconsin River Basin to the west and the Upper Fox River Basin to the east in Waushara County. For this reason, the area has a number of pristine class 1 trout streams and exceptional water resources. The success of the County and the individual community protection of these resources will impact the quality of the surface and groundwater for communities downstream and down gradient. To protect these valuable resources, communities must work with the WDNR and County to ensure that the actions and policies that they are using are effective in protecting water quality.

### **Cultural Resources**

The cultural and historical features of a community help define it. Preserving the resources residents have identified as meaningful contributions to the community's heritage allows a connection to the past and an opportunity to pass this heritage onto future generations. The Town should work together with its neighbors 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, the Town 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 all elements of the Comprehensive Plan together. The future land use map illustrates existing and future development based on the goals, objectives and strategies that the Town of Poy Sippi has established. Land use decisions of one community have a direct impact on other communities. Communities should work together to jointly develop visions of how land along joint borders should be developed or preserved. When new development or land divisions occur in these areas, joint input should be obtained before decisions are made.

## POLICIES

### State, Regional and County Policies

#### *State*

The Wisconsin Department of Natural Resources (WDNR) and the Wisconsin Department of Transportation (WisDOT) routinely engage in master planning for natural resource management and transportation purposes. The University of Wisconsin Extension office located in Wautoma serves as an educational resource for County residents.

Waushara County is located within the Northeast Region of the WDNR. The Northeast Region has a regional office in Green Bay and a service center in Wautoma. A master plan is developed for each property that WDNR owns. This plan establishes goals and objectives for how the property will be managed and developed.<sup>3</sup> In addition, the master plan delineates adjacent lands or related parcels that should be acquired in the future to expand the property. The master plan discusses not only the proposed future of the property, but also the benefits it will provide to local communities. In order for the WDNR master planning process to be effective, local participation from the affected communities is needed. All citizens affected by the WDNR owned land should consider becoming involved in the planning process or attending meetings related to the projects.

Waushara County is located within the North Central Region of the Wisconsin Department of Transportation (WisDOT). The North Central Region has regional offices in Wisconsin Rapids and Rhinelander. WisDOT has prepared several master plans specifically for various modes of transportation as well as a highway improvement plan.<sup>4</sup> Although the plans are adequate to 2020, these plans will be periodically updated. The Town of Poy Sippi should take a proactive role in all transportation planning processes in the future to ensure that existing transportation facilities are expanded to meet the existing and future needs of the community.

#### *Regional*

**East Central Wisconsin Regional Planning Commission.** East Central Wisconsin Regional Planning Commission has adopted the first two of four milestones in their regional comprehensive planning process.<sup>5</sup> It is anticipated that the final milestone report will be

---

<sup>3</sup> Wisconsin DNR. 2005. *Property Master Planning*. [http://dnr.wi.gov/master\\_planning/](http://dnr.wi.gov/master_planning/).

<sup>4</sup> Wisconsin DOT. 2005. *Plans and Projects*. <http://www.dot.state.wi.us/projects/mode.htm>.

<sup>5</sup> ECWRPC. 2003. *Milestone Report #1: State of the Region*.

adopted in 2007. Communities, counties and others should use the information identified in the first two milestone reports and actively participate in the remaining planning effort.<sup>6</sup>

### ***County***

**Waushara County Comprehensive Plan.** While Waushara County has not adopted a smart growth comprehensive plan in accordance with s.66.1001, it does anticipate completion of a county-wide plan within the next 5 years. It is the responsibility of the Town of Poy Sippi 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 recently adopted the County Land and Water Management Plan.<sup>7</sup> 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 the Town of Poy Sippi to review and implement this plan within its jurisdiction.

---

<sup>6</sup> ECWRPC. 2004. *Milestone Report #2: Issues, Opportunities, and Visioning*.

<sup>7</sup> Waushara County Zoning and Land Conservation Department. 2006. *Waushara County Land and Water Management Plan*. <http://www.co.waushara.wi.us/images/LWRM%202006%20Plan%20Final%20Draft.pdf>

## **INTERGOVERNMENTAL COOPERATION – Town of Poy Sippi**

**Goal IC 1. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when economic development opportunities and/or issues arise that can be more effectively addressed cooperatively.**

**Objectives:**

- IC 1.1. Strengthen existing partnerships and build new relationships to promote economic growth throughout Waushara County.

**Strategies:**

- (1) Actively participate in regularly scheduled meetings of area economic development organizations such as the Tri-County Regional Economic Development Corporation and Waushara Chamber of Commerce.
- (2) Encourage school districts, FVTC, UW-Extension, CAP Services and the business community to work together to provide programs that strengthen the economy of the area and promote life long learning opportunities. Program areas could include:
  - Business Development
  - Financing
  - Financial Planning
  - Business Plan Development
  - Job Skill Training
  - Technical Curriculum Development
  - Job Shadowing
  - Career Direction
  - "At Risk" Students
  - Youth Apprenticeship
  - Junior Achievement
  - Future Farmers of America (FFA)
  - Others as they arise
- (3) Encourage school districts, Moraine Park Technical College, FVTC, UW-Extension, CAP Services and the business community to work together to provide financial/retirement planning programs that prepare citizens to become financially solvent in the future. Program areas could include lectures on debt consolidation, responsible budgeting, long- and short-term investing, 401K's, etc. These programs could also provide contacts between local citizens and certified financial planners in Waushara and Waupaca Counties.
- (4) Work with school districts, Moraine Park Technical College, FVTC, and local businesses to develop a technology education curriculum which better prepares high schools students for current job market demands. Currently, there is a high demand for welders and other technical jobs. A high school program geared to these careers would allow high school seniors to enter the work force with the necessary while simultaneously pursuing a technical college degree.

**IC 1.2. Participate in a countywide effort to promote the agricultural economy and other economic development efforts.**

**Strategies:**

- (5) **Participate in a countywide and regional effort to explore opportunities for the development of alternative crops, industry clusters and specialty products.**
- (6) **Promote the expansion of commercial agribusiness.**
- (7) **Consider creating a flea market to attract vendors from throughout the tri-county region (Green Lake, Marquette, and Waushara Counties).**
- (8) **Participate in a county agricultural marketing effort.**
  - Farmers markets.
  - Educate non-farmers about the importance and benefits of farming.
  - Promote the utilization of locally grown food and products.
  - Promote agriculturally based tourist attractions.
- (9) **Encourage the establishment of an area housing coalition and participate in periodic meetings as required.** Participants may include CAP Services, Habitat for Humanity, Waushara County Departments of Aging, Human Services and Highway, UW-Extension, Migrant Services, local churches, and other agencies and groups that handle poverty, transportation, and aging issues.
  - Prepare housing applications for members.
  - Provide other technical assistance as needed.
  - Prepare block grants and other funding mechanisms.
  - Provide a forum for agencies, consultants and nonprofits to explain programs.

**Goal IC 2. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when community development opportunities and/or issues arise that can be more effectively addressed cooperatively.** Community development issues may include objectives discussed in any of the elements within the plan not directly related to housing or economic development.

**Objectives:**

- **IC 2.1. Improve communication between the Town and utilities, school districts, neighboring municipalities, Waushara County, and state and federal agencies.**

**Strategies:**

- (10) **When appropriate, establish periodic meetings with neighboring towns to discuss issues of common interest.**
- (11) **When appropriate, set up periodic meetings with community organizations and others to discuss community needs.**
  - Share and solicit information
  - Recruit manpower and funding

- (12) **Consider creating a website for the Town.** This web site can be utilized as a tool to inform the public of regularly scheduled meetings, town policies/programs, and other pertinent information.
- (13) **Establish annual meetings with the County Highway Department and WisDOT to ensure coordination of transportation projects.**
- (14) **Establish a Town/County newsletter to improve the level of communication.**
- (15) **Set up annual meetings with public and private utilities in the area to discuss current needs and upcoming projects.**
- (16) **Work with area school districts, the state, and county to plan new facilities when they are needed.**
- (17) **Collaborate with areas school districts and Waushara County to plan community based educational and recreational programs.**

- **IC 2.2. Encourage joint efforts to protect the natural resources.**

**Strategies:**

- (18) **Continue to partner with the WDNR, towns and the county to protect streams and other natural resources in the area from degradation.**
  - (19) **Continue to solicit input and participation from the WDNR in local planning decisions.**
  - (20) **Continue to partner with the WDNR, county and other municipalities to control specific problem (invasive) species on a countywide basis.**
    - Conduct a countywide inventory of invasive species.
    - Establish priorities for addressing concerns.
    - Establish a countywide plan of action.
- **IC 2.3. Work with Waushara County, WisDOT and adjoining municipalities to insure that the transportation system is safe and fills the diverse needs of area residents.**

**Strategies:**

- (21) **Contact WisDOT to address the identified safety issues on STH 49.**
- (22) **Participate with WisDOT, counties and municipalities on future STH 49 corridor planning activities.**
- (23) **Partner with area communities to establish strategic locations for park and ride lots for area residents.**
  - Pursue state and local funding to build and maintain facilities.
- (24) **Collaborate with the County Department of Aging to insure that the needs of the elderly and disabled residents of the town are being met.**
- (25) **Collaborate with the Waushara County Highway and park departments, WisDOT, utilities and others to coordinate roadway improvement projects.**

- **IC 2.4. Explore opportunities for cost efficiencies through shared services.**

**Strategies:**

- (26) **Where appropriate, utilize and share limited resources and offer joint services (i.e. fire, police, park programs and facilities, police, snow plowing, etc.).** The Town of Poy Sippi currently has a snow plowing agreement with the Town of Poygan (Winnebago County). The Town of Poygan plows all roads within the South Poygan Sewer Service Area, while the Town of Poy Sippi plows 37<sup>th</sup> Avenue. The agreement has worked well and is anticipated to continue for the foreseeable future.
  - (27) **Promote the coordinated and cost effective installation and expansion of fiber optics in the Waushara County.** A switching station operated by CenturyTel is located near the "downtown" area of Poy Sippi. High speed internet is available in the unincorporated village of Poy Sippi. When feasible, service should be expanded to the rural areas of the Town.
- **IC 2.5. Establish effective intergovernmental land use policies with adjoining municipalities.**

**Strategies:**

- (28) **Invite neighboring communities to provide public comment on proposed developments within 0.25 mile of the common border.**
- (29) **Cooperate with neighboring communities to determine the most appropriate location for regional facilities.**

**Goal IC 3. Work with neighboring municipalities, Waushara County, state and federal departments and agencies to obtain funding when opportunities arise to cooperatively address common objectives identified within local comprehensive plans.**

**Objective:**

- **IC 3.1. Provide a unified voice to secure state and federal funding.**

**Strategies:**

- (30) **Work with neighboring communities to secure grant money to fund architectural and historical surveys.**
- (31) **Utilize known funding sources to complete community improvement projects identified within the plan.**
- (32) **Be proactive in identifying new community development issues which may arise and related funding sources to deal with these unforeseen concerns.**

**Goal IC 4. Ensure that historic preservation concerns are recognized by all levels of government and given due consideration in all municipal actions throughout Waushara County.**

**Objective:**

- IC 4.1. Ensure that historic preservation concerns are incorporated into both the short and long range planning and development processes.

**Strategies:**

- (33) Adopt a multi-jurisdictional historic preservation plan with surrounding communities and/or Waushara County.
- (34) Adopt the proposed historic preservation plan as the town's official historical preservation policy and incorporate appropriate recommendations into other planning efforts.
- (35) Provide copies of the historic preservation plan to appropriate governmental agencies in the surrounding communities, Waushara County, and the ECWRPC.

## **CHAPTER 10: IMPLEMENTATION**

### **TABLE OF CONTENTS**

Introduction .....	10-1
Vision Statement .....	10-1
Role of the Plan .....	10-1
Responsibility.....	10-2
Elected Officials.....	10-2
Community Planning Commission .....	10-2
Internal Consistencies .....	10-2
External Consistencies .....	10-3
Monitoring Progress .....	10-3
Updating the Comprehensive Plan.....	10-4
Adoption of the Plan and Future Updates.....	10-4
Land Use Planning Controls .....	10-5
Zoning .....	10-6
Official Maps .....	10-6
Sign Regulations.....	10-7
Erosion and Stormwater Control Ordinances.....	10-7
Historic Preservation Ordinance .....	10-7
Design Review Ordinance.....	10-7
Building/Housing Codes .....	10-7
Floodplain Ordinance .....	10-8
Sanitary Systems .....	10-8
Subdivision Ordinances .....	10-8
Conservation Subdivision Ordinances .....	10-8
Lighting Controls/Ordinances.....	10-9
Implementation Schedule .....	10-9
Abbreviation List .....	10-11
Goals, Objectives and Strategies .....	10-12

### **TABLES**

Table 10-1 Recommended Review Timeline .....	10-5
Table 10-2 Implementation Tables .....	10-15

## IMPLEMENTATION

### INTRODUCTION

A Smart Growth comprehensive planning document serves a community by establishing priorities for the future, evaluating available resources, and providing a means for dealing with change. The purpose of the planning effort is to develop a plan that will guide both public and private decisions. In order to follow the plan as described in the previous chapters, it is necessary to implement the goals, strategies, and objectives as outlined. If a plan is to be successful it must be implemented.

This chapter prescribes a specific series of sequential actions to be completed by the Town. Each goal serves as an identification of a priority based on committee discussions, issue identification, and survey responses. Objectives define "why" the goal is important from a planning perspective. While strategies discuss a specific action plan on how the goal can be achieved via regulations, ordinances, incentives, expenditures, information, and education.

#### ***Implementation Vision for 2025***

*In 2025, Town of Poy Sippi residents acknowledge planning is most dependable method in ensuring their community retains its most valued characteristics. Town leaders continue to rely on the goals set forth in the comprehensive plan to guide new development to appropriate locations and prevent land use incompatibilities. They have found that their initial comprehensive plan, completed in 2007, has allowed the town to accommodate new growth without compromising the strong agricultural base, scenic values, rural character, and distinctive historical features they identified which give Poy Sippi its unique charm. The planning commission and town board have been diligent in establishing new ordinances as prescribed by the plan. Increased public participation has been highly appreciated throughout the implementation processes. This increased communication has insured the opinions of residents and business owners are accurately reflected and private property rights are adequately protected.*

### ROLE OF THE PLAN

All land use decisions made by the town must be consistent with the community's adopted comprehensive plan.<sup>1</sup> The planning commission for the Town of Poy Sippi is responsible for ensuring that current ordinances are in compliance with the plan. When the planning commission reviews an application for development, any recommendation for future development must be based on the identified goals, objectives, and strategies, visions, and proposed land use patterns within this plan. If the planning commission must ultimately make a decision that is inconsistent with the plan, the plan must be amended to reflect the change in policy.

---

<sup>1</sup> Wisconsin State Statutes 66.1001.

## **RESPONSIBILITY**

### **Elected Officials**

Elected officials must make decisions based on how development will affect the entire community as well as how it will influence a specific site. As a result, elected officials make complex decisions based upon the comprehensive plan, the goals of the applicant, technical advice from planning staff, citizen input from advisory boards, and their own judgment on the specific development. The comprehensive plan provides much of the factual information an elected official will need for decision making. The final decision made by elected officials should be consistent with the goals and objectives of the comprehensive plan.

### **Community Planning Commission**

The powers and duties of individual planning commissions have been established by Wisconsin Statutes.<sup>2</sup> The planning commission is the primary entity responsible for implementing and updating the comprehensive plan. As such, the planning commission must promote good planning practices within 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 within 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 planning commission must review all new and existing ordinances to verify they are compliant with the goals and objectives of the plan.

## **INTERNAL CONSISTENCIES**

The comprehensive plan was developed sequentially with supportive goals, objectives, and strategies. Utilizing the community survey and SWOT analysis as a basis, key issues were identified within each of the nine elements of the plan. Using these issues along with factual information regarding natural features; past population and housing data; population and housing projections; and an analysis of existing infrastructure, a desired vision for the Town of Poy Sippi was created. The identified vision, goals, and objectives expressed in this plan were used to prepare the Future Land Use Map as well as the specified strategies and implementation actions which the Town will need to employ throughout the lifespan of the plan. In several instances, objectives and strategies pertain to more than one element and are therefore listed more than once. To maintain internal consistency, any amendment to the plan should be accompanied with an overall review of all nine elements and their associated goals, objectives, and strategies.

Beginning January 1, 2010, if a local governmental unit engages in any of the following actions, those actions should be consistent with that local governmental unit's comprehensive plan<sup>3</sup>: official mapping, local subdivision regulation, town, city, village and county zoning ordinances, and zoning of shorelands or wetlands in shorelands.

---

<sup>2</sup> Wisconsin State Statutes 62.23 and 60.62.

<sup>3</sup> Wisconsin State Statutes 66.1001.

## **EXTERNAL CONSISTENCIES**

Not only is it important to maintain internal consistencies but communities should also be aware of state and other planning documents and their relevance to their individual comprehensive plan. An attempt should also be made to maintain consistencies with these plans if possible. Some examples of these plans include:

State Plans:

- *Wisconsin State Airport System Plan 2020*
- *Wisconsin State Bicycle Transportation Plan 2020*
- *Wisconsin State Highway Plan 2020*

Regional Plans:

- *East Central Wisconsin Regional Planning Commission Comprehensive Plan, 2030*
- *NorthEast Wisconsin (NEW) Economic Opportunity Study*

County Plans:

- *Waushara County Outdoor Recreation Plan*, adopted 2006
- *Waushara County Solid Waste Plan Update*
- *Waushara County Comprehensive Plan* (when adopted)
- *Waushara County Farmland Preservation Plan*, adopted 1981
- *Waushara County Land and Water Resource Management (LWRM) Plan*, adopted 2006
- *Winnebago County Comprehensive Plan*
- *Pine River/Willow Creek Priority Watershed Plan*, adopted 1995

Local Plans:

- *Town of Aurora Comprehensive Plan*, in progress
- *Town of Bloomfield Comprehensive Plan*, in progress
- *Town of Leon Land Management Plan*, adopted 2002
- *Town of Saxeville Land Management Plan*, draft 2001
- *Town of Poygan Comprehensive Plan*, adopted 2004
- *Town of Rushford Comprehensive Plan*, adopted 2006
- *Town of Lind Comprehensive Plan*, in progress

## **MONITORING PROGRESS**

It is the community planning commission's responsibility to monitor the progress of implementation, utilizing the schedules that are found at the end of this chapter. The progress of plan implementation should periodically be reported to the town board. Additionally, the planning commission should annually review the goals, objectives and strategies and address any conflicts which may arise between the elements of the plan. While it is the planning commission and elected officials responsibility to monitor progress, others may also check progress, including community staff persons, zoning administrators, planners, and citizen groups.

## UPDATING THE COMPREHENSIVE PLAN

A comprehensive plan must be updated at least once every ten years.<sup>4</sup> However, it is strongly recommended that the planning commission annually review both the implementation schedule and current planning processes to ensure compliance with the goals and objectives of the plan and continued consistency with the overall vision of the community. This annual review should also be used to determine if a "major" plan amendment is required.

The comprehensive plan is a dynamic document. The plan should be updated when new demographic, economic, and housing data is 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 the Town is likely to experience. Other elements are less likely to need updates. Furthermore, as community values change, some goals, objectives and strategies may be no longer relevant. The update to a plan should take less time than the comprehensive planning process, but should include public participation. A recommended review timeline is presented for the elements of this comprehensive plan (Table 10-1).

The first "major" update of the plan should be completed by 2017. It is strongly recommended that the towns of Aurora, Poy Sippi, and Bloomfield undertake this process as part of a multi-jurisdictional effort. This will allow for increased efficiency and reduce the overall cost of the planning efforts. The 2017 update should involve a review of the inventory and goals, objectives and strategies presented in each chapter, a revised future land use map, and a timetable of updated implementation strategies.

## ADOPTION OF THE PLAN and FUTURE UPDATES

As directed by *Wisconsin Statutes s.66.1001(4)*, any Plan Commission or other body of a local governmental unit authorized to prepare or amend a comprehensive plan shall adopt written public participation procedures that foster public participation, adopt a resolution by a majority vote of the entire commission or governmental unit (vote shall be recorded in the official minutes of the plan commission, the resolution shall refer to maps and other descriptive materials that relate to one or more elements of the comprehensive plan). One copy of the recommended plan shall be sent to the following:

- Every governmental body that is located in whole or part within the boundaries of the local governmental unit (county, utility districts, school districts, sanitary districts, drainage districts).
- The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan or update.
- The Wisconsin Land Council.
- 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.

---

<sup>4</sup> Wisconsin Statutes 66.1001

**Table 10.1. Recommended Review Timeline**

Plan Components	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Goals, Objectives, Strategies/ Vision Statement		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Review Chapter Goals			Review Chapter Goals		Review & Update Plan Goals
Issues and Opportunities		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Evaluate			Review Chapter Goals		Evaluate & Update
Population/Housing		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Review Chapter Goals			Evaluate Against WDOA/ ECWRPC Estimates		Evaluate & Update
Economic Development		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Evaluate			Review Chapter Goals		Update
Agricultural, Natural, Cultural Resources		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Transportation		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Community Facilities		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Land Use		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Intergovernmental Cooperation		Evaluate Shared Goals	Evaluate Shared Goals	Evaluate Shared Goals	Evaluate Shared Goals			Evaluate Shared Goals		Evaluate Shared Goals

The elected officials may spend time reviewing, revising, and requesting the plan commission 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 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 on previous page.

## 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 Town of Poy Sippi may

want to establish local ordinances which regulate new development. Furthermore, the Town may want to collaborate with Waushara County to adopt uniform county-wide development tools.

### **Zoning**

The Town of Poy Sippi is under jurisdiction of Waushara County zoning. The town may adopt its own zoning ordinances since it has village powers. Town ordinances must be as strict as or stricter than the county ordinances.

Land use plans and zoning perform differently. Land use plans provide a vision for 10 to 20 years, while zoning ordinances have an immediate impact on land use decisions. In order to rectify this difference, re-zoning is completed on an on-going basis in a manner that is consistent with the overall vision of the plan. The timing of re-zoning is dependent on market forces, political climate, and the accuracy of the plan's predictions.

Individual planning commissions and elected officials must continually ensure that any future zoning changes are consistent with the local comprehensive plan as well as the future Waushara County Comprehensive Plan. Several actions can be taken to ensure that zoning decisions are made that accommodate the preferred future land uses as indicated on the Future Land Use Map.

- Compare intended future land uses with existing local and county zoning in each of the communities. Amend current zoning to reflect the intended future uses for all areas within the Town of Poy Sippi.
- Encourage local citizens and elected officials to actively participate in ongoing Waushara County meetings regarding all zoning and planning issues.
- Persuade local citizens and elected officials to participate in the Waushara County comprehensive planning process which will occur within the next five years.
- Cooperate with Waushara County to amend existing ordinances and develop new ordinances which are reflective of the goals, objectives, and strategies of all elements in the comprehensive plan.

### **Official Maps**

Cities, villages, and towns which have adopted village powers have the authority to develop an official map.<sup>5</sup> An official map is a diagram which delineates the current and future roadways such as local streets, highways, historic districts, parkways, and parks. Additionally, an official map may delineate railroad right-of-ways, waterways (only if included on a comprehensive surface water drainage plan) and public transit facilities. 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.

---

<sup>5</sup> Wisconsin Statutes 62.23(6).

- Future costs for land acquisitions for 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 be applied to many different development activities and assist communities in achieving an identified look and character as expressed within the community's vision statements. These ordinances, however, need to be based upon well defined sets of criteria. Signage, lighting, exterior building material types, structural guidelines, colors, and other aspects will have to be specifically identified within any ordinance.

## **Building/Housing Codes**

Waushara County enforces the Uniform Dwelling Code in the towns of Aurora, Bloomfield, Coloma, Dakota, Deerfield, Hancock, Leon, Marion, Mt. Morris, Oasis, Plainfield, Poy Sippi, Richford, Rose, Saxeville, Springwater, Wautoma, and the villages of Coloma, Hancock,

Lohrville, Plainfield and Redgranite. The 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 the FEMA designated floodplain areas through a Floodplain ordinance. This ordinance regulates development within the identified floodplain areas. 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 Poy Sippi. Development within the Poy Sippi Sanitary District No. 1, the Poygan South Sanitary District, and the North Lake Poygan Sanitary District should be connected to public sewer if feasible. Groundwater and surface water protection is of great importance to not only the immediate planning area, but also areas downstream of the Pine River – Willow Creek watershed. 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* and the Waushara County Zoning Ordinance (Chapter 42) regulate the division of raw land into lots for the purpose of sale for building development. Communities under county zoning may also regulate, by ordinance, the subdivision of land within their jurisdiction. A subdivision ordinance can aid in implementation of 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 infrastructure. Communities can also require dedication of parks, playgrounds, or open space or a fee-in-lieu of dedication as a condition of approval of a subdivision. Individual communities, under county zoning, may wish to develop their own subdivision ordinance or petition the county to amend their subdivision ordinance to include specific goals.

### **Conservation Subdivision Ordinances**

Communities wishing to preserve additional amount of green and open space may wish to enact more restrictive conservation subdivision ordinances. Conservation subdivisions provide a

practical alternative to traditional subdivision design. Traditional subdivisions use all developable land within a parcel. Land is irreversibly converted to roads, homes, yards and other infrastructure. Conservation subdivisions, on the other hand, incorporate large contiguous open spaces which allow significant cultural and natural resources to be preserved intact. This is accomplished by clustering homes onto smaller lots (10,000 square feet or less) in concentrated areas. The remaining land is set aside as permanent open space. Typically, communities require a specific percentage (i.e. 50-70%) as open space. In most cases, development density (the number of units allowed per parcel) does not exceed those otherwise permitted in the zoning district. However, communities can employ density "bonuses" to encourage the development of conservation subdivisions.

### **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 manufacturers 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 manufacturers have light cutoff shields that will remove glare, thus increasing the light's effectiveness and reducing its overall energy consumption. Other lights may direct light at ground height only. Since non-glare lighting and other similar technologies are similarly priced to current lighting practices, communities should consider developing lighting ordinances which not only reduce light pollution, but also improve energy consumption and costs.

### **IMPLEMENTATION SCHEDULE**

The goals established in the implementation schedule (Table 10-2) should be applied over the planning period which begins in 2007 with the adoption of the comprehensive plan and continues through 2027. The implementation schedule represents priorities for the Town of Poy Sippi. Objectives provide more detailed and readily measurable steps toward reaching each goal, while strategies are specific actions used to ensure plan implementation.

As seen in previous chapters, the goals and objectives of each particular element are inter-related. To ensure that implementation of the plan is achieved in a timely fashion, landmark dates have been set for each strategy. During periodic reviews, the planning commission should verify that these deadlines have been met and consider additional strategies to better achieve the stated goal, if necessary. Specific landmark dates have been established to ensure that individual objectives complement one another in their implementation. The landmark

dates have been reviewed by the public, the planning committee, plan commission and elected officials to assure that they are feasible expectations.

The primary responsibility for implementing the plan recommendations contained in the implementation schedule lies with the community's elected officials. Secondary responsibility for performing the recommended strategies in the plan lies with the planning commission which is appointed by the elected officials.

The following implementation tables indicate the comprehensive plan goals and strategies by element; primary and secondary responsibility for implementation; and a milestone date for completion. An abbreviation list precedes the tables; the list should be used to interpret the responsible parties involved with implementation of specific strategies.

## **ABBREVIATION LIST**

BASD – Berlin Area School District  
CAP – Cap Services  
DATCP – Wisconsin Department of Agriculture, Trade, & Consumer Protection  
DOA – Wisconsin Department of Administration  
DWD – Wisconsin Department of Workforce Development  
ECWRPC – East Central Wisconsin Regional Planning Commission  
FFA – Future Farmers of America  
FVTC – Fox Valley Technical College  
MPTC – Moraine Park Technical College  
NEW ERA – Northeast Wisconsin Educational Resource Alliance  
NEW REP – Northeast Wisconsin Regional Economic Partnership  
NLPSD – North Lake Poygan Sanitary District  
NRCS-USDA – United States Department of Agriculture Natural Resources Conservation Service  
PSFD – Poy Sippi Fire Department  
PSSA – Poygan Sewer Service Area  
PSSD1 – Poy Sippi Sanitary District #1  
SBDC – Small Business Development Corporation  
TCREDC – Tri-County Regional Economic Development Corporation  
USDA RD – United States Department of Agriculture Rural Development  
USPS – United States Postal Service  
UWEX – University of Wisconsin Extension  
WACC – Waushara Area Chamber of Commerce  
WCCVB – Waushara County Convention and Visitor's Bureau  
WCDA – Waushara County Department of Aging  
WCDHS – Waushara County Department of Human Services  
WCEDC – Waushara County Economic Development Corporation  
WCFB – Waushara County Farm Bureau  
WCHD – Waushara County Highway Department  
WCHH – Waushara County Habitat for Humanity  
WCHS – Waushara County Historical Society  
WCHTSC – Waushara County Highway Traffic and Safety Commission  
WCPD/SWMI – Waushara County Park Development/Solid Waste Management Information  
WCSD – Waushara County Sheriff Department  
WCVB – Waushara Convention and Visitors Bureau  
WCVSO – Waushara County Veterans' Service Office  
WCZLC – Waushara County Zoning and Land Conservation Department  
WDHP – Wisconsin Department of Historic Preservation  
WDNR – Wisconsin Department of Natural Resources  
WEDC – Wautoma Economic Development Corporation  
WEMS – Waushara County Emergency Services  
WHEDA – Wisconsin Housing & Economic Development  
WHS – Wisconsin Historical Society  
WisDOT – Wisconsin Department of Transportation

## **IMPLEMENTATION – Town of Poy Sippi**

### **Goal I 1. Implement recommendations contained within the Town of Poy Sippi Comprehensive Plan to the greatest extent possible.**

#### **Objectives:**

- **I 1.1. Closely monitor the implementation of plan recommendations to ensure they are followed.**

#### **Strategies:**

- (1) **The Town Planning Commission should periodically review the implementation schedule to ensure that deadlines are being met.** These reviews should be done at least quarterly to ensure that progress is being made to implement all aspects of the plan. After a majority of the strategies have been implemented, the Planning Commission may be able to lengthen the time between reviews.
  - (2) **The Town Planning Commission should periodically update the Town Board as to the progress that is being made to implement the plan.** Initially, these updates should be done quarterly. As time passes, the period between updates may be lengthened.
  - (3) **The Town Planning Commission should prepare a brief annual report.** This report should summarize how the comprehensive plan was used to direct major spending, regulatory, and construction decisions; how development has (has not) coincided with the recommendations of the plan; and if any comprehensive plan amendments were made and why. This report should be distributed to town citizens with the annual tax bill.
  - (4) **The Town Planning Commission should annually review the goals, objectives, and strategies to address conflicts which may arise between the elements of the plan.** During this review process, the planning commission should actively seek input from the Town Board, local citizens, and others to gauge the effectiveness of the plan. This should include an assessment of the implementation success as well as a consideration of additional objectives and strategies.
- **I 1.2. The Town of Poy Sippi should update the plan as necessary.**

#### **Strategies:**

- (5) **The Town Planning Commission, if necessary, should recommend modifications that will better meet the intent of the plan.** As the plan is implemented, the Town may discover that the recommended strategies may not be achieving the desired goals. Additionally, as community values change, some goals, objectives, and strategies may no longer be relevant. The goals, objectives, and strategies should be changed to best accomplish the changing vision of the town.
- (6) **The Town should update the plan at least every 10 years to meet the standards of "Smart Growth" legislation.**
- (7) **As available, provide updated information to supplement the plan information.** This information could include new statistical information,

population projections, updated census information, updated zoning map, existing land use map, etc.

**Goal I 2. Ensure that implementation of the plan results in an orderly and cost-effective development pattern.**

**Objective:**

- I 2.1. Continually utilize the plan as one of the primary guides for recommendations regarding future land use and land use policies.

**Strategies:**

- (8) Consult the plan before making final recommendations on individual developments.
- (9) Review existing town and County ordinances as they relate to the implementation of this plan. If an existing ordinance is not consistent with the plan, amend the ordinance to ensure compliance with the comprehensive plan.

**Goal I 3. Emphasize the need for intergovernmental cooperation throughout the implementation process.**

**Objective:**

- I 3.1. Encourage cooperation and communication between the Town, neighboring communities, and Waushara County in implementation of the plan.

**Strategies:**

- (10) Solicit input from neighboring communities, Waushara County, governmental agencies, and other appropriate organizations regarding how their activities relate to the recommendations in the Town of Poy Sippi's comprehensive plan. It is important to coordinate and communicate with others to ensure that the Town of Poy Sippi's comprehensive plan is consistent with the activities of community organizations and surrounding municipalities.
- (11) Present a copy of the plan to neighboring municipalities and Waushara County as discussed within the implementation element.
- (12) Work with Waushara County to update existing ordinances and create new ordinances as recommended by this plan. Many issues discussed within the plan affect communities throughout Waushara County. The Town may benefit from collaborative efforts which will ensure implementation is consistent county-wide.
- (13) Continue to support and participate in activities of the Waushara County Land Use Committee. The committee meets periodically to discuss land use issues throughout Waushara County. Continued participation in this committee will ensure that future land use decisions in neighboring communities are consistent with the goals of the plan.

- (14) **Cooperate with Waushara County on the completion of the Waushara County Comprehensive Plan.** Upon completion of all municipal comprehensive plans, the Waushara County Zoning Department, UW – Extension and a private consultant will be beginning a collaborative effort to create and write a county-wide comprehensive plan. The Town of Poy Sippi should appoint a representative to participate in activities related to the county plan so that it is consistent with the Town's plan.

**Goal I 4 Ensure that historic preservation concerns are continuously addressed by the town and other appropriate agencies.**

**Objective:**

- I 4.1. Ensure that historic preservation concerns are incorporated into both the short- and long-range planning and development process.

**Strategies:**

- (15) **Hold a workshop every five years with the surrounding communities, Waushara County, and the ECWRPC to update the historical preservation plan.**
- (16) **Hold meetings every five years with the historical preservation committee to review the effectiveness of the historical preservation plan and re-evaluate the architectural design ordinance.**
- (17) **Incorporate the outcomes from all historical preservation activities into the comprehensive plan updates.**

**Economic Development**  
**Town of Poy Sippi**  
Overall Goals

- ED 1. Explore ways the Town can work with the Tri-County Regional Economic Development Corporation.
- ED 2. Assess the impact of urban reconstruction to STH 49.
- ED 3. Where applicable, promote the clean up and reuse of under utilized, vacant, blighted or brownfield commercial/industrial sites and buildings to efficiently use existing public utilities, infrastructure and services.
- ED 4. When identifying and developing future and expanding business/industrial sites, consider the environmental conditions of the development sites such as wetlands, ground water, and flood plain status.
- ED 5. Utilize the area's quality of life attributes to attract businesses and an educated workforce.
- ED 6. Partner with educational institutions to promote life long learning for the area's youth and adults.
- ED 7. Assess the adequacy of technological infrastructure for business and residential needs.
- ED 8. Support the agricultural community by meeting with farmers when necessary and exploring additional or expanded farm market(s).

ED 1. Explore ways the Town can work with the Tri-County Regional Economic Development Corporation.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED1.1 (3-22) ED 3.2 (3-24) LU 1.3 (8-41)	Inventory all vacant and underutilized structures zoned for industrial and commercial activities so that these properties may be incorporated into databases maintained by the TCREDC, WCEDC, and other economic development agencies.	Inventory properties	Plan Commission	Town Board, TCREDC, WCEDC, Others	Ongoing
ED1.1 (3-22) ED 3.2 (3-24)	Contact the TCREDC, WCEDC, and other agencies when properties become available so that an updated inventory is constantly maintained.	Inventory properties	Plan Commission	Town Board, TCREDC, WCEDC, Others	Ongoing
ED 1.2 (3-22)	To further support to local planning process, the administrators of the Waushara County Revolving Loan Fund should refer to local comprehensive plans while evaluating loan applications.	Maintain contacts	Plan Commission	Town Board, WCEDC	Ongoing
ED 1.3 (3-22) CF 6.1 (6-42) IC 1.1 (9-9)	Work with the TCREDC, the Waushara County Convention and Visitors Bureau, and the Waushara Chamber of Commerce to market hunting, fishing, or wildlife viewing activities by offering vacation packages at local lodging establishments.	Market opportunities	Plan Commission	Town Board, TCREDC, WCEDC, Others	Ongoing

See page 10-11 for abbreviations

ED 1. Explore ways the Town can work with the Tri-County Regional Economic Development Corporation.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 1.3 (3-23) ED 3.1 (3-24) ED 6.2 (3-27) TR 3.2 (5-23) NR 2.1 (7-58) CF 6.1 (6-42)	Work to develop and enhance eco-tourism through non-consumptive activities such as the Ice Age National Scenic Trail, Great Wisconsin Birding and Nature Watching Trail, and other related endeavors.	Market opportunities	Plan Commission	Town Board, TCREDC, WCEDC, Others	Ongoing
ED 1.3 (3-22) ED 8.1 (3-28) CF 6.1 (6-42) LU 8.1 (8-47)	Support the Waushara County Convention and Visitors Bureau, Waushara Area Chamber of Commerce, and WCEDC efforts to establish a county tourism zone.	Support efforts	Plan Commission	Town Board, WCCVB, WACC, WCEDC, Others	Ongoing
ED 1.3 (3-22) ED 8.1 (3-28) IC 1.2 (9-10)	Promote local events such as tractor pulls, Poy Sippi Library events, and other community organization events both within the Town and throughout Waushara County.	Promote events	Plan Commission	Town Board, WCCVB, WACC, WCEDC, Others	Ongoing
ED 1.3 (3-22) ED 8.1 (3-28) TR 3.2 (5-23) CF 6.1 (6-42)	Promote the existing Waushara County Bicycle Routes and future expansion of bicycle trails within the Town and County.	Promote facilities	Plan Commission	Town Board, WCCVB, WACC, WCEDC, Others	Ongoing

See p. 10-11 for abbreviation list.

ED 2. Assess the impact of urban reconstruction to STH 49.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 2.1 (3-23) TR 3.2 (5-23)	Support the use of traffic calming techniques which will slow traffic down through the incorporated area while allowing for on-street parking.	Research alternatives	Plan Commission	Town Board, WCHD	Ongoing
ED 2.1 (3-23) TR 2.3 (5-22) TR 3.3 (5-23)	Utilize a Capital Improvements program to budget for on-street parking improvements for future reconstruction projects.	Create CIP	Plan Commission	Town Board	Ongoing

See p. 10-11 for abbreviation list.

ED 3. Where applicable, promote the clean up and reuse of under utilized, vacant, blighted or brownfield commercial/industrial sites and buildings to efficiently use existing public utilities, infrastructure and services.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 3.1 (3-23)	Due to the difficulty and the extensive costs involved with environmental clean-up, the Town will rely on private clean-up action where possible.	Seek funding	Plan Commission	Town Board, Private entities	Ongoing
ED 3.1 (3-23) ED 1.3 (3-23) LU 2.1 (8-42) LU 2.2 (8-42)	Encourage only environmental friendly businesses which protect the Town's natural resource base.	Review proposals	Plan Commission	Town Board, WCZLC	Ongoing

See p. 10-11 for abbreviation list.

**ED 3.** Where applicable, promote the clean up and reuse of under utilized, vacant, blighted or Brownfield commercial/industrial sites and buildings to efficiently use existing public utilities, infrastructure and services.

Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 3.2 (3-24) ED1.1 (3-22) ED 4.1 (3-25) CF 2.1 (6-40) LU 1.3 (8-41)	The Town should consider developing an incentive program if new commercial endeavors relocate within the established community commercial district along STH 49.	Develop incentive program	Plan Commission	Town Board, WCCVB, WACC, WCEDC, Others	Ongoing
ED 3.3 (3-24) ED 3.4 (3-24) NR 2.1 (7-58) NR 4.2 (7-61) LU 2.3 (8-43) LU 10.3(8-48)	Require new proposed commercial and industrial operations to submit a site plan that specifies the following design criteria: lot dimensions, signage location/description, building setbacks, facade elevations, parking area dimensions, and landscaping.	Review proposals	Plan Commission	Town Board, WCZLC	Ongoing
ED 3.3 (3-24) ED 3.4 (3-24) NR 4.2 (7-61) CR 1.2 (7-63) LU 2.3 (8-43) LU 10.3(8-48)	Establish design standards for several specific districts to retain the areas historical significance such as the downtown area and other commercial areas.	Create ordinance	Plan Commission	Town Board, WCZLC	2010
ED 3.3 (3-24) ED 3.4 (3-24) NR 4.2 (7-61) CR 1.2 (7-63) LU 2.3 (8-43) LU 10.3(8-48)	Consider designing and implementing a town architectural design ordinance.	Create ordinance	Plan Commission	Town Board, WCZLC	2010
ED 3.3 (3-24) TR 3.1 (5-23)	Consider enhancements which would make on-street parking in the downtown area more visible to business patrons.	Consider alternatives	Plan Commission	Town Board	2010
ED 3.3 (3-24) ED 2.1 (3-23) LU 1.3 (8-41) LU 3.1 (8-44)	Encourage Main Street visitors to stay awhile, especially during business hours, by providing benches in strategic places.	Provide benches	Plan Commission	Town Board	2010
ED 3.3 (3-24) H 1.1 (4-26) H 2.1 (4-26) H 5.1 (4-29) LU 1.1 (8-41) LU 2.3 (8-43)	Support the Waushara County Ordinance that allows for residential living space above commercial enterprises.	Support ex. County ordinance	Plan Commission	Town Board	Ongoing

See p. 10-11 for abbreviation list.

**ED 4.** When identifying and developing future and expanding business/industrial sites, consider the environmental conditions of the development site such as wetlands, ground water, and flood plain status.

Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 4.1 (3-25) ED 3.2 (3-24) LU 2.2 (8-42)	Direct new commercial and industrial development to the sanitary district where sewer and other municipal services are available.	Review proposals	Plan Commission	Town Board, WCZLC	Ongoing

See p. 10-11 for abbreviation list.

ED 5. Utilize the area's quality of life attributes to attract businesses and an educated workforce.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 5.1 (3-25) ED 2.1 (3-23)	Develop a website detailing the demographic information and community amenities for the Town.	Develop website	Plan Commission	Town Board	2010
ED 5.1 (3-25) ED 1.1 (3-22) ED 1.3 (3-22) ED 3.3 (3-25) ED 3.4 (3-25) CR 1.2 (7-63) CR 2.1 (7-64) CR 2.2 (7-64)	Create a fact sheet highlighting the amenities of the Town of Poy Sippi. Use this fact sheet to update the Poy Sippi pages on the TCREDC web site.	Create fact sheet	Plan Commission	Town Board	2010

See p. 10-11 for abbreviation list.

ED 6. Partner with educational institutions to promote life long learning for the area's youth and adults.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 6.1(3-26) CF 10.1(6-46) IC 1.1 (9-9)	Encourage entrepreneurs to use CAP Services, Fox Valley Technical College, and other sources for business plan development, information on financing and other tools necessary for starting a business.	Refer citizens	Plan Commission	Town Board, CAP Services, FVTC, MPTC, Others	Ongoing
ED 6.1 (3-26) H 2.3 (4-27)	Businesses should encourage their employees to enroll in courses to improve the profitability of the company.	Refer citizens	Plan Commission	Town Board, CAP Services, FVTC, MPTC, Others	Ongoing
ED 6.1 (3-26) CF 10.1(6-46) IC 1.1 (9-9) IC 2.1 (9-10)	Support the efforts of NorthEast Wisconsin Educational Resource Alliance (NEW ERA) to enhance and expand learning opportunities in Wisconsin and to offer necessary training/learning to Wisconsin's current and future workers.	Support efforts	Plan Commission	Town Board, TCREDC, WCEDC, NEW ERA, Others	Ongoing
ED 6.1(3-26) CF 10.1(6-46) IC 1.1 (9-9) IC 2.1(9-10)	Encourage students at local high schools, technical colleges, and universities to apply and partake in internship and apprentice programs offered through CAP Services and local business throughout Waushara County.	Refer citizens	Plan Commission	Town Board, CAP Services, Others	Ongoing
ED 6.2 (3-27)	Encourage town residents to develop and start home-based businesses which best suit their professional skills or personal hobbies.	Encourage citizens	Plan Commission	Town Board, Others	Ongoing
ED 6.2 (3-27)	Work with the County to identify specific types of home-based businesses within the Town that would be allowable.	Contact & work with WCZLC	Plan Commission	Town Board, WCZLC	Ongoing
ED 6.2 (3-27)	Support local entrepreneurs.	Direct interested citizens to local resources.	Plan Commission	Town Board, CAP	Ongoing

See p. 10-11 for abbreviation list.

ED 7. Assess the adequacy of technological infrastructure for business and residential needs.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 7.1 (3-27) CF 7.1 (6-44) CF 7.2 (6-44) IC 2.1 (9-10) IC 2.3 (9-11)	Determine the feasibility of increasing new technologies such as high speed internet access to the Town.	Conduct study	Plan Commission	Town Board, Utility Companies	As needed

See p. 10-11 for abbreviation list.

ED 8. Support the agricultural community by meeting with farmers when necessary and exploring additional or expanded farm market(s).					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 8.1 (3-28) ED 1.3 (3-23) AG 1.3 (7-54) IC 1.2 (9-10)	Encourage local food producers to sell their goods at several markets throughout the area.	Encourage participation	Plan Commission	Town Board,	Ongoing
ED 8.1 (3-28) ED 1.3 (3-22)	Continue to promote "Breakfast on the Farm" event within the county as a means of promoting agriculture.	Promote event	Plan Commission	Town Board	Ongoing
ED 8.1 (3-28) AG 1.3 (7-54) IC 1.2 (9-10)	Encourage local restaurants and other vendors to sell products produced by area farmers.	Support efforts	Plan Commission	Town Board	Ongoing
ED 8.1 (3-28) AG 1.3 (7-54) AG 3.2 (7-56) AG 3.3 (7-56) IC 1.2 (9-10)	Encourage local farmers to pursue organic and specialty crop production.	Refer citizens	Plan Commission	Town Board, UWEX, Others	Ongoing

See p. 10-11 for abbreviation list.

**Housing**  
**Town of Poy Sippi**  
Overall Goals

- H 1. Recognize that the provision of affordable housing is an integral part of a comprehensive economic development strategy for the region.
- H 2. Maintain an adequate housing supply that will meet the needs of current and future residents and promote a range of housing choices for anticipated income levels, age groups and special housing needs.
- H 3. Provide for housing development that maintains the attractiveness and rural character of the community.
- H 4. Support housing choices that reflect the needs of individual households.
- H 5. Encourage preservation and rehabilitation activities to preserve the integrity of the existing stock and the cultural identity and history of the area.

H 1. Recognize that the provision of affordable housing is an integral part of a comprehensive economic development strategy for the region.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
	No Strategies Identified				

See p. 10-11 for abbreviation list.

H 2. Maintain an adequate housing supply that will meet the needs of current and future residents and promote a range of housing choices for anticipated income levels, age groups and special housing needs.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 2.1 (4-26) H 1.1 (4-26) IC 3.1 (9-12)	Promote collaboration within and between governmental, private and non-profit sectors to ensure the provision of an adequate supply of affordable housing.	Promote cooperation; Review proposals	Plan Commission	Town Board, Housing agencies, Developers, Others	Ongoing
H 2.1(4-26) ED 3.3(3-25) LU 1.1(8-41)	Promote the use of under-utilized facilities for affordable housing.	Review proposals	Plan Commission	Town Board; Housing agencies, Others	Ongoing
H 2.2(4-27) H 5.4(4-31) CR 1.1(7-63)	Where appropriate, contact financial institutions and funding agencies to determine what assistance is available.	Support agencies	Plan Commission	Town Board; Housing agencies, Others	Ongoing
H 2.2(4-27)	Identify the type of housing and services that are needed for existing very low income residents.	Evaluate needs	Plan Commission	Town Board; Housing agencies, Others	Ongoing
H 2.3(4-27)	Monitor the availability of state and federal programs for the development or redevelopment of low to moderate income housing.	Evaluate sources	Plan Commission	Town Board; Housing agencies, Others	Ongoing

See p. 10-11 for abbreviation list.

H 2. Maintain an adequate housing supply that will meet the needs of current and future residents and promote a range of housing choices for anticipated income levels, age groups..					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 2.3(4-27)	Refer to support and funding agencies, such as CAP Services, USDA Rural Development, and Waushara County's Veteran's Administrator to find out what assistance may be available.	Evaluate sources	Plan Commission	Town Board; CAP; USDA RD; Others	Ongoing
H 2.3(4-27)	Refer interested individuals to job training opportunities that will help to increase earning potential.	Refer citizens	Plan Commission	Town Board; CAP; USDA RD; Others	Ongoing
H 2.3(4-27)	Recognize that some first time homebuyers that want to live in the community may have difficulty finding affordable housing.	Refer citizens	Plan Commission	Town Board; CAP; USDA RD; Others	Ongoing
H 2.4(4-27)	Consider support for housing proposals that include new affordable housing that fits in with the rural character of the Town of Poy Sippi.	Evaluate needs; Review proposals	Plan Commission	Town Board	Ongoing
H 2.4(4-27)	When reviewing new development proposals, consider requiring developers to build an appropriate mix of single family, two-family, and senior housing.	Evaluate needs; Review proposals	Plan Commission	Town Board	Ongoing
H 2.5(4-28)	Cooperate with the appropriate agencies to ensure that an adequate amount of housing options are available for the elderly including at-home assistance, senior housing complexes, or assisted living facilities.	Evaluate needs; Review proposals	Plan Commission	Town Board; WCDA; Others	Ongoing
H 2.5(4-28)	As needed, promote the increased availability of assisted living and elder care facilities.	Evaluate needs; Review proposals	Plan Commission	Town Board; WCDA; Others	Ongoing
H 2.5(4-28)	Collaborate with appropriate agencies regarding (CAP Services, Waushara County Aging, etc.) the accessibility of senior housing in Waushara County.	Evaluate needs; Review proposals	Plan Commission	Town Board; CAP; WCDA; Others	Ongoing

See p. 10-11 for abbreviation list.

H 3. Provide for housing development that maintains the attractiveness and rural character of the community.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 3.1(4-28) AG 1.1(7-53) AG 1.2(7-54) LU 1.1(8-41) LU 1.2(8-41) CF 2.1(6-40) CF 7.1(6-44)	Where feasible, encourage infill development within the unincorporated communities of Poy Sippi and Borth.	Review proposals	Plan Commission	Town Board, WCZLC	Ongoing
H 3.1 (4-28) AG 1.1(7-53) AG 1.2(7-54) LU 1.1(8-41) LU 1.2(8-41) CF 2.1(6-40) CF 7.1(6-44)	Encourage development of existing platted lots before new out-lots are created in other areas of the town.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

H 3. Provide for housing development that maintains the attractiveness and rural character of the community.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 3.2(4-28) AG 1.1(7-53) AG 1.2(7-54) AG 3.3(7-56) NR 2.4(7-59) NR 4.1(7-61)	Consider the use of conservation subdivisions within newly platted rural areas in the town.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
H 3.2(4-28) AG 1.1(7-53) AG 1.2(7-54) AG 3.3(7-56)	Consider utilizing density development zoning to ensure that a good percentage of newly created parcels are maintained in native vegetation.	Review proposals	Plan Commission	Town Board; WCZLC	2010

See p. 10-11 for abbreviation list.

H 4. Support housing choices that reflect the needs of individual households.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 4.1(4-29)	Increase public awareness of cultural and generational differences in housing preferences.	Educate citizens	Plan Commission	Town Board, WCDA; CAP; Others	Ongoing

See p. 10-11 for abbreviation list.

H 5. Encourage preservation and rehabilitation activities to preserve the integrity of the existing stock and the cultural identity and history of the area.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 5.1(4-29) NR 1.2(7-58)	Reduce the incidence of poorly maintained owner and renter-occupied housing.	Educate owners; Enforce ordinances	Plan Commission	Town Board, WCZLC; Others	Ongoing
H 5.1(4-30)	Initiate community-wide clean up days or other efforts by the town in partnership with church and/or civic organizations to assist the elderly or other residents with home maintenance issues.	Schedule project days	Plan Commission	Town Board, WCDA; CAP; Others	As needed
H 5.1(4-30)	Encourage better landlord tenant communication and coordination.	Encourage communication	Plan Commission	Town Board, CAP; WCDA; Others	Ongoing
H 5.1(4-30)	Help landlords recognize that maintaining properties is a good business decision.	Educate landlords	Plan Commission	Town Board, CAP; WCDA; Others	Ongoing
H 5.1(4-30) ED 6.1(3-26) IC 1.1(9-9)	Refer individuals to educational opportunities that assist with tenant training for life skills including property maintenance.	Refer citizens	Plan Commission	Town Board, CAP; WCDA; Others	Ongoing
H 5.1(4-30) NR 1.2(7-58) CF 2.2(6-41) CF 4.1(6-42)	Encourage citizen education on unsafe and unsanitary housing conditions such as lead paint, radon, faulty wiring, and broken/missing smoke detectors.	Refer citizens	Plan Commission	Town Board, CAP; WCDA; Others	Ongoing

Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 5.2(4-30)	Encourage public private partnerships that promote economic opportunities and provide for decent, safe affordable housing.	Assist collaboration	Plan Commission	Town Board, CAP; WCDA; Others	Ongoing
H 5.2(4-30)	Collaborate with the appropriate agencies to identify additional sources of funding for rehabilitation and/or new construction projects.	Refer citizens	Plan Commission	Town Board, CAP; WCDA; Others	Ongoing
H 5.3(4-30) IC 1.3(9-10)	The area should consider the establishment of a housing coalition consisting of persons and agencies willing to assist in gathering information, preparing applications, presenting information to local council/board meetings and providing other technical assistance upon request.	Establish coalition	Plan Commission	Town Board, CAP; WCDA; Others	Ongoing
H 5.3(4-30) IC 1.3(9-10) IC 2.1(9-10) I 3.1(10-13)	Invite funding agencies, consultants and nonprofit agencies to attend town board meetings to explain their programs.	Schedule speakers	Plan Commission	Town Board	Ongoing
H 5.3(4-30) TR 4.1(5-23)	Establish a talent pool of volunteers who may be able to assist with the issues identified in this section.	Establish contacts	Plan Commission	Town Board	Ongoing
H 5.4(4-31) CR 1.1(7-63) CR 1.2(7-63) CR 2.1(7-64) LU 9.2(9-48)	Inventory all historically and architecturally significant houses within the town.	Develop database	Plan Commission	Town Board	2008
H 5.4(4-31) H 2.2(4-27) CR 1.1(7-63) CR 1.2(7-63) CR 2.2(7-64)	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 Waushara County.	Seek funding	Plan Commission	Town Board; WCHS; WDHP; Others	2008
H 5.5 (4-31) CR 2.1(7-64) CR 2.2(7-64) I 2.1(10-13)	Review all new housing proposals taking into consideration their spatial relationship to other land uses within the town such that decisions will be made in the best interest of the town as a whole.	Review proposals	Plan Commission	Town Board	Ongoing

See p. 10-11 for abbreviation list.

**Transportation**  
**Town of Poy Sippi**  
Overall Goals

- TR 1. The town should ensure that the STH 49 corridor is well maintained and safe for its residents.
- TR 2. Ensure that its local transportation system is well maintained and safe for its residents.
- TR 3. Encourage the expansion and safety of non-motorized transportation and transportation opportunities.
- TR 4. Encourage affordable transportation options for all age and income groups.

TR 1. The town should ensure that the STH 49 corridor is well maintained and safe for its residents.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 1.1(5-21) TR 3.1(5-23) CR 1.2(7-63) LU 9.1(8-47) IC 2.1(9-10) IC 2.3(9-11)	Assemble a focus group committee of elected officials, citizens, and business owners along STH 49 to research various construction options which would be applicable to downtown Poy Sippi.	Assemble focus group	Plan Commission	Town Board	As needed

See p. 10-11 for abbreviation list.

TR 2. Ensure that its local transportation system is well maintained and safe for its residents.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 2.1(5-21)	Follow these guidelines set forth by Waushara County for driveway access standards on county and town roads.	Review proposals	Plan Commission	Town Board, WCZLC	Ongoing
TR 2.1(5-21)	The Town should encourage the use of shared driveways in certain situations.	Review proposals	Plan Commission	Town Board, WCZLC	Ongoing
TR 2.2(5-22)	Review the current driveway ordinance to ensure that all new construction incorporates driveway entrances which meet zoning standards for town roads.	Amend ordinances; Review proposals	Plan Commission	Town Board, WCZLC	2010; Ongoing
TR 2.2(5-22)	Encourage town residents to maintain driveways so that sufficient emergency vehicle access is maintained.	Educate residents	Plan Commission	Town Board, WCZLC	Ongoing
TR 2.3(5-22)	Utilize the PASER rating system to evaluate to conditions of all roads within the town.	Drive and assess roads	Town Board	WCHD	Biannually
TR 2.3(5-22) TR 3.2(5-23) ED 2.1(3-23) CF 1.1(6-39) CF 6.1(6-42) CF 7.1(6-44)	Consider initiating a capital improvements program to assess upcoming town needs and expenses.	Prepare CIP	Plan Commission	Town Board	Annually

See p. 10-11 for abbreviation list.

TR 2. Ensure that its local transportation system is well maintained and safe for its residents.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 2.3(5-22) TR 3.2(5-23)	Where feasible, appropriate monies to a dedicated fund to ensure that the road repairs can be completed as necessary.	Save monies	Town Board		Ongoing
TR 2.3(5-22) IC 2.1(9-10) IC 2.3(9-11)	Maintain contact with the Waushara County Highway Department and WisDOT to ensure coordination on regional and statewide transportation issues affecting the town.	Establish meetings	Plan Commission	Town Board, WCHD; WisDOT	Annually

See p. 10-11 for abbreviation list.

TR 3. Encourage the expansion and safety of non-motorized transportation and transportation opportunities.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 3.1(5-23) TR 1.1(5-21) ED 2.1(3-23) ED 3.3(5-24) LU 1.3(8-41) LU 2.1(8-42)	Establish several identified crosswalks and mark them with appropriate signage.	Work with WisDOT, WCHD & School Districts	Plan Commission	Town Board; WCHD, WisDOT, School Districts	When necessary
TR 3.1(5-23) ED 2.1(3-23)	Support the use of traffic calming techniques which will slow traffic down through the incorporated area while allowing for on-street parking.	Research alternatives	Plan Commission	Town Board, WCHD	On going
TR 3.2(5-23) TR 2.3(5-22) ED 1.3(3-23) CF 1.1(6-39) CF 6.1(6-42) CF 7.1(6-44) LU 8.1(8-47)	When repairing or rebuilding existing roads, consider installing wider shoulders to allow for additional room for bicyclists.	Appropriate funds	Town Board	WCHD; WCPD/SWMI; WisDOT	Ongoing
TR 3.2(5-23) TR 2.3(5-22) ED 1.3(3-23) CF 1.1(6-39) LU 8.1(8-47)	Work with the County to investigate the possibilities for improving and expanding a non-motorized off-road recreational trail system designed to accommodate a range of compatible uses.	Work with the County	Plan Commission	Town Board WCPD/SWMI	Ongoing
TR 3.2(5-23) ED 1.3(3-23) CF 1.1(6-39) CF 6.1(6-42) CF 7.1(6-44) LU 8.1(8-47) IC 3.1(9-12)	Work with the County to investigate the possibilities for improving and expanding a non-motorized off-road recreational trail system designed to accommodate a range of compatible uses.	Perform study	Plan Commission	Town Board; WCHD; WCPD/SWMI; WisDOT	2011

See p. 10-11 for abbreviation list.

TR 4. Encourage affordable transportation options for all age and income groups.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 4.1(5-23) CF 8.2(6-45) IC 2.1(9-10) IC 2.3(9-11)	Work with Waushara County to enhance current Department of Aging programs to further meet the needs of elderly and disabled residents.	Determine needs	Plan Commission	Town Board; WCHD; WCDA; WisDOT	Ongoing
TR 4.1(5-24) H 5.3(4-30) CF 8.2(6-45)	Establish a pool of volunteers to drive town residents to appointments.	Establish database	Plan Commission	Town Board	Ongoing
TR 4.2(5-24) TR 2.3(5-22) IC 2.1(9-10) IC 2.3(9-11)	Identify and establish "park and ride" parking areas to encourage ride sharing workplace destinations.	Conduct study	Plan Commission	Town Board; Neighboring towns; WCHD; WisDOT	Ongoing
TR 4.2(5-24) TR 2.3(5-22) IC 2.1(9-10) IC 2.3(9-11)	Collaborate with Waushara County, surrounding towns, and/or WisDOT to determine if "Ride Share" programs located in major urban areas would be feasible in a rural setting such as Poy Sippi.	Conduct study	Plan Commission	Town Board; Neighboring towns; WCHD; WisDOT	Ongoing

See p. 10-11 for abbreviation list.

**Utilities and Community Facilities**  
**Town of Poy Sippi**  
Overall Goals

- CF 1. Provide high-quality and cost-effective community facilities and services that meet existing and projected future needs based on growth.
- CF 2. Ensure proper treatment of wastewater to protect public health, groundwater quality, and surface water quality while meeting current and future needs.
- CF 3. Promote stormwater management practices in order to reduce private and public property damage and to protect water quality.
- CF 4. Ensure that the water supply for the community has sufficient capacity, is in compliance with drinking water quality standards and regulation, and is available to meet present and current needs.
- CF 5. Promote effective solid waste disposal and recycling services and systems that protect public health, the natural environment, and general appearance of land uses within the community.
- CF 6. Maintain and enhance recreational opportunities in the community.
- CF 7. Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and future development.
- CF 8. Encourage improve access to health care facilities and child care facilities.
- CF 9. Provide a level of law enforcement, fire, and emergency services that meets present and future needs.
- CF 10. Promote quality schools and access to educational programs.

CF 1. Provide high-quality and cost-effective community facilities and services that meet existing and projected future needs based on growth.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.1(6-39) CF 2.1(6-40) CF 6.1(6-42) CF 7.1(6-44) CF 9.1(6-46) ED 2.1(3-23) TR 2.3(5-22) TR 3.2(5-23)	Prepare a Capital Improvement Program (CIP) to comprehensively and systematically address the community's future needs by programming the timing and funding for underrating identified projects.	Create CIP	Town Board		2007
CF 1.1(6-39)	Update the CIP at least annually once the initial plan is completed.	Update CIP	Town Board		Annually
CF 1.1(6-39) CF10.1(6-46) IC 2.1(9-10)	Continue to explore opportunities for shared services with Waushara County, neighboring municipalities, the school district, and other public entities.	Share services	Plan Commission	Town Board; Waushara County departments; School districts; Others	Ongoing
CF 1.1(6-39) TR 3.1(5-23) AG 1.2(7-54) AG 2.1(7-55)	Consider performing cost-benefit analysis (CBA) for service consolidation where appropriate.	Perform CBA	Plan Commission	Town Board; Waushara Co. Depts.; School districts; Others	As needed
CF 1.1(6-39)	Monitor the existing post office.	Monitor	Plan Commission	Town Board; USPS	As needed

See p. 10-11 for abbreviation list.

CF 1. Provide high-quality and cost-effective community facilities and services that meet existing and projected future needs based on growth.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.1(6-39)	Support efforts by local churches and other religious organizations to work together to provide services to the community.	Support local efforts	Town Board	Local churches	Ongoing
CF 1.2(6-39) IC 2.1(9-10)	Consider establishing a website to inform residents about available services and facilities.	Create web site	Plan Commission	Town Board	2008

See p. 10-11 for abbreviation list.

CF 2. Ensure proper treatment of wastewater to protect public health, groundwater quality, and surface water quality while meeting current and future needs.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 2.1(6-40) CF 1.1(6-39) ED 3.2(3-24) H 3.1(4-28) AG 1.1(7-53) AG 2.1(7-55) LU 2.2(8-42) IC 2.1(9-10)	Work closely with the sanitary district to ensure that new growth is consistent with both the comprehensive plan and existing sanitary district plans.	Review development proposals	Plan Commission	Town Board; PSSD1; NLPSD; PSSA	Ongoing
CF 2.1(6-40) ED 3.2(3-24) H 3.1(4-28) LU 2.2(8-42)	Encourage sanitary districts to provide cost-incentives to new development that does not require sewer service extension.	Create incentive program	Plan Commission	Town Board; PSSD1; NLPSD; PSSA	Ongoing
CF 2.1(6-40) ED 3.2(3-24) LU 2.2(8-42)	Where feasible, give preference to new development which extends existing sanitary sewers to areas immediately adjacent to existing infrastructure.	Review proposals	Plan Commission	Town Board; PSSD1; NLPSD; PSSA	Ongoing
CF 2.1(6-40) CF 1.1(6-39) ED 3.2(3-24)	The Town should work with the county to amend Waushara County Zoning Ordinance Chapter 42.44(h) to include unsewered development proposals within a town sanitary district boundary or a proposed sanitary district boundary.	Work with County to amend zoning ordinance	Plan Commission	Town Board; PSSD1; NLPSD; PSSA; WCZLC	Ongoing
CF 2.1(6-40)	When replacements/expansions are required for wastewater treatment facilities in Poy Sippi, require all properties along the extensions to hook up.	Require connections; Review proposals	Plan Commission	Town Board; PSSD1; NLPSD; PSSA; Developers	As needed
CF 2.1(6-40) CF 1.1(6-39)	If parties do not wish to hook up, require individual property owners to perform a CBA to assess how waiting will affect the individual and sanitary districts.	Conduct CBA	Plan Commission	Town Board; PSSD1; NLPSD; PSSA; Developers	As needed

See p. 10-11 for abbreviation list.

CF 2. Ensure proper treatment of wastewater to protect public health, groundwater quality, and surface water quality while meeting current and future needs.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 2.2(6-41) H 5.1(4-29) NR 1.2(7-58)	Support and assist residents and business owners to comply with the Waushara County POWTs monitoring program.	Educate and refer citizens	Plan Commission	Town Board; WCZLC	As needed
CF 2.2(6-41) H 5.1(4-29) NR 1.2(7-58)	Encourage residents with aging POWTs to replace their systems before they fail.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
CF 2.2(6-41) NR 1.2(7-58)	Encourage the Wisconsin DNR to permit community POWTs which serve two or more residences/buildings.	Educate citizens; Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

CF 3. Promote stormwater management practices in order to reduce private and public property damage and to protect water quality.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 3.1(6-41) NR 2.1(7-59)	Establish surface stormwater drainage systems which use natural vegetation to filter/cleanse stormwater before it enters stream channels.	Educate citizens; Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 3.1(6-41) NR 2.1(7-59)	Encourage new development to utilize new technologies which stress on-site infiltration of stormwater.	Educate citizens; Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

CF 4. Ensure that the water supply for the community has sufficient capacity, is in compliance with drinking water quality standards and regulation, and is available to meet present and current needs.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 4.1(6-42) IC 2.2(9-11) I 3.1(10-13)	Where feasible, communicate with the United States Geological Service and/or Wisconsin DNR to keep abreast on the most recent groundwater studies and data.	Establish contacts	Plan Commission	Town Board; WCZLC	Ongoing
CF 4.1(6-42) AG 1.1(7-53) NR 1.2(7-58) I 3.1(10-13)	Determine how new development proposals will impact current groundwater supplies and overall quality.	Review studies; Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 4.1(6-42) H 5.1(4-29)	Encourage local residents to have their wells tested for bacteria, nitrates, atrazine, arsenic, or other groundwater contaminates.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

CF 5. Promote effective solid waste disposal and recycling services and systems that protect public health, the natural environment, and general appearance of land uses within the community.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 5.1(6-42)	Require new development to adequately address solid waste disposal and recycling needs during the planning and design stages.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 5.1(6-42) IC 2.4(9-12)	Partner with adjacent towns and Waushara County to increase collection opportunities (clean sweeps) for the proper recycling or disposal of tires, appliances, hazardous waste, and other specialized waste.	Offer clean sweeps; Educate citizens	Plan Commission	Town Board; WCPD/SWMI	Ongoing
CF 5.1(6-42)	Educate Poy Sippi residents on the dangers of using burn barrels.	Educate citizens	Plan Commission	Town Board; WCPD/SWMI	Ongoing
CF 5.1 (6-42)	Consider establishing a town burning ordinance.	Consider ordinance	Plan Commission	Town Board; WCZLC; WCPD/SWMI	Ongoing

See p. 10-11 for abbreviation list.

CF 6. Maintain and enhance recreational opportunities in the community.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 6.1(6-42) CF 1.1(6-39) ED 1.3(3-22) IC 2.1(9-12)	Encourage Waushara County to maintain a quality county park system and provide improvements identified in its Outdoor Recreation Plan.	Encourage implementation	Plan Commission	Town Board; WCPD/SWMI	Ongoing
CF 6.1(6-42) ED 1.3(3-22)	Prepare an outdoor recreation plan for the Town of Poy Sippi.	Prepare plan	Plan Commission	Town Board	2010
CF 6.1(6-43) TR 3.2(5-23)	For new subdivision proposals, continue to support mandatory open space/park land dedications to help plan for new parks and facilities.	Require dedications; Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 6.1(6-43) ED 1.3(3-23) TR 3.2(5-23)	Consider establishing a town dedication fee for transportation (bicycle/pedestrian) trails.	Consider	Plan Commission	Town Board; WCZLC	Ongoing
CF 6.1(6-43) TR 3.2(5-23)	Consider applying for funding from the County park dedication fees program to increase recreational opportunities at Poy Sippi Park.	Submit applications; Review proposals	Plan Commission	Town Board	Ongoing
CF 6.1(6-43) CF 6.2(6-43) AG 1.1(7-53) AG 2.1(7-55) NR 2.2(7-59) NR 4.1(7-61) LU 8.1(8-47)	Improve and maintain access to Poy Sippi Park from both sides of the Pine River.	Increase easements	Plan Commission	Town Board; Community Betterment	Ongoing
CF 6.1(6-43) TR 3.2(5-23) LU 8.1(8-47)	Consider planning for increased non-motorized recreational opportunities within the Town of Poy Sippi.	Plan trails	Plan Commission	Town Board; Community Betterment; WCPD/SWMI	Ongoing

See p. 10-11 for abbreviation list.

CF 6. Maintain and enhance recreational opportunities in the community.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 6.1(6-43) ED 1.3(3-23) LU 8.1(8-47)	Consider creating additional snowmobile routes within the unincorporated village area so that various trails can be used in alternating years to minimize the disturbances to local residents.	Plan routes; Review proposals	Plan Commission	Town Board; WCPD/SWMI; Local clubs	Ongoing
CF 6.1(6-43) ED 1.3(3-22) LU 8.1(8-47) IC 2.2(9-11)	Work with the WDNR to improve the visibility of the existing Willow Creek public access and explore the possibility of expanding it.	Create plans; Review proposals	Plan Commission	Town Board; Community Betterment; WCPD/SWMI; WDNR	Ongoing
CF 6.2(6-43)	Continue to actively recruit the manpower and funding support of volunteers and service organizations for undertaking local park improvements.	Create project list	Plan Commission	Town Board; Community Betterment; WCPD/SWMI	Ongoing
CF 6.2(6-43) CF 6.1(6-43)	Encourage local residents to consider estate planning techniques that gift land and/or money for projects in the town.	Educate citizens	Plan Commission	Town Board; Community Betterment; WCPD/SWMI	Ongoing
CF 6.2(6-43)	Encourage cooperation among the Town and local churches to meet some recreational needs.	Educate citizens/ parishes	Plan Commission	Town Board; Community Betterment; WCPD/SWMI	Ongoing
CF 6.3(6-44)	Consider the implementation of a voluntary user fee program to help fund boat launch improvements and maintenance at public access sites.	Implement/ create fee system and infrastructure	Plan Commission	Town Board; Community Betterment; WCPD/SWMI	Ongoing
CF 6.3(6-44) ED 1.3(3-23)	Consider raising funds to purchase signage to clearly indicate the preferred bicycle routes in the Town and indicated by the Waushara County Parks Department.	Perform fund raising	Plan Commission	Town Board; Community Betterment; WCPD/SWMI; Others	Ongoing

See p. 10-11 for abbreviation list.

CF 7. Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and future development.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 7.1(6-44) ED 7.1(3-28) IC 2.1(9-10) IC 2.4(9-12) I 3.1(10-13)	Promote the exchange of information with utilities and adjacent municipalities to encourage the coordinated scheduling of planned roadway and utility improvements.	Increase communication ; Coordinate infrastructure improvements	Plan Commission	Town Board; Utility companies; WCHD; WisDOT	Ongoing
CF 7.1(6-44) CF 1.1(6-39) CF 2.1(6-44) CF 6.1(6-43) H 3.1(4-28) TR 3.2(5-23)	Accommodate new development in ways that its infrastructural costs are not a tax burden for existing residents.	Review proposals	Plan Commission	Town Board; Utility companies; WCHD; WisDOT	Ongoing

See p. 10-11 for abbreviation list.

CF 7. Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and future development.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
Primary	Secondary				
CF 7.1(6-44)	Collaborate with the utilities to develop options for a more aesthetically pleasing alternative to above ground power lines.	Increase communication; Develop alternatives	Plan Commission	Town Board; Utility companies; WCHD; WisDOT	Ongoing
CF 7.2(6-44) ED 7.1(3-27)	Monitor compliance with town and county ordinances which would allow the use of existing structures for mounting new communication equipment.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 7.3(6-45)	Proactively take a stance on potential requests by utilities to erect a wind farm within the community.	Discuss pot. wind energy proposals, decide position; Create property inventory	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

CF 8. Encourage improve access to health care facilities and childcare facilities.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 8.1(6-45)	Support school districts or local community organizations who wish to sponsor childcare programs.	Evaluate needs; Review proposals	Plan Commission	Town Board	Ongoing
CF 8.1(6-45)	Support childcare facility development by zoning for these uses within the commercial district in Poy Sippi.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 8.2(6-45) TR 4.1(5-23)	Promote volunteering for the Waushara County elderly and disabled transportation programs.	Create volunteer database	Plan Commission	Town Board; WCDA	Ongoing

See p. 10-11 for abbreviation list.

CF 9. Provide a level of law enforcement, fire, and emergency services that meets present and future needs.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 9.1(6-46) CF 1.1(6-39) IC 2.4(9-12)	Encourage Waushara County to expand its normal countywide patrol operation from two squads to four.	Assess needs	Plan Commission	Town Board; WCSD	Ongoing
CF 9.2(6-46)	Monitor the costs and benefits of improving the community's Insurance Service Office fire rating through upgraded fire protection.	Perform CBA	Plan Commission	Town Board; PSFD	Ongoing
CF 9.3(6-46) IC 2.4(9-12)	Continue to work with Waushara County EMS and neighboring towns to find practical solutions to maintain ambulance service in Poy Sippi.	Determine solutions	Plan Commission	Town Board; Neighboring communities	Ongoing

See p. 10-11 for abbreviation list.

CF 10. Promote quality schools and access to educational programs.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF10.1(6-46) CF 1.1(6-39) ED 6.1(3-26) IC 2.1(9-10)	Work with local school districts to plan new facilities and community based educational and recreational programs.	Assess alternatives; Review proposals	Plan Commission	Town Board; BASD	Ongoing
CF10.1(6-46) CF 1.1(6-39) IC 2.1(9-10) I 3.1(10-13)	Coordinate planning efforts with local school districts to allow them to anticipate future growth.	Assess needs; Review proposals	Plan Commission	Town Board; BASD	Ongoing
CF10.1(6-47) CF 1.1(6-39)	Maintain a viable, operating school within the village to reduce busing needs and other increased operational costs.	Assess alternatives; Review proposals	Plan Commission	Town Board; BASD	Ongoing
CF10.1(6-47) TR 3.2(5-23)	Utilize community facilities such as fitness trails or stormwater management structures to serve as educational curriculum.	Assess needs; Review proposals	Plan Commission	Town Board; BASD	Ongoing

See p. 10-11 for abbreviation list.

**Agricultural Resources**  
**Town of Poy Sippi**  
Overall Goals

- AG 1. Maintain the economic viability of the area's agricultural community.
- AG 2. Minimize conflicts between ongoing agricultural operations and rural non-farm residents.
- AG 3. Provide opportunities for farmers to profit from their farming operations.

AG 1. Maintain the economic viability of the area's agricultural community.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
AG 1.1(7-53) AG 2.1(7-55) ED 8.1(3-28) NR 1.2(7-58) NR 2.1(7-59)	Invite farmers and other agricultural professionals to annual town board meetings to discuss issues of concern and to establish and build relationships.	Invite farmers and professionals	Plan Commission	Town Board	Annually
AG 1.1(7-53) AG 2.1(7-55)	Periodically identify the location of significant operating farms on the land use plan map to serve as a reference point for future development proposals.	Update land use plan	Plan Commission	Town Board	Every 5 to 10 years
AG 1.1(7-53) AG 2.1(7-55) H 3.1(4-28)	Minimize the placement of minor and major subdivisions immediately adjacent to operating farms.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
AG 1.1(7-53) AG 2.1(7-55) H 3.1(4-28) H 3.2(4-28) NR 2.2(7-59) NR 3.3(7-60) LU 3.1(8-44)	If new subdivisions are to be allowed in proximity to existing agricultural operations, take precautions (i.e. setbacks, screening) to minimize land use conflicts between farms and other rural development.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
AG 1.1(7-53) AG 2.1(7-55) H 3.1(4-28)	Consider updating the town zoning map to identify the potential conflict areas between agricultural operations and rural non-farm development.	Review proposals	Plan Commission	Town Board; WCZLC	2009; Every 5 to 10 years
AG 1.1(7-53) AG 2.1(7-55)	Request a zoning district modification for the General Agriculture Zoning District to AG-2, indicating a two acre minimum lot size from the current one acre minimum for newly platted residential lots.	Request zoning change	Plan Commission	Town Board; WCZLC	2007
AG 1.1(7-53) AG 2.1(7-55) H 3.1(4-28) CF 2.1(6-40) LU 1.2(8-41)	Encourage orderly, compact development on small lots within the existing sanitary district surrounding the unincorporated Village of Poy Sippi.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

<b>AG 1. Maintain the economic viability of the area's agricultural community.</b>					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
AG 1.1(7-53) AG 2.1(7-55) AG 3.3(7-56) H 3.2(4-28) NR 2.2(7-59) NR 4.1(7-61) LU 3.1(8-44)	Emphasize conservation subdivision design as the preferred development style any land divisions of 3 lots or more in the town to preserves open space.	Educate developers; Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
AG 1.1(7-53) AG 2.1(7-55) NR 2.2(7-59) NR 4.1(7-61) CF 6.1(6-42) LU 5.1(8-45) LU 10.2(8-48)	Promote the protection of farmland through voluntary programs such the purchase of development rights (PDR) or other tools.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
AG 1.2(7-54) AG 2.1(7-55) CF 1.1(6-39)	Require developers to perform a cost-benefit analysis (CBA) on all proposed residential subdivision development to compare the benefits of both traditional and conservation subdivision plats for the same site.	Require CBA	Plan Commission	Town Board; WCZLC	Ongoing
AG 1.3(7-54) AG 3.2(7-55) ED 8.1(3-28) NR 1.1(7-57)	Utilize professionals to provide financial and technical assistance and/ or to innovate modernize or maintain their operations.	Educate and refer citizens	Plan Commission	Town Board; UWEX; DATCP; Agronomists; Others	Ongoing
AG 1.3(7-54) ED 8.1(3-28) IC 1.2(9-10)	Support local and county-wide farm product processing and marketing initiatives.	Support initiatives	Plan Commission	Town Board; UWEX; DATCP; Agronomists; Others	Ongoing
AG 1.3(7-54) ED 8.1(3-28) IC 1.2(9-10)	Support local farmers' markets.	Support initiatives	Plan Commission	Town Board; UWEX; Others	Ongoing
AG 1.3(7-54) ED 8.1(3-28)	Support and enhance the relationship between local consumers and food providers to foster new economic opportunities.	Support a Buy Local Initiative	Plan Commission	Town Board; UWEX; Others	Ongoing

See p. 10-11 for abbreviation list.

<b>AG 2. Minimize conflicts between ongoing agricultural operations and rural non-farm residents.</b>					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
AG 2.2(7-55) NR 1.1(7-57) NR 2.1(7-59)	Work with the County to develop a "rural living" pamphlet to be distributed when land is purchased or when building permits are applied for.	Review needs; Develop pamphlet	Plan Commission	Town Board; WCZLC; UWEX; Farm Bureau; Local realtors	2007
AG 2.2(7-55)	Establish a periodic newsletter to be mailed to residents to provide information on the importance of farming to the local economy.	Review needs; Develop newsletter	Plan Commission	Town Board; WCZLC; UWEX; Farm Bureau; Local realtors	2007

See p. 10-11 for abbreviation list.

AG 3. Provide opportunities for farmers to profit from their farming operations.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
AG 3.2(7-55) AG 1.3(7-54) ED 8.1(3-28) IC 2.1(9-10)	Utilize professionals to provide financial and technical assistance and/ or to innovate modernize or maintain their operations.	Educate and refer citizens	Plan Commission	Town Board; UWEX; DATCP; Agronomists; Others	Ongoing
AG 3.3(7-56) AG 1.1(7-53) AG 3.1(7-55) H 3.1(4-28) NR 2.2(7-59)	Utilize professionals to assist with educational outreach about design techniques such as conservation subdivision.	Educate and refer citizens	Plan Commission	Town Board; UWEX; DATCP; Agronomists; Others	Ongoing

See p. 10-11 for abbreviation list.

**Natural Resources  
Town of Poy Sippi  
Overall Goals**

- NR 1. Preserve the quality and quantity of our groundwater supplies.
- NR 2. Maintain and improve the water quality of our lakes and streams.
- NR 3. Protect key natural features and resources.
- NR 4. Strive to preserve the intrinsic visual qualities of our landscape that defines its rural character.

<b>NR 1. Preserve the quality and quantity of our groundwater supplies.</b>					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 1.1(7-57) NR 2.2(7-59) LU 6.1(8-46)	Encourage the County to amend their existing regulations to require that a naturally vegetated, 100 foot setback/buffer area remain between wetlands and all new development.	Amend zoning ordinances	Plan Commission	Town Board; WCZLC	2008
NR 1.1(7-57) NR 2.1(7-59) NR 3.1(7-60) NR 3.2(7-60) LU 5.2(8-46)	Develop and distribute pamphlets and/or newsletters to inform residents about the importance of maintaining, protecting, and enhancing the town's natural resources and ways to maintain them.	Develop and distribute necessary pamphlets	Plan Commission	Town Board; WCZLC	Ongoing
NR 1.1(7-57) NR 2.1(7-59) AG 1.3(7-54) AG 2.2(7-55)	Develop and distribute pamphlets and/or newsletters to inform residents about the benefits associated with maintaining and enhancing the natural resource base (i.e. non-point pollution abatement).	Develop and distribute necessary pamphlets	Plan Commission	Town Board; WCZLC	Ongoing
NR 1.1(7-57)	Where feasible, utilize existing educational materials such as those available from the WDNR.	Develop and distribute necessary pamphlets	Plan Commission	Town Board; WCZLC; WDNR; Others	Ongoing
NR 1.2(7-58) AG 1.3(7-54) AG 2.2(7-55)	Encourage the County to require all existing septic system be added to County-wide inspection at the time of a real estate transfer.	Support program enhancements	Plan Commission	Town Board; WCZLC	Ongoing
NR 1.2(7-58)	Recommend the County and the Town jointly draft language for the prohibition of commercial extraction and removal of any groundwater from the watersheds excluding farming operations and municipal water systems.	Create zoning ordinance	Plan Commission	Town Board; WCZLC	2008
NR 1.2(7-58) H 5.1(4-20)	Consider implementing a water quality monitoring and inspection program for private and public wells as a part of the requirements for receiving a building permit for all new residential wells.	Implement inspection program	Plan Commission	Town Board; WCZLC; WDNR; Others	2008
NR 1.2(7-58) AG 1.1(7-53) CF 4.1(6-41)	Encourage the County to petition the State that both it and all local communities be notified of all new high capacity wells (i.e., irrigation systems, municipal wells) which will affect their aquifer.	Amend public notification process	Plan Commission	Town Board; WCZLC; WDNR; Others	2008

See p. 10-11 for abbreviation list.

NR 1. Preserve the quality and quantity of our groundwater supplies.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 1.2(7-58) H 5.1(4-29) CF 7.2(6-44)	Monitor on-site waste disposal systems by requiring on-site septic system testing as part of ownership transfers.	Implement program	Plan Commission	Town Board; WCZLC	Ongoing
NR 1.2(7-58)	Utilize zoning to restrict specified types of land use and activities from existing and future municipal wellhead locations.	Id future municipal wellhead protection areas & amend town zoning map	Plan Commission	Town Board; WCZLC	2007; Ongoing
NR 1.2(7-58)	Incorporate the county's Groundwater Protection Overlay District into an official map if adopted.	Adopt official map	Town Board	WCZLC; ECWRPC	2007
NR 1.3(7-58)	Encourage farmers to time their hours of pump operation to achieve maximum efficiency.	Educate citizens	Plan Commission	Town Board; UWEX; WCZLC; WDNR; Others	Ongoing

See p. 10-11 for abbreviation list.

NR 2. Maintain and improve the water quality of our lakes and streams.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 2.1(7-59) ED 3.1(3-23)	Consider erecting signs that identify the names of creeks at road crossings.	Create/erect signage	Plan Commission	Town Board; WCHD	Ongoing
NR 2.1(7-59) NR 1.1(7-57) AG 1.1(7-53) AG 2.1(7-55) CF 3.1(6-41)	Increase public awareness of residential and agricultural runoff issues by disseminating information about environmental risks associated with improper use and application of lawn fertilizers, salt, and other chemicals.	Develop/distribute pamphlets	Plan Commission	Town Board; WCZLC; UWEX; WDNR	Ongoing
NR 2.1(7-59) ED 3.1(3-23) H 3.2(4-28) CF 3.1(6-41)	Disseminate information describing new techniques for stormwater management to developers and potential landowners/homebuilders.	Develop/distribute pamphlets	Plan Commission	Town Board; WCZLC; UWEX; WDNR	Ongoing
NR 2.1(7-59)	Support the enforcement of mandatory construction site erosion requirements.	Educate citizens/developers	Plan Commission	Town Board; WCZLC; UWEX; WDNR	Ongoing
NR 2.1(7-59) ED 3.1(3-23) CF 3.1(6-41)	Support the incorporation of stormwater runoff and detention techniques from impervious surfaces as part of the building permit application & land division process.	Educate citizens/developers	Plan Commission	Town Board; WCZLC; UWEX; WDNR	Ongoing
NR 2.2(7-59) NR 4.1(7-61) AG 1.1(7-53) AG 2.1(7-55) CF 6.1(6-42)	Encourage landowners to enroll shoreline areas into a land trust or similar program.	Educate citizens	Plan Commission	Town Board; WCZLC; UWEX	Ongoing
NR 2.2(7-59) NR 4.1(7-61) AG 1.1(7-53) AG 3.3(7-56) LU 3.1(8-44)	Implement innovative development techniques such as conservation subdivisions.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
NR 2.2(7-59) NR 1.1(7-57)	Support the enforcement of current County Shoreland zoning requirements regarding shoreline vegetation requirements.	Ed. citizens; enforce ordinance	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

<b>NR 3. Protect key natural features and resources.</b>					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 3.1(7-60) NR 1.1(7-57) IC 2.2(9-11)	Increase public awareness of its responsibility in introducing and controlling invasive species by providing educational materials to inform the public of issued and preventative measures.	Educate citizens	Plan Commission	Town Board; WCZLC; UWEX; WDNR; Others	Ongoing
NR 3.2(7-60) NR 1.1(7-57)	Encourage private landowners to manage their forests and woodlots as sustainable resources by providing educational materials about incentive and technical assistance programs for forest management.	Educate citizens	Plan Commission	Town Board; WCZLC; UWEX; WDNR; Others	Ongoing
NR 3.3(7-60) LU 4.1(8-45)	To allow non-metallic mining to occur while balancing residential quality of life factors, the Town should discourage adjacent development that conflicts with these operations.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
NR 3.3(7-60) AG 1.1(7-53) AG 2.1(7-55) LU 4.1(8-45)	Utilize techniques such as setbacks and zoning to minimize conflicts with adjacent land uses and activities.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
NR 3.3(7-60)	Support reclamation plans for existing and future land use of adjacent areas.	Review proposals; support efforts	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

<b>NR 4. Strive to preserve the intrinsic visual qualities of our landscape that defines its rural character.</b>					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 4.1(7-61) NR 2.2(7-59) CR 1.2(7-63) CF 6.1(6-42) LU 1.1(8-41) LU 3.1(8-44)	Target areas of importance for protection by developing committee consensus on key areas/features such as the "bluff area."	Identify features; protect with zoning	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.1(7-61) NR 2.2(7-59) H 3.2(4-28) LU 3.1(8-44)	Consider innovative development techniques such as conservation subdivisions.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.1(7-61) NR 2.2(7-59) AG 1.1(7-53) AG 2.1(7-55) CF 6.1(6-42)	Encourage landowners to consider enrolling their lands in a land trust.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing

NR 4. Strive to preserve the intrinsic visual qualities of our landscape that defines its rural character.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 4.1(7-61)	Explore the potential of acquiring scenic easements to protect important viewsheds.	Educate citizens;	Plan Commission	Town Board; WCZLC; Land trusts	Ongoing
NR 4.2(7-61) ED 3.3(3-24) ED 3.4(3-25) LU 2.3(8-43)	For new developments, select outdoor lighting which is appropriate for a rural environment. The <u>Sensible Shoreland Lighting</u> publication from the University of Wisconsin-Extension provides guidance when making decisions about glare, light trespass, and sky glow.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.2(7-61) ED 3.3(3-24) ED 3.4(3-25) LU 2.3(8-43)	Consider creating a lighting ordinance for the town.	Create zoning ordinance	Plan Commission	Town Board; WCZLC	Future

See p. 10-11 for abbreviation list.

**Cultural Resources**  
**Town of Poy Sippi**  
Overall Goals

- CR 1. Preserve the community's important cultural resources.  
CR 2. Develop a community-wide preservation ethic in Poy Sippi.

Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CR 1.1(7-63) H 2.2(4-26) H 5.4(4-31) IC 3.1(9-12)	Consider seeking grant monies – either independently or collectively – to fund historical and architectural surveys of the town.	Apply for grants	Plan Commission	Town Board; WCHS; WDHP	2010; Ongoing
CR 1.1(7-63) CR 1.2(7-63) CR 2.1(7-64) H 5.4(4-31) LU 9.1(8-47) LU 9.2(8-48)	Identify all historical and architecturally significant houses and other buildings within the town.	Develop database	Plan Commission	Town Board	2008
CR 1.2(7-63) CR 2.1(7-64) ED 3.3(3-24) ED 3.4(3-25) ED 5.1(3-26) TR 1.1(5-21) LU 2.3(8-43) LU 10.3(8-48)	Establish an advisory historic preservation committee to address historical preservation issues and assist in designing a town historical preservation plan, historical preservation ordinance, and architectural design ordinance.	Assemble committee; Create ordinance	Plan Commission	Town Board; WCZLC; WCHS	2010
CR 1.2(7-64) I 1.2(10-12) I 4.1(10-14)	Include cultural resources and historical preservation goals in any local land use plan.	Evaluate/ develop goals	Plan Commission	Town Board; WCZLC	Ongoing
CR 1.2(7-64) ED 5.1(3-26) H 5.4(4-31) NR 4.1(7-61) LU 9.1(8-47) LU 9.2(8-48) IC 4.1(9-13) I 4.1(10-14)	Partner with UW Extension and County staff to provide local officials and the public about the importance of historic preservation in maintaining Poy Sippi's unique identity.	Educate citizens	Preservation committee	Plan Commission; Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

CR 2. Develop a community-wide preservation ethic in Poy Sippi.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CR 2.1(7-64) CR 1.2(7-63) LU 9.1(8-47)	Consult the historic preservation committee regarding future development within the community.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CR 2.1(7-64) CR 1.2(7-63) H 5.4(4-31) H 5.5(4-31) LU 9.1(8-47) I 4.1(10-14)	Encourage the formation of business and neighborhood organizations to create a list of the historical features unique to the Poy Sippi area.	Create working groups and list	Plan Commission; Historic Preservation Committee	Town Board; WCZLC	Ongoing
CR 2.1(7-64) CR 1.2(7-63) LU 9.1(8-47) I 4.1(10-14)	Encourage local not-for-profit preservation organizations to become more involved in historic preservation activities.	Encourage involvement	Plan Commission; Historic Preservation Committee	Town Board; WCZLC	Ongoing
CR 2.1(7-64) CR 1.2(7-63) LU 9.1(8-47) ED 5.1(3-26)	Publish newspaper articles on all historic preservation activities within Poy Sippi.	Write articles	Historic Preservation Committee	Plan Commission	Ongoing
CR 2.2(7-64) CR 1.2(7-63) LU 9.2(8-48)	Post information on historic preservation activities on the town's web site once established.	Update web site	Historic Preservation Committee	Plan Commission; Town Board	Ongoing
CR 2.2(7-64) CR 1.2(7-63) ED 5.1(3-26) H 5.5(4-31) LU 9.2(8-48) LU 10.2(8-48)	Develop and distribute pamphlets on the benefits of historic preservation for residential and commercial properties.	Develop and distribute pamphlets	Historic Preservation Committee	Plan Commission; Town Board	Ongoing
CR 2.2(7-65) CR 1.2(7-63) LU 9.2(8-48)	Establish a signage program for historically significant properties within the town.	Develop signs	Historic Preservation Committee	Plan Commission; Town Board	Ongoing
CR 2.2(7-65) CR 1.2(7-63) H 5.4(4-31) LU 9.2(8-48)	Send letters to property owners of the buildings within the AHI delineating the significance of their site.	Send letters	Historic Preservation Committee	Plan Commission; Town Board	Ongoing

See p. 10-11 for abbreviation list.

**Land Use  
Town of Poy Sippi**  
Overall Goals

- LU 1. Encourage residential development in areas easily served by existing infrastructure.
- LU 2. Encourage compatible commercial and industrial land uses that will meet the needs of the town and area residents.
- LU 3. Where appropriate, consider utilizing innovative residential development techniques (i.e. conservation subdivisions) for new residential development throughout the town.
- LU 4. Ensure that land use patterns protect and promote public health, safety, and welfare.
- LU 5. The town should preserve local agricultural operations and traditions.
- LU 6. Protect the abundant and high quality natural resources to maintain the town's natural atmosphere and community character.
- LU 7. Collaborate with surrounding municipalities and towns to ensure compatible land uses near common boundaries.
- LU 8. Address current and future recreational needs for town residents.
- LU 9. Develop a community-wide preservation effort ethic in Poy Sippi.
- LU 10. Maintain, protect, preserve, and enhance Poy Sippi's historic resources.

<b>LU 1. Encourage residential development in areas easily served by existing infrastructure.</b>					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 1.1(8-41) H 2.1(4-26) H 3.1(4-28)	Allow previously platted lots less than 10,000 square feet to be considered for infill residential development with appropriate variances.	Amend zoning ordinances	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.1(8-41)	Allow for 10,000 Square feet lot sizes within the sanitary district.	Amend zoning ordinances	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.1(8-41)	Identify buildings which would allow for second story apartments within the downtown commercial districts, where appropriate. Consider rezoning these properties to allow such residential occupancy.	Create inventory; Amend zoning ordinances	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.2(8-41)	Continue to develop the community of Borth in accordance with existing zoning districts to accommodate a mixture of residential and commercial uses to serve this area of the town.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.3(8-42) ED 6.1(3-26)	Identify vacant stores and buildings that can be utilized for new businesses to minimize start-up costs.	Create inventory on web sites	Plan Commission	Town Board	Ongoing
LU 1.3(8-42)	Accommodate a mixture of residential and commercial land uses to offer a variety of services to town residents.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.3(8-42) ED 3.2(3-24) ED 3.3(3-24) TR 3.1(5-23)	Target the development of pedestrian based businesses in the downtown area.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.3(8-42)	Where appropriate, consider special use permits for day care centers and other related businesses which would fit the rural character of the town.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 2.1(8-42) ED 3.2(3-24) ED 3.3(3-24) TR 3.1(5-23)	Direct pedestrian related businesses such as banks, health care, and other related businesses to the Community Commercial (C-C) along Main Street in the downtown area.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.1(8-42)	Direct automobile related businesses to the General Commercial (G-C) areas along STH 49 south of the village and along CTH H.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.1(8-42)	Limit future commercial re-zoning requests to land within or adjacent to these commercial districts.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.1(8-42) ED 3.1(3-24) CF 3.1(6-41) I 2.1(10-13)	Review requests for commercial development in other areas throughout the town on a case-by-case basis.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.2(8-42) ED 3.2(3-24) ED 4.1(3-25) CF 2.1(6-40)	Target in-fill development for new industrial uses which utilize vacant industrial sites within the sanitary district.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.2(8-43) ED 3.1(3-24)	Consider light industrial uses which will complement the small town charm of Poy Sippi.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.2(8-43) ED 4.1(3-25) I 2.1(10-13)	Review requests for industrial development in areas outside the sanitary district on a case-by-case basis.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.3(8-43) LU 10.3(8-49) ED 3.3(3-24) ED 3.4(3-25) CR 1.2(7-63)	Adopt an ordinance establishing design standards for commercial development within the town.	Adopt ordinance	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.3(8-43) CR 1.2(7-63)	Review the County's sign control ordinance to determine if it will offer enough support for new commercial design criteria.	Review and amend ordinance	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.3(8-43) ED 1.1(3-22) ED 3.3(3-24)	Support Waushara County Zoning Ordinance Chapter 58, Division 15 that allows for residential uses on the second floor of commercial establishments.	Support ex. County zoning	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.3(8-43) ED 3.3(3-24) ED 3.4(3-25) NR 4.2(7-61)	Consider utilizing lighting that reduces glare, light trespass, and sky glow as described in <i>Sensible Shoreland Lighting</i> .	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.3(8-43) CR 1.2(7-63) NR 4.2	Consider establishing a lighting ordinance for the town.	Adopt ordinance	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.3(8-43) CR 1.2(7-63) CR 2.2(7-64)	Ensure that future commercial and industrial standards reflect the historical significance of existing architecture within the town.	Review proposals; Amend ordinances	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

LU 3. Where appropriate, consider utilizing innovative residential development techniques (i.e. conservation subdivisions) for new residential development throughout the town.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 3.1(8-44) LU 1.1(8-41) AG 2.1(7-55) AG 2.2(7-55) NR 2.2(7-59) NR 4.1(7-61)	Apply conservation subdivision principles and design techniques to all land divisions which meet the criteria for minor or major subdivisions.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 3.1(8-44) LU 1.1(8-41) NR 2.2(7-59) NR 4.1(7-61)	Consider applying conservation subdivision principles to the undeveloped lots within the proposed Poy Sippi Sanitary District planning boundary west of Wisconsin Street.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 3.1(8-44)	To offer additional open space in planned residential development zones, encourage Waushara County to increase the currently required 20 percent minimum open space to 50 percent.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 3.1(8-44) AG 2.1(7-55) AG 2.2(7-55)	Cooperate with Waushara County to develop a Conservation Subdivision Ordinance to assist towns in offering alternatives to traditional subdivision design.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

LU 4. Ensure that land use patterns protect and promote public health, safety, and welfare.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 4.1(8-45)	Be aware of the inventory of the sites of abandoned landfills and other potentially hazardous areas.	Consult list during proposal review	Plan Commission	Town Board; WCZLC	Ongoing
LU 4.1(8-45) NR 3.3(7-60)	Restrict residential development near landfills and other potentially hazardous sites.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

LU 5. The town should preserve local agricultural operations and traditions.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 5.1(8-45)	Recommend establishing "agricultural protection areas" or "agricultural corridors" in future comprehensive plan updates.	Recommend areas	Plan Commission	Town Board; WCZLC	Ongoing
LU 5.1(8-45)	The town should discourage new development in areas of "important" and "unique" farmland.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

LU 5. The town should preserve local agricultural operations and traditions.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 5.1(8-45) AG 2.1(7-55) AG 2.2(7-55)	If local farms cease to operate, the town should encourage the landowners to ensure that the land is not developed in an irreversible manner.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
LU 5.1(8-45)	Cooperate with Waushara County to revise zoning ordinances which consider the appropriate siting of concentrated animal feeding operations.	Review and amend ordinances	Plan Commission	Town Board; WCZLC	2011
LU 5.2(8-46)	Encourage new residential development within the town to utilize adequate setbacks and buffers to minimize conflicts with agricultural operations.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 5.2(8-46)	The town should encourage farming operations to incorporate best management practices which improve the environment and reduce the potential for conflicts within residential uses.	Educate citizens; Review proposals	Plan Commission	Town Board; WCZLC; UWEX; DATCP; WDNR; Others	Ongoing
LU 5.2(8-46) AG 1.1(7-53) AG 2.1(7-55) NR 1.1(7-57)	Encourage the preservation of farms and forest land through the use of Purchase of Development Rights (PDR), conservation easements, or other similar tools in the areas indicated on the Future Land Use.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
LU 5.2(8-46) AG 1.1(7-53) AG 2.1(7-55) NR 1.1(7-57)	Consider creating a pamphlet educating landowners on various governmental programs which help preserve land in a natural state.	Create and distribute pamphlet	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

LU 6. Protect the abundant and high quality natural resources to maintain the town's natural atmosphere and community character.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 6.1(8-46) NR 2.2(7-59) IC 2.2(9-11)	Educate landowners on the benefits of preserving vegetation within the shoreland areas.	Educate citizens	Plan Commission	Town Board; UWEX; WCZLC; Others	Ongoing
LU 6.1(8-46) NR 2.2(7-59) IC 2.2(9-11)	Support the enforcement of current regulations regarding shoreland development and shoreland vegetation removal which protect surface and groundwater from development.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 6.1(8-46) NR 1.1(7-57)	Petition the County to increase the mandated 50 foot setback to 100 feet around wetlands to new development within the town.	Amend zoning ordinances	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

LU 6. Protect the abundant and high quality natural resources to maintain the town's natural atmosphere and community character.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 6.1(8-46) NR 1.1(7-57)	Consider applying a uniform buffer (i.e. 100 feet) to all environmentally sensitive areas within the Town including floodplains, trout streams, wetlands, rivers, streams, native grasslands, designated natural areas, etc.).	Amend zoning ordinance	Plan Commission	Town Board; WCZLC	Ongoing
LU 6.1(8-46)	Educate landowners about the benefits of landscaping with native plants.	Distribute brochure.	Plan Commission	Town Board;	Ongoing

See p. 10-11 for abbreviation list.

LU 7. Collaborate with surrounding municipalities and towns to ensure compatible land uses near common boundaries.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 7.1(8-47) IC 2.1(9-10) IC 2.5(9-12) I 3.1(10-13)	Continue to collaborate with adjacent towns to ensure that new development along the borders is compliant with all implemented land use plans.	Provide/invite public comments; Review proposals	Plan Commission	Town Board; WCZLC; Neighboring communities	Ongoing
LU 7.1(8-47) IC 2.1(9-10) IC 2.5(9-12) I 3.1(10-13)	If development is to occur within ¼ mile of the town border, invite elected officials and citizens of the neighboring community to offer public comment on that development.	Provide public comments; Review proposals	Plan Commission	Town Board; WCZLC; Neighboring communities	Ongoing

See p. 10-11 for abbreviation list.

LU 8. Address current and future recreational needs for town residents.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 8.1(8-47) TR 3.2(5-23) CF 6.1(6-43)	Support creating a system of bicycle/pedestrian trails along CTHs D, H, SS, and XX and other appropriate areas within the Town.	Review needs	Plan Commission	Town Board; WCPD/SWMI	Ongoing
LU 8.1(8-47) ED 8.1(3-28) TR 3.2(5-23)	Considering increasing access to active recreational parks and other facilities where feasible.	Review needs	Plan Commission	Town Board; WCPD/SWMI	Ongoing
LU 8.1(8-47) CF 6.1(6-43)	Consider increasing access to the north side of the Pine River at Millpond Park.	Acquire land or easements	Plan Commission	Town Board; WCPD/SWMI; Community Betterment; Others	Ongoing

See p. 10-11 for abbreviation list.

<b>LU 9. Develop a community-wide preservation effort ethic in Poy Sippi.</b>					
<b>Related Objectives (Pg. No.)</b>	<b>Strategy</b>	<b>Required Action</b>	<b>Responsibility</b>		<b>Milestone Date</b>
			<b>Primary</b>	<b>Secondary</b>	
LU 9.1(8-47) CR 1.2(7-63) CR 2.1(7-64)	Create a historic preservation committee to address current and future development within the community.	Create committee; Review proposals	Plan Commission	Town Board; WCZLC	2008
LU 9.1(8-47) LU10.2(8-48) CR 1.2(7-63) CR 2.1(7-64)	Encourage the formation of business and neighborhood organizations to create a list of the historical features unique to the Poy Sippi area.	Create working groups and list	Plan Commission; Historic Preservation Committee	Town Board; WCZLC	Ongoing
LU 9.1(8-48) LU10.2(8-48) CR 2.1(7-64)	Encourage local not-for-profit preservation organizations to become more involved in historic preservation activities.	Encourage involvement	Plan Commission; Historic Preservation Committee	Town Board; WCZLC	Ongoing
LU 9.1(8-48) CR 2.1(7-64)	Publish newspaper articles on all historic preservation activities within Poy Sippi.	Write articles	Historic Preservation Committee	Plan Commission	Ongoing
LU 9.2(8-48) CR 2.2(7-64)	Post information on historic preservation activities on the town's web site once established.	Update web site	Historic Preservation Committee	Plan Commission; Town Board	Ongoing
LU 9.2(8-48) CR 2.2(7-64)	Develop and distribute pamphlets on the benefits of historic preservation for residential and commercial properties.	Develop and distribute pamphlets	Historic Preservation Committee	Plan Commission; Town Board	Ongoing
LU 9.2(8-48) CR 1.2(7-63) CR 2.2(7-64) H 5.4(4-31)	Establish a signage program for historically significant properties within the town.	Develop signs	Historic Preservation Committee	Plan Commission; Town Board	Ongoing
LU 9.2(8-48) CR 1.2(7-63) CR 2.2(7-64) H 5.4(4-31)	Send letters to property owners of the buildings within the AHI delineating the significance of their site.	Send letters	Historic Preservation Committee	Plan Commission; Town Board	Ongoing

See p. 10-11 for abbreviation list.

<b>LU 10. Maintain, protect, preserve, and enhance Poy Sippi's historic resources.</b>					
<b>Related Objectives (Pg. No.)</b>	<b>Strategy</b>	<b>Required Action</b>	<b>Responsibility</b>		<b>Milestone Date</b>
			<b>Primary</b>	<b>Secondary</b>	
LU 10.1(8-48)	Highlight the historical significance of vacant properties on the TCREDC web site.	Update web site	Historical Preservation Committee	Plan Commission; Town Board; TCREDC	Ongoing
LU 10.1(8-48) CF 2.1(6-40)	Develop an incentive program for occupying empty and under-utilized commercial buildings.	Develop program; Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 10.2(8-48) LU 9.1(8-48)	Initiate a town-wide effort to create a historic preservation plan for Poy Sippi.	Create Plan	Historic Preservation Committee	Plan Commission; Town Board; WCHS; WDHP; Others	Ongoing

See p. 10-11 for abbreviation list.

LU 10. Maintain, protect, preserve, and enhance Poy Sippi's historic resources.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 10.2(8-48) CF 3.1(6-41)	Utilize the historic preservation plan in conjunction with the comprehensive plan to evaluate the appropriateness of future land use proposals.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 10.2(8-48) CR 2.2(7-64)	Designate historically or architecturally significant properties as local landmarks, local historic district, or neighborhood preservation districts.	Designate properties	Historical Preservation Committee	Plan Commission; Town Board; WCZLC	Ongoing
LU 10.3(8-49) CR 1.2(7-63)	Encourage Waushara County to amend existing zoning ordinances to create a Historical Preservation District.	Amend zoning	Plan Commission	Town Board; WCZLC	Ongoing
LU 10.3(8-48)	Encourage Waushara County to create an overlay district on its zoning map to highlight significant cultural areas.	Amend zoning	Plan Commission	Town Board; WCZLC	Ongoing
LU 10.3(8-48) LU 2.3(8-43) ED 3.3(3-24) ED 3.4(3-25) CR 1.2(7-63) CR 2.2(7-64) CF 3.1(6-41) I 4.1(10-14)	Create an architectural design ordinance or historical preservation ordinance to preserve historical buildings and ensure that new construction is aesthetically agreeable to historical structures.	Create zoning ordinance	Historical Preservation Committee	Plan Commission; Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

**Intergovernmental Cooperation**  
**Town of Poy Sippi**  
Overall Goals

- IC 1. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when economic development opportunities and/or issues arise that can be more effectively addressed cooperatively.
- IC 2. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when community development opportunities and/or issues arise that can be more effectively addressed cooperatively.
- IC 3. Work with neighboring municipalities, Waushara County, state and federal departments and agencies to obtain funding when opportunities arise to cooperatively address common objectives identified within local comprehensive plans.
- IC 4. Ensure that historic preservation concerns are recognized by all levels of government and given due consideration in all municipal actions throughout Waushara County.

IC 1. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when economic development opportunities and/or issues arise that can be more effectively addressed cooperatively.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 1.1(9-9) ED 1.3(3-23)	Actively participate in regularly scheduled meetings of area economic development organizations such as the Tri-County Regional Economic Development Corporation and Waushara Chamber of Commerce.	Attend meetings	Plan Commission	Town Board; TCREDC, WACC; Others	Ongoing
IC 1.1(9-9) ED 6.1(3-26) H 5.1(4-30)	Encourage school districts, FVTC, UW-Extension, CAP Services and the business community to work together to provide programs that strengthen the economy of the area and promote life long learning opportunities.	Support programs	Plan Commission	Town Board; FVTC; UWEX; CAP; Others	Ongoing
IC 1.1(9-9)	Encourage school districts, FVTC, UW-Extension, CAP Services and the business community to work together to provide financial/retirement planning programs that prepare citizens to become financially solvent in the future.	Educate citizens	Plan Commission	Town Board; FVTC; UWEX; CAP; Others	Ongoing
IC 1.1(9-9) ED 6.1(3-26) H 5.1(4-30)	Work with school districts, FVTC, and local businesses to develop a technology education curriculum which better prepares high schools students for current job market demands.	Develop relationships	Plan Commission	Town Board; FVTC; UWEX; CAP; Others	Ongoing
IC 1.2(9-10) ED 8.1(3-28)	Participate in a countywide and regional effort to explore opportunities for the development of alternative crops, industry clusters and specialty products.	Support efforts	Plan Commission	Town Board; TCREDC, WACC; Others	Ongoing

See p. 10-11 for abbreviation list.

IC 1. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when economic development opportunities and/or issues arise that can be more effectively addressed cooperatively.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 1.2(9-10) ED 1.3(3-22) ED 8.1(3-28) AG 1.3(7-54) AG 3.2(7-55)	Promote the expansion of commercial agribusiness.	Support efforts	Plan Commission	Town Board; TCREDC, WACC; Others	Ongoing
IC 1.2(9-10) ED 1.3(3-22) AG 1.3(7-54)	Consider creating a flea market to attract vendors from throughout the tri-county region (Green Lake, Marquette, and Waushara Counties).	Support efforts	Plan Commission	Town Board; TCREDC, WACC; Others	Ongoing
IC 1.2(9-10) ED 1.3(3-22) ED 8.1(3-28) AG 1.3(7-54)	Participate in a county agricultural marketing effort which promotes buying locally grown products through events such as farmers markets.	Support efforts	Plan Commission	Town Board; TCREDC, WACC; Others	Ongoing
IC 1.2(9-10) H 1.1(4-26) H 2.1(4-26) H 5.3(4-30)	Encourage the establishment of an area housing coalition and participate in periodic meetings as required.	Participate in meetings	Plan Commission	Town Board; TCREDC, CAP; Others	Ongoing

See p. 10-11 for abbreviation list.

IC 2. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when community development opportunities and/or issues arise that can be more effectively addressed cooperatively.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 2.1(9-10) H 5.3(4-30) CF 1.1(6-39) LU 7.1(8-47) I 4.1(10-14)	When appropriate, establish periodic meetings with neighboring towns to discuss issues of common interest.	Establish meetings	Plan Commission	Town Board; Neighboring towns	Ongoing
IC 2.1(9-10) CF 1.1(6-39) I 4.1(10-14)	When appropriate, set up periodic meetings with community organizations and others to discuss community needs.	Establish meetings	Plan Commission	Town Board	Ongoing
IC 2.1(9-11) CF 1.2(6-39)	Consider creating a website for the Town.	Create web site	Plan Commission	Town Board	Ongoing
IC 2.1(9-11) IC 2.3(9-11) TR 2.3(5-22) TR 4.2(5-24)	Establish annual meetings with the County Highway Department and WisDOT to ensure coordination of transportation projects.	Establish meetings	Plan Commission	Town Board; WCHD; WisDOT	Ongoing
IC 2.1(9-11)	Establish a Town/County newsletter to improve the level of communication.	Create newsletter	Plan Commission	Town Board	Ongoing
IC 2.1(9-11) IC 2.3(9-11) ED 7.1(3-27) CF 1.1(6-39) CF 2.1(6-40) CF 7.1(6-44)	Set up annual meetings with public and private utilities in the area to discuss current needs and upcoming projects.	Establish meetings	Plan Commission	Town Board; Appropriate Waushara Co. Departments; Utilities	Ongoing

See p. 10-11 for abbreviation list.

Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 2.1(9-11) ED 6.1(3-26) CF10.1(6-46)	Work with area school districts, the state, and county to plan new facilities when they are needed.	Establish meetings	Plan Commission	Town Board; School districts	Ongoing
IC 2.1(9-11) CF 6.1(6-42) CF10.1(6-46)	Collaborate with areas school districts and Waushara County to plan community based educational and recreational programs.	Establish meetings	Plan Commission	Town Board; School districts	Ongoing
IC 2.2(9-11) CF 4.1(6-41) LU 6.1(8-46)	Continue to partner with the WDNR, towns and the county to protect streams and other natural resources in the area from degradation.	Review proposals; Follow professional recommendations	Plan Commission	Town Board; WCZLC; WDNR	Ongoing
IC 2.2(9-11) CF 4.1(6-41)	Continue to solicit input and participation from the WDNR in local planning decisions.	Establish meetings	Plan Commission	Town Board; WCZLC; WDNR	Ongoing
IC 2.2(9-11) NR 3.1(7-60)	Continue to partner with the WDNR, county and other municipalities to control specific problem (invasive) species on a countywide basis.	Control aquatic invasives	Plan Commission	Town Board; WCZLC; WDNR	Ongoing
IC 2.3(9-11) IC 2.1(9-11) TR 2.3(5-22) TR 4.2(5-24)	Contact WisDOT to address the identified safety issues on STH 49.	Establish meetings; Provide public comments	Plan Commission	Town Board; WCHD; WisDOT	Ongoing
IC 2.3(9-11) IC 2.1(9-11) TR 2.3(5-22) TR 4.2(5-24)	Participate with WisDOT, counties and municipalities on future STH 49 corridor planning activities.	Establish meetings; Provide public comments	Plan Commission	Town Board; WCHD; WisDOT	Ongoing
IC 2.3(9-11) IC 2.1(9-11) TR 2.3(5-22) TR 4.2(5-24)	Partner with area communities to establish strategic locations for park and ride lots for area residents.	Establish meetings; Provide public comments	Plan Commission	Town Board; WCHD; WisDOT; Other communities	Ongoing
IC 2.3(9-11) IC 2.1(9-11) TR 4.1(5-23)	Collaborate with the County Department of Aging to insure that the needs of the elderly and disabled residents of the town are being met.	Evaluate needs	Plan Commission	Town Board; WCDA	Ongoing
IC 2.3(9-11) IC 2.1(9-11) TR 2.3(5-22) TR 4.1(5-23)	Collaborate with the Waushara County Highway and park departments, WisDOT, utilities and others to coordinate roadway improvement projects.	Establish meetings; Provide public comments	Plan Commission	Town Board; WCHD; WisDOT; Utilities	Ongoing
IC 2.4(9-12) CF 5.1(6-42) CF 9.1(6-46) CF 9.3(6-46)	Where appropriate, utilize and share limited resources and offer joint services (i.e. fire, police, park programs and facilities, police, etc.).	Explore cost-sharing options	Plan Commission	Town Board; WEMS; Utilities; Others	Ongoing
IC 2.4(9-12) CF 7.1(6-44)	Promote the coordinated and cost effective installation and expansion of fiber optics in the Waushara County.	Evaluate needs	Plan Commission	Town Board; Utilities	Ongoing
IC 2.5(9-12) CF 7.1(6-44)	Invite neighboring communities to provide public comment on proposed developments within 0.25 mile of the common border.	Establish meetings; Provide public comments	Plan Commission	Town Board; WCZLC; Neighboring communities	Ongoing

See p. 10-11 for abbreviation list.

IC 2. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when community development opportunities and/or issues arise that can be more effectively addressed cooperatively.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 2.5(9-12) CF 7.1(6-44)	Cooperate with neighboring communities to determine the most appropriate location for regional facilities.	Establish meetings; Provide public comments	Plan Commission	Town Board; WCZLC; Neighboring communities	Ongoing

See p. 10-11 for abbreviation list.

IC 3. Work with neighboring municipalities, Waushara County, state and federal departments and agencies to obtain funding when opportunities arise to cooperatively address common objectives identified within local comprehensive plans.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 3.1(9-12) CR 1.1(7-63) H 5.4(4-31)	Work with neighboring communities to secure grant money to fund architectural and historical surveys.	Evaluate needs	Plan Commission	Town Board; WCHS; Neighboring communities	Ongoing
IC 3.1(9-12)	Utilize known funding sources to complete community improvement projects identified within the plan.	Apply for grants	Plan Commission	Town Board; WCZLC; Others	Ongoing
IC 3.1(9-12)	Be proactive in identifying new community development issues which may arise and related funding sources to deal with these unforeseen concerns.	Evaluates needs	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

IC 4. Ensure that historic preservation concerns are recognized by all levels of government and given due consideration in all municipal actions throughout Waushara County.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 4.1(9-13) CR 1.2(7-63) I 4.1(10-14)	Adopt a multi-jurisdictional historic preservation plan with surrounding communities and/or Waushara County.	Adopt plan	Plan Commission	Town Board; WCHS; Neighboring communities; WCZLC	2010
IC 4.1(9-13) CR 1.2(7-63) LU 10.2(8-48)	Incorporate the recommendations of the town's historical preservation plan as the town's official historical preservation ordinance.	Adopt ordinance	Plan Commission	Town Board; WCZLC	2010
IC 4.1(9-13) CR 1.2(7-60) LU 10.2(8-48) I 4.1(10-14)	Incorporate the recommendations of the town's historical preservation plan into other planning efforts as appropriate.	Implement strategies	Plan Commission	Town Board; WCZLC	Ongoing
IC 4.1(9-13) CR 1.2(7-60) I 3.1(10-13) I 4.1(10-14)	Provide copies of the historic preservation plan to appropriate government agencies in the surrounding communities, Waushara County, and the ECWRPC.	Distribute copies of plan	Plan Commission	Town Board; WCZLC; Surrounding towns; WCHS; WDNR; WisDOT; Others	2010

**Implementation  
Town of Poy Sippi**  
Overall Goals

- I 1. Implement recommendations contained within the Town of Poy Sippi Comprehensive Plan to the greatest extent possible.
- I 2. Ensure that implementation of the plan results in an orderly and cost-effective development pattern.
- I 3. Emphasize the need for intergovernmental cooperation throughout the implementation process.
- I 4. Ensure that historic preservation concerns are continuously addressed by the town and other appropriate agencies.

I 1. Implement recommendations contained within the Town of Poy Sippi Comprehensive Plan to the greatest extent possible.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
I 1.1 (10-12)	The Town Planning Commission should periodically review the implementation schedule to ensure that deadlines are being met.	Review plan	Plan Commission	Town Board	Ongoing
I 1.1 (10-12)	The Town Planning Commission should periodically update the Town Board as to the progress that is being made to implement the plan.	Update Town Board	Plan Commission	Town Board	Quarterly
I 1.1 (10-12)	The Town Planning Commission should prepare a brief annual report.	Prepare report	Plan Commission	Town Board	Annually
I 1.1(10-12)	The Town Planning Commission should annually review the goals, objectives, and strategies to address conflicts which may arise between the elements of the plan.	Review goals, objectives & strategies & address conflicts.	Plan Commission	Town Board	Annually
I 1.2 (10-12)	The Town Planning Commission, if necessary, should recommend modifications that will better meet the intent of the plan.	Periodically modify plan	Plan Commission	Town Board	As needed
I 1.2 (10-12)	The Town should update the plan at least every 10 years to meet the standards of "Smart Growth" legislation.	Update plan	Plan Commission	Town Board	Every 10 years
I 1.2 (10-12)	As available, provide updated information to supplement the plan information.	Update plan	Plan Commission	Town Board	As needed

See p. 10-11 for abbreviation list.

<b>I 2. Ensure that implementation of the plan results in an orderly and cost-effective development pattern.</b>					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
I 2.1 (10-13) H 5.5 (4-31)	Consult the plan before making final recommendations on individual developments.	Consult plan; Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
I 2.1 (10-13) LU 2.1 (8-42) LU 2.2 (8-42)	Review existing town and County ordinances as they relate to the implementation of this plan.	Review and update ordinances	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-11 for abbreviation list.

<b>I 3. Emphasize the need for intergovernmental cooperation throughout the implementation process.</b>					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
I 3.1 (10-13) H 2.1(4-26) H 5.3(4-30) CF 4.1(6-41) CF 7.1(6-44) CF 10.1(6-46) IC 2.1(9-10) IC 2.5(9-12)	Solicit input from neighboring communities, Waushara County, governmental agencies, and other appropriate organizations regarding how their activities relate to the recommendations in the Town of Poy Sippi's comprehensive plan.	Accept public comments	Plan Commission	Town Board	Ongoing
I 3.1 (10-13) I 4.1(10-14) IC 4.1(9-13)	Present a copy of the plan to neighboring municipalities and Waushara County as discussed within the implementation element.	Distribute copies	Plan Commission	Town Board; ECWRPC	2007
I 3.1 (10-13)	Work with Waushara County to update existing ordinances and create new ordinances as recommended by this plan.	Review and update ordinances	Plan Commission	Town Board; WCZLC	Ongoing
I 3.1 (10-13)	Continue to support and participate in activities of the Waushara County Land Use Committee.	Attend meetings	Plan Commission	Town Board; WCZLC	Monthly
I 3.1 (10-14)	Cooperate with Waushara County on the completion of the Waushara County Comprehensive Plan.	Complete Waushara County Plan	Plan Commission	Town Board; WCZLC; Others	2009

See p. 10-11 for abbreviation list.

I 4. Ensure that historic preservation concerns are continuously addressed by the town and other appropriate agencies.					
Related Objectives (Pg. No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
I 4.1(10-14) CR 1.2(7-63) CR 2.1(7-64) IC 2.1(9-10) IC 2.4(9-12)	Periodically hold a workshop with surrounding communities, Waushara County, and the ECWRPC to update the historical preservation plan.	Hold workshop	Plan Commission	Town Board; Neighboring communities; WCHS; ECWRPC; Others	Every 5 years
I 4.1 (10-14) I 2.1(10-13) CR 1.2(7-63)	Periodically review the effectiveness of the historical preservation plan.	Review plan	Plan Commission	Town Board; WCHS	Every 5 years
I 4.1(10-14) LU 10.3(8-48)	Periodically review the effectiveness of the architectural design ordinance.	Review ordinance	Plan Commission	Town Board; WCHS	Every 5 years
I 4.1(10-14) I 3.1 (10-13) CR 1.2(7-63) IC 4.1(9-13)	Incorporate the outcomes from all historical preservation activities into the comprehensive plan updates.	Amend comprehensive plan	Plan Commission	Town Board; WCZLC	Every 5 years

See p. 10-11 for abbreviation list.

## **APPENDIX A**

# **TOWN OF POY SIPPI**

## **SURVEY RESULTS**

**JANUARY 2001**

Prepared by the  
East Central Wisconsin  
Regional Planning Commission

The Town of Poy Sippi and Waushara County are working with East Central Wisconsin Regional Planning Commission to prepare a Land Management Plan. In order to gain citizen input and involve property owners in the planning process, a survey was conducted to gather opinions regarding land use and development issues. Each property owner was asked to complete one survey. Five hundred and nineteen surveys were distributed and 218 were returned, resulting in a 42 percent response rate. The survey contained 15 questions. Some respondents did not answer all of the questions on the survey.

### **How this report is organized:**

The survey results are tabulated using the SPSS statistical software package. Each response is entered into a database, from which frequencies and other statistical analysis can be completed. The next page of this report begins with the actual question from the survey followed by a frequency table(s). Each table is labeled by a shortened heading describing the response choices provided in the survey. Reading the frequency table from left to right, the following are brief explanations of the terms included in each frequency table:

- Column 1: Total – Total number of answers received for the question  
Missing System – Number reflecting how many times the question was **not** answered (non-responses)  
Total – Grand total of answers and non-responses to the question
- Column 2: Frequency – Number of times the response provided was chosen  
Column 3: Percent – Percent each response is of the total number of responses  
Column 4: Valid Percent – Percent of each response to all **answered** responses.  
This is the percentage to focus on.  
Column 5: Cumulative Percent – Percent of all successive responses

### **Summary of Findings**

- ◆ Most of the respondents (76.1%) are residents of the Town of Poy Sippi.
- ◆ Thirty-nine percent of the respondents have owned their parcel of land for more than 20 years.
- ◆ The largest share of the respondents were 65 years of age or older followed by those who were 45-54 and 55-64 years of age.
- ◆ The majority of respondents (51.6%) have a general residence followed by 18 percent who have land that is used primarily for hunting/recreational purposes.
- ◆ Twenty-five percent of the respondents reported to have  $\frac{1}{2}$  to 1 acre sized parcel followed by 18 percent who own 80 acres or more.

- ◆ A majority of the respondents choose “No Significant Growth” in reference to farms and agriculture, residential, recreational opportunities, industry, seasonal homes, and open space land uses. Only in reference to business did “Greater Growth” (46.4%) exceed “No Significant Growth” (44.4%).
- ◆ For future business location, most respondents chose the unincorporated Village of Poy Sippi. For future industrial location, most chose along STH 49 as the preferred location.
- ◆ Single family housing was the overwhelming preference for future housing development. “Do not Support” received the most responses for the remaining choices of subdivisions, multi-family housing, mobile homes, cluster site housing, seasonal homes, and hunting cabins.
- ◆ For all of the following issues, “Support” received the greatest share of responses: small business opportunities, publicly owned recreational land, land use planning, preservation of wetlands, farmlands, forestland, streams and historic/cultural sites.
- ◆ Tools for the protection of resources from wetlands to undeveloped resources was, generally, evenly divided among “Voluntary Management”, “Financial Tax Incentives” and “Needing More Information”.
- ◆ Questions 14 and 15 were often skipped or answered only in part, appearing to reflect the respondents’ familiarity with the facility or service in question. “Average” was chosen by most for all of the services/facilities listed in questions 14 and 15 with the exception of fire protection, which received an “Above Average” rating for current service provision.

**Frequency Table****1. Are you a resident of the Town of Poy Sippi?****Residential Status**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	159	72.9	76.1	76.1
	No	50	22.9	23.9	100.0
	Total	209	95.9	100.0	
Missing	System	9	4.1		
	Total	218	100.0		

**2. How long have you been a property owner?****Tenure of Property Ownership**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0-2 years	17	7.8	7.8	7.8
	3-5 years	30	13.8	13.8	21.7
	6-10 years	40	18.3	18.4	40.1
	11-20 years	46	21.1	21.2	61.3
	More than 20 years	84	38.5	38.7	100.0
	Total	217	99.5	100.0	
	System	1	.5		
Total		218	100.0		

**3. Please identify your age group:****Age of Respondent**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Less than 25 years	2	.9	.9	.9
	25-34 years	18	8.3	8.3	9.3
	35-44 years	40	18.3	18.5	27.8
	45-54 years	50	22.9	23.1	50.9
	55-64 years	44	20.2	20.4	71.3
	65 and older	62	28.4	28.7	100.0
	Total	216	99.1	100.0	
	System	2	.9		
Total		218	100.0		

**4. What best describes the primary use of your property?**

**Primary Use of Property**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	General Residence	110	50.5	51.6	51.6
	Farmstead	34	15.6	16.0	67.6
	Agriculture land w/o Residence	14	6.4	6.6	74.2
	Home and Business	16	7.3	7.5	81.7
	Hunting/Recreational	36	16.5	16.9	98.6
	Business/Commercial	1	.5	.5	99.1
	Vacant/Parcel	2	.9	.9	100.0
	Total	213	97.7	100.0	
Missing	System	5	2.3		
Total		218	100.0		

**5. What is the size of your property?**

**Size of Property**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Less than 1/2 acre	21	9.6	9.8	9.8
	1/2 acre to 1 acre	54	24.8	25.1	34.9
	1-4.99 acres	35	16.1	16.3	51.2
	5-9.99 acres	7	3.2	3.3	54.4
	10-39.99 acres	35	16.1	16.3	70.7
	40-79.99 acres	24	11.0	11.2	81.9
	80 acres or larger	39	17.9	18.1	100.0
	Total	215	98.6	100.0	
Missing	System	3	1.4		
Total		218	100.0		

**Frequency Table****6. How would you like the town to look over the course of the next twenty years?****Farms and Agriculture**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Greater Overall Growth	63	28.9	30.7	30.7
	No Significant Growth	136	62.4	66.3	97.1
	Decrease in Amount of Growth	6	2.8	2.9	100.0
	Total	205	94.0	100.0	
Missing	System	13	6.0		
Total		218	100.0		

**Residential Homes**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Greater Overall Growth	58	26.6	28.2	28.2
	No Significant Growth	112	51.4	54.4	82.5
	Decrease in Amount of Growth	36	16.5	17.5	100.0
	Total	206	94.5	100.0	
Missing	System	12	5.5		
Total		218	100.0		

**Recreational Opportunites**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Greater Overall Growth	79	36.2	39.3	39.3
	No Significant Growth	101	46.3	50.2	89.6
	Decrease in Amount of Growth	21	9.6	10.4	100.0
	Total	201	92.2	100.0	
Missing	System	17	7.8		
Total		218	100.0		

**Business**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Greater Overall Growth	96	44.0	46.4	46.4
	No Significant Growth	92	42.2	44.4	90.8
	Decrease in Amount of Growth	19	8.7	9.2	100.0
	Total	207	95.0	100.0	
Missing	System	11	5.0		
Total		218	100.0		

### Industry

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Greater Overall Growth	48	22.0	24.4	24.4
	No Significant Growth	100	45.9	50.8	75.1
	Decrease in Amount of Growth	49	22.5	24.9	100.0
	Total	197	90.4	100.0	
Missing	System	21	9.6		
Total		218	100.0		

### Seasonal Homes

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Greater Overall Growth	21	9.6	10.5	10.5
	No Significant Growth	108	49.5	54.0	64.5
	Decrease in Amount of Growth	71	32.6	35.5	100.0
	Total	200	91.7	100.0	
Missing	System	18	8.3		
Total		218	100.0		

### Open Space

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Greater Overall Growth	72	33.0	36.5	36.5
	No Significant Growth	104	47.7	52.8	89.3
	Decrease in Amount of Growth	21	9.6	10.7	100.0
	Total	197	90.4	100.0	
Missing	System	21	9.6		
Total		218	100.0		

**Frequency Table**

**7. If more business, retail, commercial type services were to develop, what would be the most appropriate general pattern of development for them?**

**Locations for Business Development**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Unincorporated Village of Poy Sippi	81	37.2	38.9	38.9
	Along STH 49	48	22.0	23.1	62.0
	Unincorporated Village of Borth	6	2.8	2.9	64.9
	Dispersed	27	12.4	13.0	77.9
	No additional development	46	21.1	22.1	100.0
	Total	208	95.4	100.0	
	Missing System	10	4.6		
Total		218	100.0		

**8. If more light or heavy industrial type uses were to develop, what would be the most appropriate general pattern of development for them?**

**Locations for Industrial Development**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Unincorporated Village of Poy Sippi	45	20.6	21.5	21.5
	Along STH 49	72	33.0	34.4	56.0
	Unincorporated Village of Borth	9	4.1	4.3	60.3
	Dispersed	25	11.5	12.0	72.2
	No additional development	58	26.6	27.8	100.0
	Total	209	95.9	100.0	
	Missing System	9	4.1		
Total		218	100.0		

\*\*\*

**The responses to questions 9 and 10 are placed at the back of this packet  
because they are open-ended questions.**

\*\*\*

**Frequency Table**

**11. If more homes were to be developed, please indicate your preference regarding the following types of housing development:**

**Single Family Housing**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	119	54.6	58.0	58.0
	Do Not Support but Accept	45	20.6	22.0	80.0
	Do Not Support	34	15.6	16.6	96.6
	Need More Info	7	3.2	3.4	100.0
	Total	205	94.0	100.0	
Missing	System	13	6.0		
	Total	218	100.0		

**Subdivision Development**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	35	16.1	17.9	17.9
	Do Not Support but Accept	37	17.0	19.0	36.9
	Do Not Support	114	52.3	58.5	95.4
	Need More Info	9	4.1	4.6	100.0
	Total	195	89.4	100.0	
Missing	System	23	10.6		
	Total	218	100.0		

**MF Housing**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	20	9.2	10.5	10.5
	Do Not Support but Accept	33	15.1	17.3	27.7
	Do Not Support	127	58.3	66.5	94.2
	Need More Info	11	5.0	5.8	100.0
	Total	191	87.6	100.0	
Missing	System	27	12.4		
	Total	218	100.0		

#### Mobile Homes

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	16	7.3	8.2	8.2
	Do Not Support but Accept	28	12.8	14.4	22.7
	Do Not Suppot	144	66.1	74.2	96.9
	Need More Info	6	2.8	3.1	100.0
	Total	194	89.0	100.0	
Missing	System	24	11.0		
	Total	218	100.0		

#### Cluster Site Housing

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	46	21.1	23.6	23.6
	Do Not Support but Accept	30	13.8	15.4	39.0
	Do Not Suppot	108	49.5	55.4	94.4
	Need More Info	11	5.0	5.6	100.0
	Total	195	89.4	100.0	
Missing	System	23	10.6		
	Total	218	100.0		

#### Seasonal Homes

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	52	23.9	26.4	26.4
	Do Not Support but Accept	63	28.9	32.0	58.4
	Do Not Suppot	76	34.9	38.6	97.0
	Need More Info	6	2.8	3.0	100.0
	Total	197	90.4	100.0	
Missing	System	21	9.6		
	Total	218	100.0		

#### Hunting Cabins

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	52	23.9	26.7	26.7
	Do Not Support but Accept	63	28.9	32.3	59.0
	Do Not Suppot	71	32.6	36.4	95.4
	Need More Info	9	4.1	4.6	100.0
	Total	195	89.4	100.0	
Missing	System	23	10.6		
	Total	218	100.0		

**Frequency Table****12. Please indicate your preference regarding the following issues:****Small Business Opportunites**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	154	70.6	74.4	74.4
	Do Not Support but Accept	25	11.5	12.1	86.5
	Do Not Support	21	9.6	10.1	96.6
	Need More Info	7	3.2	3.4	100.0
	Total	207	95.0	100.0	
Missing	System	11	5.0		
	Total	218	100.0		

**Publicly Owned Recreation Land**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	109	50.0	54.5	54.5
	Do Not Support but Accept	44	20.2	22.0	76.5
	Do Not Support	35	16.1	17.5	94.0
	Need More Info	12	5.5	6.0	100.0
	Total	200	91.7	100.0	
Missing	System	18	8.3		
	Total	218	100.0		

**Land Use Planning**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	110	50.5	55.8	55.8
	Do Not Support but Accept	38	17.4	19.3	75.1
	Do Not Support	23	10.6	11.7	86.8
	Need More Info	26	11.9	13.2	100.0
	Total	197	90.4	100.0	
Missing	System	21	9.6		
	Total	218	100.0		

**Preserve Wetlands**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	165	75.7	82.1	82.1
	Do Not Support but Accept	20	9.2	10.0	92.0
	Do Not Support	10	4.6	5.0	97.0
	Need More Info	6	2.8	3.0	100.0
	Total	201	92.2	100.0	
Missing	System	17	7.8		
	Total	218	100.0		

#### Preserve Farmlands

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	175	80.3	86.2	86.2
	Do Not Support but Accept	14	6.4	6.9	93.1
	Do Not Support	3	1.4	1.5	94.6
	Need More Info	11	5.0	5.4	100.0
	Total	203	93.1	100.0	
Missing	System	15	6.9		
	Total	218	100.0		

#### Preserve Forestland

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	177	81.2	87.2	87.2
	Do Not Support but Accept	16	7.3	7.9	95.1
	Do Not Support	4	1.8	2.0	97.0
	Need More Info	6	2.8	3.0	100.0
	Total	203	93.1	100.0	
Missing	System	15	6.9		
	Total	218	100.0		

#### Stream Protection

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	180	82.6	89.1	89.1
	Do Not Support but Accept	11	5.0	5.4	94.6
	Do Not Support	3	1.4	1.5	96.0
	Need More Info	8	3.7	4.0	100.0
	Total	202	92.7	100.0	
Missing	System	16	7.3		
	Total	218	100.0		

#### Preserve Historic/Cultural Sites

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Support	161	73.9	80.1	80.1
	Do Not Support but Accept	22	10.1	10.9	91.0
	Do Not Support	2	.9	1.0	92.0
	Need More Info	16	7.3	8.0	100.0
	Total	201	92.2	100.0	
Missing	System	17	7.8		
	Total	218	100.0		

**Frequency Table****13. How should the town support the protection of the following resources?****Wetlands**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Financial Tax Incentives	52	23.9	26.7	26.7
	Land Acquisitions	54	24.8	27.7	54.4
	Voluntary Management	50	22.9	25.6	80.0
	Need More Information	39	17.9	20.0	100.0
	Total	195	89.4	100.0	
Missing	System	23	10.6		
Total		218	100.0		

**Floodplains**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Financial Tax Incentives	34	15.6	17.4	17.4
	Land Acquisitions	34	15.6	17.4	34.9
	Voluntary Management	61	28.0	31.3	66.2
	Need More Information	66	30.3	33.8	100.0
	Total	195	89.4	100.0	
Missing	System	23	10.6		
Total		218	100.0		

**Productive Farmlands**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Financial Tax Incentives	68	31.2	34.0	34.0
	Land Acquisitions	19	8.7	9.5	43.5
	Voluntary Management	80	36.7	40.0	83.5
	Need More Information	33	15.1	16.5	100.0
	Total	200	91.7	100.0	
Missing	System	18	8.3		
Total		218	100.0		

**Woodlands/Wildlife Habitat**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Financial Tax Incentives	52	23.9	26.5	26.5
	Land Acquisitions	54	24.8	27.6	54.1
	Voluntary Management	59	27.1	30.1	84.2
	Need More Info	31	14.2	15.8	100.0
	Total	196	89.9	100.0	
Missing	System	22	10.1		
Total		218	100.0		

**Areas adjacent to water features**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Financial Tax Incentives	31	14.2	16.1	16.1
	Land Acquisitions	51	23.4	26.4	42.5
	Voluntary Management	64	29.4	33.2	75.6
	Need More Info	47	21.6	24.4	
	Total	193	88.5	100.0	
Missing	System	25	11.5		
	Total	218	100.0		

**Groundwater resources**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Financial Tax Incentives	34	15.6	17.4	17.4
	Land Acquisitions	31	14.2	15.9	33.3
	Voluntary Management	61	28.0	31.3	64.6
	Need More Info	69	31.7	35.4	
	Total	195	89.4	100.0	
Missing	System	23	10.6		
	Total	218	100.0		

**Undeveloped Open Space**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Financial Tax Incentives	25	11.5	12.9	12.9
	Land Acquisitions	35	16.1	18.0	30.9
	Voluntary Management	74	33.9	38.1	69.1
	Need More Info	60	27.5	30.9	
	Total	194	89.0	100.0	
Missing	System	24	11.0		
	Total	218	100.0		

**Frequency Table****14. How would you rate the current facilities and public services available to town residents?****Town Hall**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	18	8.3	10.4	10.4
	Average	114	52.3	65.9	76.3
	Above Average	21	9.6	12.1	88.4
	Very Good	20	9.2	11.6	100.0
	Total	173	79.4	100.0	
Missing	System	45	20.6		
	Total	218	100.0		

**Town Rds, condition**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	26	11.9	13.8	13.8
	Average	109	50.0	57.7	71.4
	Above Average	33	15.1	17.5	88.9
	Very Good	21	9.6	11.1	100.0
	Total	189	86.7	100.0	
Missing	System	29	13.3		
	Total	218	100.0		

**Town Rds, snow removal**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	23	10.6	12.5	12.5
	Average	99	45.4	53.8	66.3
	Above Average	37	17.0	20.1	86.4
	Very Good	25	11.5	13.6	100.0
	Total	184	84.4	100.0	
Missing	System	34	15.6		
	Total	218	100.0		

**Public Recreational Land**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	18	8.3	10.0	10.0
	Average	103	47.2	57.2	67.2
	Above Average	39	17.9	21.7	88.9
	Very Good	20	9.2	11.1	100.0
	Total	180	82.6	100.0	
Missing	System	38	17.4		
	Total	218	100.0		

#### Garbage/Recycling

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	16	7.3	8.8	8.8
	Average	103	47.2	56.9	65.7
	Above Average	37	17.0	20.4	86.2
	Very Good	25	11.5	13.8	100.0
	Total	181	83.0	100.0	
Missing	System	37	17.0		
	Total	218	100.0		

#### County Roads

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	18	8.3	9.7	9.7
	Average	104	47.7	56.2	65.9
	Above Average	44	20.2	23.8	89.7
	Very Good	19	8.7	10.3	100.0
	Total	185	84.9	100.0	
Missing	System	33	15.1		
	Total	218	100.0		

#### Fire Protection

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	4	1.8	2.2	2.2
	Average	55	25.2	29.9	32.1
	Above Average	74	33.9	40.2	72.3
	Very Good	51	23.4	27.7	100.0
	Total	184	84.4	100.0	
Missing	System	34	15.6		
	Total	218	100.0		

#### Law Enforcement

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	44	20.2	24.4	24.4
	Average	89	40.8	49.4	73.9
	Above Average	25	11.5	13.9	87.8
	Very Good	22	10.1	12.2	100.0
	Total	180	82.6	100.0	
Missing	System	38	17.4		
	Total	218	100.0		

### EMS

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	6	2.8	3.3	3.3
	Average	71	32.6	39.4	42.8
	Above Average	60	27.5	33.3	76.1
	Very Good	43	19.7	23.9	
	Total	180	82.6	100.0	100.0
Missing	System	38	17.4		
	Total	218	100.0		

### Adult Education Opportunities

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	65	29.8	38.5	38.5
	Average	81	37.2	47.9	86.4
	Above Average	12	5.5	7.1	93.5
	Very Good	11	5.0	6.5	
	Total	169	77.5	100.0	100.0
Missing	System	49	22.5		
	Total	218	100.0		

### Post Office

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	11	5.0	6.1	6.1
	Average	105	48.2	58.0	64.1
	Above Average	36	16.5	19.9	84.0
	Very Good	29	13.3	16.0	
	Total	181	83.0	100.0	100.0
Missing	System	37	17.0		
	Total	218	100.0		

### Library

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	16	7.3	8.8	8.8
	Average	102	46.8	56.0	64.8
	Above Average	36	16.5	19.8	84.6
	Very Good	28	12.8	15.4	
	Total	182	83.5	100.0	100.0
Missing	System	36	16.5		
	Total	218	100.0		

**Frequency Table**

**15. How would you rate these same facilities and public services' ability to meet future needs of the town residents?**

**Town Hall**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	36	16.5	21.8	21.8
	Average	94	43.1	57.0	78.8
	Above Average	22	10.1	13.3	92.1
	Very Good	13	6.0	7.9	
	Total	165	75.7	100.0	100.0
Missing	System	53	24.3		
	Total	218	100.0		

**Town Rds, condition**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	33	15.1	18.9	18.9
	Average	98	45.0	56.0	74.9
	Above Average	27	12.4	15.4	90.3
	Very Good	17	7.8	9.7	
	Total	175	80.3	100.0	100.0
Missing	System	43	19.7		
	Total	218	100.0		

**Town Rds, snow removal**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	25	11.5	14.5	14.5
	Average	98	45.0	56.6	71.1
	Above Average	32	14.7	18.5	89.6
	Very Good	18	8.3	10.4	
	Total	173	79.4	100.0	100.0
Missing	System	45	20.6		
	Total	218	100.0		

**Public Recreational Land**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	21	9.6	12.2	12.2
	Average	105	48.2	61.0	73.3
	Above Average	30	13.8	17.4	90.7
	Very Good	16	7.3	9.3	
	Total	172	78.9	100.0	100.0
Missing	System	46	21.1		
	Total	218	100.0		

### Garbage/Recycling

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	19	8.7	11.1	11.1
	Average	100	45.9	58.5	69.6
	Above Average	34	15.6	19.9	89.5
	Very Good	18	8.3	10.5	
	Total	171	78.4	100.0	
Missing	System	47	21.6		
Total		218	100.0		

### County Roads

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	18	8.3	10.3	10.3
	Average	105	48.2	60.3	70.7
	Above Average	33	15.1	19.0	89.7
	Very Good	18	8.3	10.3	
	Total	174	79.8	100.0	
Missing	System	44	20.2		
Total		218	100.0		

### Fire Protection

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	10	4.6	5.9	5.9
	Average	67	30.7	39.6	45.6
	Above Average	58	26.6	34.3	79.9
	Very Good	34	15.6	20.1	
	Total	169	77.5	100.0	
Missing	System	49	22.5		
Total		218	100.0		

### Law Enforcement

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	42	19.3	25.0	25.0
	Average	80	36.7	47.6	72.6
	Above Average	28	12.8	16.7	89.3
	Very Good	18	8.3	10.7	
	Total	168	77.1	100.0	
Missing	System	50	22.9		
Total		218	100.0		

**EMS**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	13	6.0	7.7	7.7
	Average	80	36.7	47.6	55.4
	Above Average	45	20.6	26.8	82.1
	Very Good	30	13.8	17.9	
	Total	168	77.1	100.0	100.0
Missing	System	50	22.9		
	Total	218	100.0		

**Adult Education Opportunities**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	59	27.1	36.2	36.2
	Average	74	33.9	45.4	81.6
	Above Average	18	8.3	11.0	92.6
	Very Good	12	5.5	7.4	
	Total	163	74.8	100.0	100.0
Missing	System	55	25.2		
	Total	218	100.0		

**Post Office**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	23	10.6	13.5	13.5
	Average	101	46.3	59.4	72.9
	Above Average	26	11.9	15.3	88.2
	Very Good	20	9.2	11.8	
	Total	170	78.0	100.0	100.0
Missing	System	48	22.0		
	Total	218	100.0		

**Library**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Below Average	30	13.8	17.4	17.4
	Average	88	40.4	51.2	68.6
	Above Average	30	13.8	17.4	86.0
	Very Good	24	11.0	14.0	
	Total	172	78.9	100.0	100.0
Missing	System	46	21.1		
	Total	218	100.0		

**9. Please provide a short summary of the primary reason(s) that you choose to live or own property in the Town of Poy Sippi?**

- Being able to choose our own life style.
- Open country and the water (Lake Poygan)
- Quiet, very little traffic, open and one can enjoy the wildlife, natural beauty.
- Peaceful, quiet.
- My agricultural land, which I wanted to use for recreational use in the future, is rapidly being surrounded by residential homes.
  - We like the area.
  - Easy to good shopping, Berlin hospital, reasonably quiet.
  - Recreational opportunities fishing and hunting.
  - To get out of the city we love the country.
  - I enjoy the country atmosphere. Knowing all my neighbors.
  - Schools, stores, bank, good neighbors.
  - Peace and quiet.
  - Small quiet town.
  - Property has been in family for four generations.
  - This area is a nice area to live in. It meets all our needs.
  - It is a very quiet place.
  - Small town feeling, knowing your neighbors, knowing most residents by first names.
  - Good as any.
  - A nice place to live – “quiet” and has good neighbors.
  - Like the location and small town atmosphere.
  - Business and home.
- We choose to live in Poy Sippi 30 years ago because there were several stores, beauty shop, hardware, and bank. Now there is nothing. We must go out of town to shop.

- Peace and quiet low traffic, good schools, great library, helpfulness between neighbors.  
Wouldn't live elsewhere.
- Not overdeveloped with subdivisions where there are multiple houses right next to each other.
- Quiet; trust my neighbors, beautiful land (no malls).
- Close to good hunting and fishing.
- The small town feeling and the school.
- Hunting and Fishing.
- Purchased for good fishing and hunting cottage – nice location, quiet area.
- I bought a farm at a reasonable price and I like being out in the country.
- Quiet area with very little development – hunting land.
- None
- Reasonable price, no close neighbors.
- I enjoy hunting and fishing.
- The opportunities for hunting and fishing.
- Friendly people, good hunting, relatives.
- Small town atmosphere.
- Sell lots for new homeowners.
- Not crowded small town feeling, friendly people.
- Small community with nearby conveniences – gas station store, elementary school, proximity to the Fox Valley.
- Love open space and country living.
- I have lived here all my life and owned this place for 50 years with my husband and we enjoy the area.
- It's a small area where neighbors know one another and keep an eye for each other.
- Quiet area with excellent recreational opportunities.

- The clean atmosphere – Christian influence through the churches long standing presence.  
Lovely setting.
- I was born here and never left.
- I purchased my property because I enjoy the serenity of the woodlands and surrounding farms. Property tax is affordable.
- Small community with good ambulance/fire dept. Easy to bank, post office, store. If larger town even better.
- I have lived there 52 years it's my home it's easy access to Berlin and other cities.
- Hunting.
- I was born here and it is a good location for outdoor sports, like hunting and fishing.
- Live on lake.
- Peace and quiet.
- It's a quiet area with a wonderful school.
- Little development, privacy, woods and fields.
- Enjoy nature. The small town feel from knowing your neighbors. No traffic noise.
- I was born and raised here, I have lived and worked in other areas of the state, including the Milwaukee, Madison and Fox Valley Metro areas – small town life is good!
- Bought part of family farm from dad. Enjoy fishing and hunting, Willow Creek area.
- Don't live in Poy Sippi, but always admired the cozy and warm atmosphere, and the friendly people. Can remember folks coming to Poy Sippi 70 years ago.
- Open Space and water – beautiful area peace and quiet.
- Clean area, good schools friendly people.
- Great recreational opportunities, quiet area.
- Poy Sippi is a quiet and pleasant area to raise a family.
- Watching wildlife.
- I like the quiet farming community.

- Quiet atmosphere. Not many subdivisions. Please keep Poy Sippi from becoming a bedroom community weekend people and permanent residents get along well.
- My parents lived there – I inherited it. What's good – property is cheap.
- Clean, friendly, private – quiet area.
- People are friendly but still mind their own business.
- Making a living.
- It is nice and quiet place, farming and wildlife should be left alone. If we start to develop our country there will be no county!
- Quiet living peaceful – near to our business!
- Not crowded small town.
- Poy Sippi
- The small town feeling, open concept scenery.
- Affordable housing close to public school.
- That was in our price range.
- It is a small community with little business/factory influence.
- It's on the outskirts of town and it's just a good place to live. (Small town living).
- Grew up here, quiet, peaceful, pretty, I have always lived here and I have no desire to ever leave.
- Like living in the country with no or few neighbors and low cost housing.
- Peace and quiet of open, undeveloped countryside.
- Quiet recreational area close to my home community.
- We both lived in this general area and for the school system we have here.
- It's the "rural country" whey we chose to build here 50 years ago. "Borth Haven" developed after that time.
- Open Space, recreation.
- Quality of life in a rural atmosphere.
- Quiet rural life without city traffic or crime problems.

- It's pretty good hunting area. Leave it that way!
- Beautiful town located along the Pine River. Excellent school, excellent fire dept., close to fishing, hunting & ski resort.
- The peace and quiet.
- Lived here all my life – has been a pleasant and friendly place to live.
- We are away from heavy traffic.
- Peace and quiet – small town atmosphere.
- Quiet, friendly, small town atmosphere which also has basic amenities – great place to raise a family away, but close enough to major cities.
- The quiet – lack of traffic, development.
- We purchased an existing aqua-cultural farm.
- We like living in a small town with most of the things we need.
- Born here never got work done so had time to move.
- Centrally located.
- Quiet, private, friendly, trusting.
- I own this property because it was my family home.
- Was born and raised here. There is a post office, general store and banks. Also a school and close to hospital and doctors. Also have a fine fire department and ambulance services churches.
- It's a nice quiet rural area that's just beautiful.
- Open space, agricultural land.
- The community is clean and the business people that are here in town provide very good service.
- Mid nineteenth century homestead. Wonderful and friendly neighbors! Clean Air! Willow Creek, the Pine River and Lake Poygan. (The young must leave for careers and good paying jobs, however Poy Sippi is still home as family members stay.)
- Quiet and beautiful.

- I enjoy the un-populated peace of the country.
- Small town/family atmosphere, heritage and because it is not all grown up.
- Small town, open spaces, friendly people.
- I own the property for recreation and also it had been in the family for over 75 years.
- I was born and raised here and the people are always friendly.
- Quiet surrounding – good neighbors.
- We like the area. Open space. Not to crowed yet.
- Having very good neighbors.
- We bought a business in Poy Sippi and we moved here. Nice small friendly town.
- Nice community – friendly area – pretty.
- Nice little community and close to everything here, friendly people.
- Small town that has all the necessities for living here, with out having to travel far.
- Good neighbors and the quiet.
- If we ever do move up there, it's just beautiful and peaceful and good environment.
- We moved from a big city, because we wanted a small town. We have been coming to Poy Sippi for over 30 years.
- It's quiet and peaceful. Not crowded. Friendly people, perfect the way it is.
- It quiet and quaint.
- Moved here 6 months ago from larger city for the peace and quiet.
- I have lived around this area for 40 years.
- Good farmland conducive to agricultural scenic environment – clean water and air.
- Small town with no big business, and no stop lights. Few fences.
- It is a clean, friendly area. I have friends and relatives living in the area. I grew up there.
- Live here all my life.
- Was uncrowded! Peace and quiet – neighbors that want the same "country living" as we do.
- Family has been here about 140 years and anyplace else would be about the same, its what you make it, not where you are.

- The diversity of area.
- I was born here.
- Quiet – Home.
- Excellent retirement area.
- Have Lake Property will be all year round soon.
- Nice quiet – everyone says – “hello have a nice day”.
- Lack of business – commercial and heavy industrial.
- Beautiful, scenic area with low crime, clean air and water. It's close to the larger cities without large city influence. Quiet except for the large trucks that speed through town.
- It's a quiet peaceful place to live.
- It's a small, quiet and close enough to drive to the Fox Valley. Hunting and fishing are readily available. Poy Sippi has a good elementary school, and overall this is a good place to raise a family.
- Small town friendliness.
- Quiet
- Rural living, access to valley. Quiet with little intrusion by tourist's “recreationing”.
- The beauty of the area, good roads, good services and shopping.
- Moved from Oshkosh love the peace and quiet and not many houses in the area.
- Hunting
- Friendly people, I grew up there. Slower pace.
- Our club members have been hunting and fishing the area for forty years.
- Good place to raise a family.
- Lake Poygan.
- It's a nice area – close to Oshkosh nice and rural – but too many houses are springing up.
- I like to hunt and my land is mostly marsh.
- Quiet small town atmosphere, close to excellent outdoors-recreational areas.
- Country living – fresh air.

- Rural environment, small town, you know and trust your neighbors.
- Privacy, quiet and unintrusive.
- Because of the quiet, open spaces, I can walk out my back door and hunt. Neighbors are not all packed in tight. Everyone is friendly.
- It is not too crowded, it is quiet, we have good neighbors, and they are friendly and easy to get along with. We help one another when it is needed.
- Small town quality of life.
- Being able to walk to Post Office, grocery store, etc.
- Small town – knowing who your neighbors are – small school and classrooms.
- Small community, safe, friendly, good service from town Gov., good town board and fire dept. and rescue squad.
- I like to live here because it's still small and quiet. Not a lot of businesses and new homes. Now I can still relax easier.
- Out of the city and yet still have neighbors but not too close.
- Because of the lake.
- A safe place to live and all services are within walking distances.
- A place to get away from the hustle/fast pace" life style of the Fox River Valley and I would like it to stay that way.
- Farm and country oriented – friendly people.
- Open spaces
- Nice area
- Quiet, not too populated.
- Quiet, not too many people yet.
- Open space – minimal development.
- Being out in the country with few neighbors. Price of taxes.
- Great people, small town atmosphere, great location for growth.
- Quiet, rural, price was good.

- A quiet small town (like it to stay that way).
- Large areas of open country should be preserved – wildlife etc., but development is also needed.
- Quiet small town atmosphere.
- People are friendly and helpful to each other.
- Open spaces, wilderness, very little noise, congestion or pollution peaceful.
- We enjoy the “hometown” feeling and the general safety of the area.
- Low Crime rate – excellent fire and ambulance service – beauty of area – availability of services (banks – churches etc.)
- Far from the city, i.e. Appleton/Oshkosh, far from congestion, people. Neighbors are very good people, town in general is very laid back atmosphere with helpful people. It's a nice place to live.
- We love not have close neighbors. Love the solitude. This is why we live here!
- Like the small quiet rural setting.
- Rural setting close to Fox cities.

**10. What problems or concerns exist currently within the Town of Poy Sippi that you feel should be given immediate attention?**

- We have no problems.
- Property which is not properly taken care of – (looks like “shanty town” in some areas)
- Nothing
- Rural security concerns.
- There should be an ordinance that would make residents responsible for keeping their pets from running loose and messing on other resident’s property.
- None
- Traffic on Highway D. People aren’t doing the speed limit, plus pass on yellow lines! People trashing public land, throwing garbage everywhere, furniture in the creek.
- Too much residential building.
- Sewer prices.
- Cats and dogs running loose in the area. Residents should be responsible for keeping their pets on their own property.
- I think they should deposit fish in our pond to attract more fishermen.
- Jealousy between people – don’t want someone to do better or have more than someone else.
- Its OK.
- Really don’t know – I never lived there – right now because I’m older – I would pass property on to my children.
- Better law enforcement.
- We have to go out of town for almost everything.
- People traveling through town see our poorest kept homes and other buildings. Where is pride of ownership on our main street?
- Unauthorized junkyards and people are throwing junk in ditches beside the road, should be stopped.

- People not thinking before building a house out in the low lands!
- Lights and better care of public boat landing at Badger Drive and 35<sup>th</sup>.
- Its OK.
- Some town roads lack maintenance.
- Prejudice town chair members.
- Timely snow removal.
- The taxes I pay are too high and are getting worse every year, for the seasonal property I own.
- People walking their dogs unleashed.
- Township roads need improvement.
- Warning sirens that can be heard outside the Village of Poy Sippi in all directions.
- None
- Lack of law enforcement due to location at Far East end of county.
- None
- The current (and continuing) troubles with vandalism, theft, etc.
- Maintenance of current facilities needs to be improved cases in point – the boat landing at end of Badger Drive.
- We could use more businesses – money would stay in our community.
- None
- No business or retail of any kind.
- It all good.
- Nothing
- Inconvenience for major shopping, it's about 13 to 20 miles from the cities of Berlin, Weyauwega, Winneconne and Omro.
- Have not found any real problems. Lately a large number of homes filling the area.
- None

- It would be nice to have a closer location to get milk, and staples. I miss the old grocery stores on 49.
- It is already growing to fast.
- Need more recreational opportunities for young people in the village – try to reduce the amount of vandalism at the parks, etc.
- Chemicals and fertilizer used on farms near wetlands.
- No comment.
- Not very much police protection, slow response time.
- DNR and the county, giving out over 100 doe permits to individuals who own less than 60 acres, for wildlife damage to crops. In today's farming world, 60 acres is not a farming operation it's a hobby! Why ruin everyone's hunting chances, for the benefit of a few people. I think the policies of handing out massive amounts of free Doe permits (over 100) to individuals who own less than 500 acres should be stopped. Deer are by nature browsers not hogs! Last year our Deer Season was ruined. We hunted 7 days by Poy Sippi and saw 1 deer. A neighboring farmer, who owns about 60 acres, with about ½ planted in corn, received 100 permits to shoot deer. Approximately 4 hunters harvested approximately 100 deer over the summer. This is outrageous, If this policy continued, I know many hunters that will band together to fight this.
- We need to travel a minimum of 15-20 miles for modern convenience.
- The amount of houses being built where farms used to be, but people have to live somewhere (and throwing junk out the back door).
- No local police force.
- I miss water coming over the dam for the little electricity that's generated; lack of skilled trades – electricians/carpenters; its gotten noisy/rowdy late at night again like it was 20 years ago no village. Change in atmosphere since I was a kid – you don't see hardly any kids out during the day or adults just our around (like Merrill Paulson) – Main Street seems deserted – people don't mix or wonder around. I haven't said this very well but it just feels different in

Poy Sippi – Now it's more like a collection of buildings than a community. I never see a pick up ball game or somebody out chopping ice off the sidewalks or talking.

- Taxes snow removal, lack of cooperation for telephone and electricity hook up.
- Outsiders dumping their garbage on people's land.
- None – good job.
- Not any place to pick up things to eat like the Pig. Maybe a small store.
- Very poor "Police" surveillance. No control "speed" "rowdyism" being born.
- Need a factory or industry for people to work at rather than having to drive a distance.
- None as of now – we feel additional people/industry will create problems.
- Hwy. 49 should not have parking on it.
- The repair of roads.
- The price of sewer use.
- I have no problems living here.
- I do not know of any concerns in the town of Poy Sippi.
- No recreational activities for children or teens.
- Any new residence should be required to have a minimum of 20 acres to build outside the Village of Poy Sippi.
- More bike lanes on Cty. D instead of gravel for walking and biking – lake of cable lines (for cable TV) – Election process should be more automated. A computerized listing of residents and their addresses should be printed out so that everything doesn't have to hand written when you register. The current method slows down the process.
- Farmers owning or renting additional land joining their farm, should use a driveway (land) to go from one to the next and not the county or state road. The manure or mud from in or out the fields that "drops off" on the public road is certainly littering! Farmers within the village should not be allowed to haul out and spread rotten manure on the fields on days when the wind is in direction of blowing the odor in direction of a residence. The odor penetrates closed windows and even central air conditioning.

- Law Enforcement – lack thereof.
- More and more houses.
- Too many houses going up!
- Traffic control and no police protection. Fix Street signs that are tipped, it doesn't present a good appearance.
- High property taxes and sewer.
- Junk cars parked along streets – people leaving their property looking like junkyards.
- Sanitary sewer bills are too expensive.
- Shopping opportunities.
- Some residences have broken down vehicles in yards and street, the sight of old, dilapidated homes on Hwy. 49 as people drive through town are unsightly.
- There should be more control on people keeping their property clean – garbage picked-up – not having so many junk cars.
- None
- To many new homes in rural areas.
- To many empty buildings on Main Street. The traffic going through town at high speed.
- New commercial development.
- The sidewalks are deplorable and also their current condition is hazardous.
- Water drainage on Welsch Road! No flowing ditches – awful.
- County and back roads need to be kept plowed. No cable TV in country.
- For our needs it is perfect.
- It has become almost totally a "bedroom" community a community pride has suffered.
- It's dying; there's no shopping, fast food, and no work. You have to travel for all of this.
- Would be better if roadsides were cut often – weeds need to be kept down.
- Our taxes are to high they keep going up every year.
- Nothing.
- More unattractive housing over the past years, unkept places.

- Two many dogs barking.
- Sidewalk's – better lights for streets – benches to sit on and rest while out walking.
- None (we love it).
- More police patrols, to know if there is a crime something will be done about it.
- Need better roads.
- Need more law enforcement – "too many speeders".
- People can mind their own business around the area keep their noses out.
- The vacant buildings are becoming eyesores, the poor condition – broken sidewalks, the ugly streetlights and poles. The township does not spend money to improve the appearance of the town.
- More trees downtown better holiday decorations. Bowling alley front is eyesore.
- Building homes on less than 10 acres of land.
- Up keep of roads poor – (not snow removal) regular maintenance.
- Lack of police patrols – starting to get to crowded.
- Taxes are too high; the roads are better than they need to be, save the salt. People can put chains on if they need to travel in winter.
- No food stores.
- I don't live there.
- Can't think of any reasons.
- None.
- Don't know of any – love it here.
- Not any at this time.
- We need traffic control – too many semis using their Jake breaks. The town has much money but does not spend it on town improvements such as curbs, sidewalks, street lights, no police no postal delivery.
- People breaking up large pieces of land and selling small parcels for people to build houses on.

- Not enough police coverage.
- Satisfied as it is.
- Vandalism, speeding on roads.
- Nothing
- Great place
- Lack of job opportunities, low-income level. Lack of entertainment, culture.
- None
- Have to travel too far for services.
- Too many houses springing up all over the rural landscape.
- None
- Street lights, sidewalks, more police presence.
- Lack of future vision, this town will grow; will we be prepared for the change?
- Too much development in Village of Borth.
- All is well and we have room enough to enjoy life.
- Need for crossing walks in Poy Sippi (on Main Street).
- County H (Pine River side) – traffic is way too fast.
- Starting to get big city people with city problems coming with them.
- The party's that go on late on weekend nights down at the park in the picnic area. The drunks get too noisy.
- Traffic, they speed thru Borth even though it's only 30 mph. Too many children in the area – not enough patrol.
- More stores, doctors more things to do.
- Slowing auto traffic down on side streets because of the large amount of pedestrian traffic (at least 2 blocks from Main Street).
- Fed up with the greed associated with developers without any regard to nature or earth preservation.

- New homes on farmland, beauty of countryside is slipping away – heavy traffic and pollution starting to show.
- Winter road plowing. One year ago, new gravel was placed on road shoulders the week after Thanksgiving, one week later we had snow and all new gravel was plowed into ditches, great waste of money. Our mailbox has been replaced twice in past 5 years after being bent by plows.
- None
- Too many new houses being built in or near Borth.
- Employment opportunities.
- Do not maintain roads. Cutting grass or roadsides.
- Park, Dam, Bridge, Roads, Factory's, for growth of town plastic molding and fabricating plant.
- Property tax too high – but that is not town of Poy Sippi's fault.
- Phone service is more expensive.
- Poor policing and speed limits.
- Rapid, unchecked growth is going to ruin the very reason why many people move/live here.
- When there are problems law enforcement seem to take an extra long time to respond.
- Traffic
- Lots of vacationers during the summer, lots of traffic due to this, but not much the town can do about this problem.
- No problems – seems fine.
- Sewer and water.
- Plow Big Horn Road pay taxes can't get to it to hunt and cut wood spring to wet summer to hot fall to wet.
- Tax equality on open land – recreation vs. pastureland and farmland use taxation.

# **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 Population by Race, 2000
- Table B-12 First Ancestry\* Reported, Top 6 in Waushara County, 2000
- Table B-13 Top 5 Ancestries for Each Group D Communities
- Table B-14 Persons of Hispanic Origin, 1990 and 2000
- Table B-15 Earnings as a Portion of Household Income, 1999
- Table B-16 Comparative Income Characteristics, 1989 and 1999
- Table B-17 Household Income by Range, 1999

Table B-18 Poverty Status, 1989

Table B-19 Persons in Poverty by Age as a Share of the Total Population,  
1989

Table B-20 Poverty Status, 1999

Table B-21 Persons in Poverty by Age as a Share of the Total Population,  
1999

Table B-22 Population Estimates, Waushara County 1970 to 2030

Table B-23 Total Number of Households in Waushara County, 1970 to 2000

Table B-24 Estimated Households by MCD, Waushara County, 2000 to 2030

Table B-1. Waushara County Population by MCD, 1950 to 2005

Jurisdiction	1950	1960	1970	1980	1990	2000	DOA 2001	DOA 2002	DOA 2003	DOA 2004	DOA 2005	Percent Change 1990-2000
C. Berlin (pt.)	33	45	41	91	67	83	83	85	86	84	83	23.88%
C. Wautoma	1,376	1,466	1,624	1,629	1,784	1,998	2,070	2,118	2,110	2,115	2,096	12.00%
V. Coloma	338	312	336	367	383	461	460	467	461	467	469	20.37%
V. Hancock	449	367	404	419	382	463	462	463	462	460	453	21.20%
V. Lohrville	206	225	213	336	368	408	409	409	415	414	411	10.87%
V. Plainfield	680	660	642	813	839	899	898	896	899	894	893	7.15%
V. Redgranite	648	588	645	976	1,009	1,040	1,037	2,001	2,011	2,019	2,051	3.07%
V. Wild Rose	582	594	585	741	753	765	754	756	759	758	746	1.59%
T. Aurora	731	780	802	890	846	971	980	1,005	1,038	1,061	1,057	14.78%
T. Bloomfield	801	770	798	931	922	1,018	1,020	1,027	1,032	1,045	1,043	10.41%
T. Coloma <sup>a</sup>	339	355	382	437	499	660	758	699	704	722	735	32.26%
T. Dakota	400	521	752	994	1,092	1,259	1,262	1,273	1,272	1,265	1,269	15.29%
T. Deerfield	417	340	367	445	454	629	639	650	653	653	666	38.55%
T. Hancock	480	354	346	426	467	531	539	547	546	560	566	13.70%
T. Leon	546	520	651	844	992	1,281	1,312	1,355	1,371	1,389	1,411	29.13%
T. Marion	746	700	877	1,333	1,478	2,065	2,077	2,121	2,129	2,163	2,207	39.72%
T. Mount Morris	451	422	517	685	767	1,092	1,112	1,133	1,125	1,121	1,119	42.37%
T. Oasis	389	364	346	403	389	405	403	403	402	396	399	4.11%
T. Plainfield	476	449	447	574	529	533	534	547	549	549	558	0.76%
T. Poy Sippi	830	809	823	913	929	972	974	974	971	974	971	4.63%
T. Richford	386	317	322	404	455	588	595	602	606	608	608	29.23%
T. Rose	420	287	319	515	486	595	597	600	606	611	615	22.43%
T. Saxeville	535	506	612	776	846	974	982	991	997	999	1,014	15.13%
T. Springwater	389	366	584	924	1,011	1,389	1,401	1,405	1,413	1,420	1,423	37.39%
T. Warren	636	708	637	573	550	675	693	707	710	712	708	22.73%
T. Wautoma	636	672	723	1,087	1,088	1,312	1,314	1,326	1,329	1,347	1,347	20.59%
Waushara County <sup>a</sup>	13,920	13,497	14,795	18,526	19,385	23,066	23,365	24,560	24,656	24,806	24,918	18.99%
Region <sup>a</sup>	366,887	413,397	475,090	511,033	542,712	609,438	614,213	622,920	628,125	633,581	638,699	12.29%
Wisconsin <sup>a</sup>	3,434,575	3,951,777	4,417,821	4,705,642	4,891,769	5,363,701	5,400,004	5,453,896	5,490,718	5,532,955	5,580,000	9.65%

<sup>a</sup> 2000 Census numbers have been adjusted through the Count Question Resolution Program (CQR) 8/30/02.

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

Table B-2. Net Migration by Sex and Age, Waushara County, 1990 to 2000

Age, 1990	Age, 2000	Male Net Migration	Female Net Migration	Total Net Migration	Age Group	Total Pop Change
B95-00	0-4	-1	23	22	0-4	-83
B90-95	5-9	153	128	281	5-9	62
0-4	10-14	288	246	534	10-14	333
5-9	15-19	132	86	218	15-19	428
10-14	20-24	-246	-299	-545	20-24	-3
15-19	25-29	-93	-70	-163	25-29	-242
20-24	30-34	164	184	348	30-34	-177
25-29	35-39	316	227	543	35-39	396
30-34	40-44	247	210	457	40-44	548
35-39	45-49	184	216	400	45-49	694
40-44	50-54	175	176	351	50-54	599
45-49	55-59	176	222	398	55-59	303
50-54	60-64	273	257	530	60-64	209
55-59	65-69	268	134	402	65-69	101
60-64	70-74	103	48	151	70-74	250
65-69	75-79	5	-45	-40	75-79	130
70-74	80-84	-30	-36	-66	80-84	87
75-79	85-89	-46	-33	-79	85-89	34
80-84	90-94	-16	-16	-32	90 & Over	100
85-89	95-99	-3	-20	-23		
90 & over	100 & over	0	0	0		
Total Population		2,049	1,638	3,687	Total	3,769

Source: WI DOA, 2005.

Table B-3. Population Density, 2000

Jurisdiction	Pop '00	Land area in sq. mi	Persons per sq mi
C. Berlin (pt.)	83	0.76	109
C. Wautoma	1,998	2.5	799
V. Coloma	461	1.06	435
V. Hancock	463	1.09	425
V. Lohrville	408	1.22	334
V. Plainfield	899	1.3	692
V. Redgranite	1,040	2.22	468
V. Wild Rose	765	1.32	580
T. Aurora	971	34.23	28
T. Bloomfield	1,018	35.41	29
T. Coloma	660	33.07	20
T. Dakota	1,259	33.16	38
T. Deerfield	629	34.67	18
T. Hancock	531	33.45	16
T. Leon	1,281	36	36
T. Marion	2,065	33.55	62
T. Mount Morris	1,092	34.22	32
T. Oasis	405	35.03	12
T. Plainfield	533	33.95	16
T. Poy Sippi	972	32.3	30
T. Richford	588	34.57	17
T. Rose	595	34.88	17
T. Saxeville	974	36.07	27
T. Springwater	1,389	33.53	41
T. Warren	675	32.54	21
T. Wautoma	1,312	33.94	39
Waushara County	23,066	626.04	37
Wisconsin	5,363,701	65497.82	82

Source: U. S. Census, 2000.

Table B-4. Population by Age Cohort, 1990

Jurisdiction	Less Than 5 yrs	5 to 19 yrs	20 to 24 yrs	25 to 44 yrs	45 to 64 yrs	65 yrs and Older	Total Population	Median Age
C. Berlin (pt.)	5	19	6	22	10	5	67	30.3
C. Wautoma	114	314	90	479	286	501	1,784	40.0
V. Coloma	15	87	12	111	68	90	383	39.7
V. Hancock	34	74	22	85	89	78	382	36.4
V. Lohrville	24	83	23	116	66	56	368	34.0
V. Plainfield	59	217	43	234	132	154	839	33.9
V. Redgranite	71	224	48	255	189	222	1,009	36.7
V. Wild Rose	40	127	31	165	131	182	676	42.0
T. Aurora	49	203	59	245	178	112	846	35.3
T. Bloomfield	60	232	51	263	202	114	922	33.6
T. Coloma	28	119	16	146	131	59	499	37.6
T. Dakota	84	244	57	298	242	167	1,092	35.2
T. Deerfield	32	79	11	131	113	88	454	41.2
T. Hancock	34	95	24	130	102	82	467	37.8
T. Leon	56	180	45	274	273	164	992	40.7
T. Marion	57	233	51	369	423	345	1,478	46.8
T. Mount Morris	50	119	16	193	214	175	767	45.8
T. Oasis	26	96	14	116	83	54	389	35.2
T. Plainfield	51	126	37	156	105	54	529	31.1
T. Poy Sippi	65	200	45	286	175	158	929	35.1
T. Richford	54	108	27	125	91	50	455	31.4
T. Rose	20	110	17	139	107	93	486	39.6
T. Saxeville	49	185	47	229	210	126	846	37.3
T. Springwater	58	152	36	237	300	305	1,088	50.6
T. Warren	34	112	19	154	126	105	550	40.3
T. Wautoma	70	222	34	301	240	221	1,088	40.5
Waushara County	1,239	3,960	881	5,259	4,286	3,760	19,385	38.6
Wisconsin	365,622	1,077,027	363,969	1,544,897	890,098	650,156	4,891,769	32.9

Source: U. S. Census, 1990.

Table B-5. Population by Age Cohort, 2000

Jurisdiction	Less Than 5 yrs	5 to 19 yrs	20 to 24 yrs	25 to 44 yrs	45 to 64 yrs	65 yrs and Older	Total Population	Median Age
C. Berlin (pt.)	8	13	4	34	15	9	83	35.5
C. Wautoma	116	426	126	509	351	470	1,998	38.8
V. Coloma	37	86	20	125	98	95	461	39.1
V. Hancock	21	111	12	112	114	93	463	40.9
V. Lohrville	21	83	15	100	107	82	408	42.5
V. Plainfield	60	222	59	255	168	135	899	34.5
V. Redgranite	57	230	53	256	215	229	1,040	39.3
V. Wild Rose	42	156	26	174	163	204	765	43.2
T. Aurora	51	226	41	285	259	109	971	37.6
T. Bloomfield	57	226	38	297	275	125	1,018	40.1
T. Coloma <sup>+</sup>	20	140	21	154	223	190	748	48.2
T. Dakota	78	282	56	320	314	209	1,259	39.8
T. Deerfield	18	126	9	168	189	119	629	44.1
T. Hancock	21	124	11	123	171	81	531	42.8
T. Leon	68	216	41	307	417	232	1,281	45.4
T. Marion	78	353	58	447	629	500	2,065	48.4
T. Mount Morris	43	201	32	228	356	232	1,092	47.2
T. Oasis	16	108	14	99	105	63	405	39.4
T. Plainfield	23	140	27	142	134	67	533	36.8
T. Poy Sippi	53	208	42	289	227	153	972	38.7
T. Richford	42	176	22	139	128	81	588	37.2
T. Rose	26	108	25	150	187	99	595	44.0
T. Saxeville	53	188	22	263	281	167	974	42.6
T. Springwater	43	252	35	293	417	349	1,389	48.7
T. Warren	39	139	32	176	180	109	675	40.3
T. Wautoma	71	253	44	328	363	253	1,312	43.4
Waushara County	1,162	4,793	885	5,773	6,086	4,455	23,154	42.1
Wisconsin	342,340	1,189,753	357,292	1,581,690	1,190,047	702,553	5,363,675	36.0

<sup>+</sup>Coloma Pop not yet corrected for age cohort data

Source: U. S. Census, 2000.

Table B-6. Persons per Household, 1990

Jurisdiction	Household Size												Total Households	Average Household Size		
	1 Person		2 Person		3 Person		4 Person		5 Person		6 or more Person					
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent				
C. Berlin (pt.)	4	18.18%	8	36.36%	0	0.00%	3	13.64%	7	31.82%	0	0.00%	22	3.05		
C. Wautoma	254	33.96%	256	34.22%	109	14.57%	78	10.43%	35	4.68%	16	2.14%	748	2.25		
V. Coloma	53	33.33%	44	27.67%	24	15.09%	23	14.47%	14	8.81%	1	0.63%	159	2.41		
V. Hancock	58	35.37%	52	31.71%	18	10.98%	22	13.41%	10	6.10%	4	2.44%	164	2.33		
V. Lohrville	30	21.13%	55	38.73%	23	16.20%	18	12.68%	11	7.75%	5	3.52%	142	2.59		
V. Plainfield	94	29.01%	95	29.32%	49	15.12%	47	14.51%	29	8.95%	10	3.09%	324	2.55		
V. Redgranite	130	30.88%	146	34.68%	60	14.25%	50	11.88%	18	4.28%	17	4.04%	421	2.40		
V. Wild Rose	125	40.45%	89	28.80%	42	13.59%	35	11.33%	14	4.53%	4	1.29%	309	2.15		
T. Aurora	42	14.19%	109	36.82%	56	18.92%	49	16.55%	26	8.78%	14	4.73%	296	2.86		
T. Bloomfield	55	17.46%	97	30.79%	62	19.68%	49	15.56%	33	10.48%	19	6.03%	315	2.93		
T. Coloma	31	17.13%	70	38.67%	30	16.57%	29	16.02%	12	6.63%	9	4.97%	181	2.76		
T. Dakota	84	20.44%	167	40.63%	58	14.11%	50	12.17%	30	7.30%	22	5.35%	411	2.66		
T. Deerfield	33	18.54%	71	39.89%	39	21.91%	20	11.24%	10	5.62%	5	2.81%	178	2.55		
T. Hancock	30	16.85%	75	42.13%	27	15.17%	31	17.42%	9	5.06%	6	3.37%	178	2.62		
T. Leon	78	19.65%	174	43.83%	64	16.12%	49	12.34%	20	5.04%	12	3.02%	397	2.50		
T. Marion	133	20.75%	318	49.61%	90	14.04%	65	10.14%	32	4.99%	3	0.47%	641	2.31		
T. Mount Morris	76	23.24%	154	47.09%	38	11.62%	34	10.40%	18	5.50%	7	2.14%	327	2.35		
T. Oasis	19	13.97%	52	38.24%	24	17.65%	20	14.71%	15	11.03%	6	4.41%	136	2.86		
T. Plainfield	46	24.08%	61	31.94%	21	10.99%	37	19.37%	15	7.85%	11	5.76%	191	2.77		
T. Poy Sippi	71	20.06%	137	38.70%	50	14.12%	58	16.38%	27	7.63%	11	3.11%	354	2.62		
T. Richford	23	15.33%	55	36.67%	15	10.00%	32	21.33%	12	8.00%	13	8.67%	150	3.03		
T. Rose	49	25.52%	66	34.38%	36	18.75%	20	10.42%	14	7.29%	7	3.65%	192	2.53		
T. Saxeville	58	18.35%	124	39.24%	45	14.24%	55	17.41%	21	6.65%	13	4.11%	316	2.68		
T. Springwater	98	22.58%	199	45.85%	64	14.75%	51	11.75%	17	3.92%	5	1.15%	434	2.33		
T. Warren	35	16.67%	90	42.86%	36	17.14%	30	14.29%	9	4.29%	10	4.76%	210	2.62		
T. Wautoma	75	17.86%	176	41.90%	59	14.05%	79	18.81%	20	4.76%	11	2.62%	420	2.59		
Waushara County	1,784	23.42%	2,940	38.60%	1,139	14.96%	1,034	13.58%	478	6.28%	241	3.16%	7,616	2.52		
Wisconsin	443,673	24.35%	596,883	32.76%	302,563	16.61%	284,151	15.59%	129,821	7.12%	65,027	3.57%	1,822,118	2.61		

Source: U.S. Census, 1990

Table B-7. Persons per Household, 2000

Jurisdiction	Household Size												Total Households	Average Household Size		
	1 Person		2 Person		3 Person		4 Person		5 Person		6 or more Person					
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent				
C. Berlin (pt.)	14	38.89%	8	22.22%	6	16.67%	5	13.89%	3	8.33%	0	0.00%	36	2.31		
C. Wautoma	326	40.45%	242	30.02%	93	11.54%	82	10.17%	38	4.71%	25	3.10%	806	2.20		
V. Coloma	51	27.57%	63	34.05%	34	18.38%	23	12.43%	10	5.41%	4	2.16%	185	2.42		
V. Hancock	58	30.05%	73	37.82%	27	13.99%	16	8.29%	11	5.70%	8	4.15%	193	2.40		
V. Lohrville	38	22.62%	72	42.86%	27	16.07%	19	11.31%	7	4.17%	5	2.98%	168	2.43		
V. Plainfield	98	28.65%	120	35.09%	38	11.11%	43	12.57%	26	7.60%	17	4.97%	342	2.60		
V. Redgranite	143	32.50%	154	35.00%	63	14.32%	47	10.68%	19	4.32%	14	3.18%	440	2.30		
V. Wild Rose	115	36.86%	92	29.49%	53	16.99%	28	8.97%	15	4.81%	9	2.88%	312	2.26		
T. Aurora	49	13.92%	144	40.91%	65	18.47%	53	15.06%	29	8.24%	12	3.41%	352	2.76		
T. Bloomfield	73	19.06%	144	37.60%	67	17.49%	61	15.93%	27	7.05%	11	2.87%	383	2.65		
T. Coloma	49	19.29%	126	49.61%	27	10.63%	32	12.60%	9	3.54%	11	4.33%	254	2.51		
T. Dakota	111	22.52%	200	40.57%	67	13.59%	64	12.98%	27	5.48%	24	4.87%	493	2.55		
T. Deerfield	48	18.25%	136	51.71%	27	10.27%	37	14.07%	12	4.56%	3	1.14%	263	2.39		
T. Hancock	52	24.64%	89	42.18%	25	11.85%	21	9.95%	8	3.79%	16	7.58%	211	2.52		
T. Leon	127	23.56%	249	46.20%	61	11.32%	58	10.76%	30	5.57%	14	2.60%	539	2.38		
T. Marion	216	23.79%	459	50.55%	104	11.45%	75	8.26%	28	3.08%	26	2.86%	908	2.27		
T. Mount Morris	118	24.53%	245	50.94%	42	8.73%	39	8.11%	26	5.41%	11	2.29%	481	2.27		
T. Oasis	32	21.05%	61	40.13%	17	11.18%	19	12.50%	16	10.53%	7	4.61%	152	2.66		
T. Plainfield	38	19.19%	78	39.39%	33	16.67%	25	12.63%	14	7.07%	10	5.05%	198	2.69		
T. Poy Sippi	91	23.21%	148	37.76%	66	16.84%	57	14.54%	22	5.61%	8	2.04%	392	2.48		
T. Richford	26	13.68%	87	45.79%	14	7.37%	26	13.68%	16	8.42%	21	11.05%	190	3.09		
T. Rose	49	20.08%	115	47.13%	35	14.34%	26	10.66%	8	3.28%	11	4.51%	244	2.44		
T. Saxeville	71	18.07%	184	46.82%	59	15.01%	48	12.21%	23	5.85%	8	2.04%	393	2.48		
T. Springwater	157	25.45%	296	47.97%	69	11.18%	54	8.75%	30	4.86%	11	1.78%	617	2.25		
T. Warren	53	20.31%	103	39.46%	45	17.24%	34	13.03%	15	5.75%	11	4.21%	261	2.59		
T. Wautoma	119	22.75%	221	42.26%	75	14.34%	62	11.85%	31	5.93%	15	2.87%	523	2.46		
Waushara County	2,322	24.87%	3,909	41.87%	1,239	13.27%	1,054	11.29%	500	5.36%	312	3.34%	9,336	2.43		
Wisconsin	557,875	26.76%	721,452	34.61%	320,561	15.38%	290,716	13.95%	127,921	6.14%	66,019	3.17%	2,084,544	2.50		

Source: U.S. Census, 2000.

Table B-8. Households by Type, 1990

Jurisdiction	Total Households	Family Households			Nonfamily Households	
		Married-couple family	Male Householder, no wife present	Female Householder, no husband present	Total Nonfamily households	Householder Age 65+ Living Alone
C. Berlin (pt.)	22	13	2	2	5	3
C. Wautoma	748	371	21	77	279	169
V. Coloma	159	89	4	10	56	29
V. Hancock	164	91	1	6	66	40
V. Lohrville	142	83	3	13	43	13
V. Plainfield	324	169	8	46	101	68
V. Redgranite	421	222	13	38	148	90
V. Wild Rose	309	139	11	28	131	88
T. Aurora	296	216	11	15	54	18
T. Bloomfield	315	223	12	11	69	29
T. Coloma	181	126	6	7	42	15
T. Dakota	411	267	14	30	100	40
T. Deerfield	178	126	7	8	37	19
T. Hancock	178	123	6	12	37	21
T. Leon	397	274	10	20	93	41
T. Marion	641	456	6	29	150	73
T. Mount Morris	327	210	18	17	82	38
T. Oasis	136	96	5	12	23	13
T. Plainfield	191	118	6	11	56	21
T. Poy Sippi	354	244	9	17	84	44
T. Richford	150	115	4	5	26	15
T. Rose	192	113	7	15	57	28
T. Saxeville	316	221	6	20	69	21
T. Springwater	434	296	9	15	114	58
T. Warren	210	142	12	15	41	13
T. Wautoma	420	291	14	29	86	42
Waushara County	7,616	4,834	225	508	2,049	1,049
Wisconsin	1,822,118	1,048,010	52,632	174,530	546,946	192,072

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

Table B-9. Households by Type, 2000

	Total Households	Family Households			Nonfamily Households	
		Married- couple family	Male Householder, no wife present	Female Householder, no husband present	Total Nonfamily households	Householder Age 65+ Living Alone
C. Berlin (pt.)	36	20	1	1	14	7
C. Wautoma	806	304	37	89	376	162
V. Coloma	185	105	8	15	57	29
V. Hancock	193	96	9	17	71	36
V. Lohrville	168	100	10	13	45	15
V. Plainfield	342	172	18	41	111	50
V. Redgranite	440	205	13	51	171	78
V. Wild Rose	312	137	15	35	125	61
T. Aurora	352	250	16	16	70	23
T. Bloomfield	383	267	15	16	85	31
T. Coloma	254	170	11	14	59	18
T. Dakota	493	317	16	24	136	51
T. Deerfield	263	178	9	17	59	24
T. Hancock	211	132	6	10	63	19
T. Leon	539	349	15	21	154	56
T. Marion	908	587	34	34	253	111
T. Mount Morris	481	304	12	29	136	55
T. Oasis	152	101	5	7	39	18
T. Plainfield	198	122	13	12	51	13
T. Poy Sippi	392	239	17	31	105	43
T. Richford	190	141	7	10	32	13
T. Rose	244	156	9	17	62	25
T. Saxeville	393	278	14	20	81	27
T. Springwater	617	377	18	35	187	71
T. Warren	261	170	12	11	68	27
T. Wautoma	523	325	17	38	143	46
Waushara County	9,336	5,602	357	624	2,753	1,109
Wisconsin	2,084,544	1,108,597	200,300	77,918	697,729	207,206

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

Table B-10. Waushara County Population by Race, 1990

Jurisdiction	White	African American	Native American	Asian/Pacific Islander	Other Races	Total Population
C. Berlin (pt.)	67	0	0	0	0	67
C. Wautoma	1,756	0	6	1	21	1,784
V. Coloma	382	0	0	0	1	383
V. Hancock	371	0	0	0	11	382
V. Lohrville	357	0	7	1	3	368
V. Plainfield	824	1	3	5	6	839
V. Redgranite	990	4	3	2	10	1,009
V. Wild Rose	649	0	2	14	11	676
T. Aurora	839	0	5	2	0	846
T. Bloomfield	921	0	1	0	0	922
T. Coloma	499	0	0	0	0	499
T. Dakota	1,058	2	6	3	23	1,092
T. Deerfield	449	2	2	1	0	454
T. Hancock	457	0	3	0	7	467
T. Leon	967	11	6	2	6	992
T. Marion	1,461	3	8	0	6	1,478
T. Mount Morris	761	0	5	1	0	767
T. Oasis	383	0	1	0	5	389
T. Plainfield	498	0	0	4	27	529
T. Poy Sippi	920	1	5	1	2	929
T. Richford	455	0	0	0	0	455
T. Rose	481	2	3	0	0	486
T. Saxeville	841	0	0	1	4	846
T. Springwater	1,085	0	0	2	1	1,088
T. Warren	548	0	2	0	0	550
T. Wautoma	1,075	3	2	3	5	1,088
Waushara County	19,094	29	70	43	149	19,385
Wisconsin	4,512,523	244,539	39,387	53,583	41,737	4,891,769

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

Table B-11. Population by Race, 2000

Jurisdiction	White	African American	Native American	Asian/Pacific Islander	Other Races	Two or More Races	Total Population
C. Berlin (pt.)	79	0	0	0	3	1	83
C. Wautoma	1,879	22	14	17	40	26	1,998
V. Coloma	458	0	0	1	1	1	461
V. Hancock	427	0	5	1	20	10	463
V. Lohrville	395	0	1	0	5	7	408
V. Plainfield	829	1	0	10	56	3	899
V. Redgranite	987	9	12	0	7	25	1,040
V. Wild Rose	744	6	1	2	7	5	765
T. Aurora	948	0	1	11	3	8	971
T. Bloomfield	1,009	0	2	2	0	5	1,018
T. Coloma	730	1	0	0	9	8	748
T. Dakota	1,175	0	2	6	68	8	1,259
T. Deerfield	613	2	2	1	2	9	629
T. Hancock	514	0	2	2	12	1	531
T. Leon	1,266	0	6	0	0	9	1,281
T. Marion	2,026	2	9	10	3	15	2,065
T. Mount Morris	1,073	0	3	2	0	14	1,092
T. Oasis	390	1	2	2	6	4	405
T. Plainfield	515	0	0	1	16	1	533
T. Poy Sippi	944	2	2	1	13	10	972
T. Richford	558	7	5	5	12	1	588
T. Rose	581	2	0	0	6	6	595
T. Saxeville	964	0	0	0	3	7	974
T. Springwater	1,373	3	0	1	3	9	1,389
T. Warren	664	0	1	1	5	4	675
T. Wautoma	1,272	4	2	11	14	9	1,312
Waushara County	22,413	62	72	87	314	206	23,154
Wisconsin	4,769,857	304,460	47,228	90,393	84,842	66,895	5,363,675

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

Table B-12. First Ancestry\* Reported, Top 6 in Waushara County, 2000

Jurisdiction	German	Unclassified or not reported	Polish	Irish	United States or American	English	Persons Reporting First ancestry	Total Population in Sample	Percent of Population Within Top 6 Categories
C. Berlin (pt.)	31	13	8	2	4	0	55	68	85.29%
C. Wautoma	532	537	158	79	97	80	1,421	1,958	75.74%
V. Coloma	173	138	2	31	31	14	348	486	80.04%
V. Hancock	171	90	6	42	14	49	395	485	76.70%
V. Lohrville	135	89	33	24	31	19	332	421	78.62%
V. Plainfield	228	149	58	44	46	79	709	858	70.40%
V. Redgranite	378	242	120	45	51	28	829	1,071	80.67%
V. Wild Rose	267	192	27	41	24	30	598	790	73.54%
T. Aurora	484	164	100	17	50	30	820	984	85.87%
T. Bloomfield	527	190	37	47	22	18	827	1,017	82.69%
T. Coloma	214	198	28	24	35	54	495	693	79.80%
T. Dakota	550	209	113	72	43	47	1,035	1,244	83.12%
T. Deerfield	241	125	60	40	28	55	520	645	85.12%
T. Hancock	195	93	84	25	21	26	449	542	81.92%
T. Leon	560	211	66	64	49	47	1,064	1,275	78.20%
T. Marion	773	354	127	107	133	69	1,693	2,047	76.36%
T. Mount Morris	420	169	72	46	63	28	950	1,119	71.31%
T. Oasis	159	65	41	20	20	15	345	410	78.05%
T. Plainfield	182	112	62	25	12	30	457	569	74.34%
T. Poy Sippi	431	168	80	48	63	23	811	979	83.04%
T. Richford	260	159	23	14	34	6	411	570	87.02%
T. Rose	191	85	59	16	13	72	503	588	74.15%
T. Saxeville	407	175	52	63	34	75	797	972	82.92%
T. Springwater	543	224	89	77	56	76	1,144	1,368	77.85%
T. Warren	214	166	89	37	38	11	487	653	84.99%
T. Wautoma	539	312	87	51	43	57	1,030	1,342	81.15%
Waushara County	8,805	4,629	1,681	1,101	1,055	1,038	18,525	23,154	79.07%
Wisconsin	1,775,722	826,719	326,038	298,177	189,283	184,574	4,536,956	5,363,675	67.13%

\*Includes individuals who only reported one ancestry and the first response listed for those who reported multiple ancestries.

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

Note: Table includes top 6 in Waushara County and are not necessarily top 6 in the individual communities.

Table B-13. Top 5 Ancestries for Each Group F Communities

Minor Civil Division	Ancestry	Total Population in Sample	Percent of Population
T. Aurora	German	484	49.19%
	Unclassified or Not reported	164	16.67%
	Polish	100	10.16%
	United States or American	50	5.08%
	Other groups <sup>+</sup>	31	3.15%
	Total Population	984	100.00%
T. Bloomfield	German	527	51.82%
	Unclassified or Not reported	190	18.68%
	Norwegian	48	4.72%
	Irish	47	4.62%
	Polish	37	3.64%
	Total Population	1,017	100.00%
T. Poy Sippi	German	431	44.02%
	Unclassified or Not reported	168	17.16%
	Polish	80	8.17%
	United States or American	63	6.44%
	Irish	48	4.90%
	Total Population	979	100.00%
Waushara County	German	8,805	38.03%
	Unclassified or Not reported	4,629	19.99%
	Polish	1,681	7.26%
	Irish	1,101	4.76%
	United States or American	1,055	4.56%
	Total Population	23,154	100.00%

\*Includes individuals who only reported one ancestry and the first response listed for those who reported multiple ancestries.

<sup>+</sup> Includes individuals whose response did not fit within an ancestry category. Examples include persons answering with a religious affiliation or an answer that fits in the race or Hispanic Origin tables.

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

Table B-14. Persons of Hispanic Origin, 1990 and 2000

Jurisdiction	1990		2000	
	Number	Percent	Number	Percent
C. Berlin (pt.)	0	0.00%	4	4.82%
C. Wautoma	41	2.30%	144	7.21%
V. Coloma	16	4.18%	14	3.04%
V. Hancock	22	5.76%	40	8.64%
V. Lohrville	4	1.09%	9	2.21%
V. Plainfield	37	4.41%	161	17.91%
V. Redgranite	40	3.96%	32	3.08%
V. Wild Rose	12	1.59%	17	2.22%
T. Aurora	7	0.83%	19	1.96%
T. Bloomfield	0	0.00%	1	0.10%
T. Coloma	0	0.00%	27	3.61%
T. Dakota	58	5.31%	109	8.66%
T. Deerfield	0	0.00%	7	1.11%
T. Hancock	14	3.00%	25	4.71%
T. Leon	8	0.81%	9	0.70%
T. Marion	10	0.68%	27	1.31%
T. Mount Morris	1	0.13%	9	0.82%
T. Oasis	5	1.29%	11	2.72%
T. Plainfield	42	7.94%	52	9.76%
T. Poy Sippi	12	1.29%	20	2.06%
T. Richford	0	0.00%	24	4.08%
T. Rose	0	0.00%	17	2.86%
T. Saxeville	12	1.42%	11	1.13%
T. Springwater	4	0.40%	7	0.50%
T. Warren	5	0.91%	15	2.22%
T. Wautoma	29	2.67%	37	2.82%
Waushara County	379	1.96%	848	3.66%
Wisconsin	93,194	1.91%	192,921	3.60%

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

Table B-15. Earnings as a Portion of Household Income, 1999

Jurisdiction	Total Households	Households With Earnings		Aggregate Household Income		Average Household Income	Average Earnings Per Household	Percent of Income from Earnings
		Number	Percent	Total household income	Income From Earnings			
C. Berlin (pt.)	34	24	70.59%	\$1,643,100	\$1,208,900	\$48,326	\$50,371	73.57%
C. Wautoma	795	591	74.34%	\$29,945,300	\$20,618,400	\$37,667	\$34,887	68.85%
V. Coloma	187	139	74.33%	\$7,060,700	\$5,072,000	\$37,758	\$36,489	71.83%
V. Hancock	193	144	74.61%	\$7,405,700	\$5,861,200	\$38,372	\$40,703	79.14%
V. Lohrville	161	114	70.81%	\$6,006,600	\$4,152,700	\$37,308	\$36,427	69.14%
V. Plainfield	331	260	78.55%	\$13,704,700	\$10,556,000	\$41,404	\$40,600	77.02%
V. Redgranite	455	296	65.05%	\$14,902,500	\$10,636,200	\$32,753	\$35,933	71.37%
V. Wild Rose	303	229	75.58%	\$13,478,000	\$10,773,000	\$44,482	\$47,044	79.93%
T. Aurora	356	296	83.15%	\$19,998,600	\$16,023,900	\$56,176	\$54,135	80.13%
T. Bloomfield	382	320	83.77%	\$19,397,000	\$16,145,600	\$50,777	\$50,455	83.24%
T. Coloma	238	186	78.15%	\$10,672,600	\$8,151,500	\$44,843	\$43,825	76.38%
T. Dakota	485	364	75.05%	\$22,734,400	\$16,153,200	\$46,875	\$44,377	71.05%
T. Deerfield	266	198	74.44%	\$13,414,100	\$8,142,000	\$50,429	\$41,121	60.70%
T. Hancock	216	176	81.48%	\$9,893,800	\$7,932,900	\$45,805	\$45,073	80.18%
T. Leon	530	414	78.11%	\$23,330,000	\$16,709,600	\$44,019	\$40,361	71.62%
T. Marion	903	637	70.54%	\$44,028,800	\$25,619,500	\$48,758	\$40,219	58.19%
T. Mount Morris	481	368	76.51%	\$23,161,600	\$15,389,400	\$48,153	\$41,819	66.44%
T. Oasis	153	125	81.70%	\$6,713,400	\$4,911,900	\$43,878	\$39,295	73.17%
T. Plainfield	216	189	87.50%	\$9,593,300	\$7,431,600	\$44,413	\$39,321	77.47%
T. Poy Sippi	387	300	77.52%	\$17,928,800	\$13,710,200	\$46,328	\$45,701	76.47%
T. Richford	200	155	77.50%	\$8,213,700	\$5,384,500	\$41,069	\$34,739	65.56%
T. Rose	242	184	76.03%	\$10,332,800	\$7,703,300	\$42,698	\$41,866	74.55%
T. Saxeville	405	304	75.06%	\$20,164,500	\$15,077,900	\$49,789	\$49,598	74.77%
T. Springwater	616	439	71.27%	\$28,287,100	\$18,250,900	\$45,921	\$41,574	64.52%
T. Warren	252	207	82.14%	\$10,417,900	\$7,942,200	\$41,341	\$38,368	76.24%
T. Wautoma	525	389	74.10%	\$23,735,000	\$17,470,300	\$45,210	\$44,911	73.61%
Waushara County	9,312	7,048	75.69%	416,164,000	\$297,028,900	\$44,691	\$42,144	71.37%
Wisconsin	2,086,304	1,706,803	81.81%	\$112,374,261,000	\$90,604,137,400	\$53,863	\$53,084	80.63%

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

Table B-16. Comparative Income Characteristics, 1989 and 1999

Jurisdiction	Median Household Income		Median Family Income		Per Capita Income	
	1989	1999	1989	1999	1989	1999
C. Berlin (pt.)	\$ 21,875	\$45,000	\$ 36,667	\$53,125	\$ 8,982	\$23,859
C. Wautoma	\$ 19,712	\$31,723	\$ 22,115	\$37,500	\$ 9,984	\$16,006
V. Coloma	\$ 17,333	\$33,295	\$ 25,250	\$38,542	\$ 10,337	\$14,766
V. Hancock	\$ 12,917	\$35,341	\$ 21,591	\$36,250	\$ 7,351	\$14,889
V. Lohrville	\$ 21,406	\$34,479	\$ 24,063	\$36,500	\$ 9,033	\$14,386
V. Plainfield	\$ 17,409	\$36,328	\$ 25,774	\$43,977	\$ 9,634	\$15,563
V. Redgranite	\$ 19,259	\$26,726	\$ 22,083	\$34,875	\$ 9,485	\$13,994
V. Wild Rose	\$ 17,857	\$30,655	\$ 25,096	\$37,361	\$ 10,220	\$18,887
T. Aurora	\$ 27,685	\$49,583	\$ 29,583	\$52,500	\$ 10,606	\$20,146
T. Bloomfield	\$ 26,136	\$42,222	\$ 30,511	\$49,643	\$ 11,104	\$19,161
T. Coloma	\$ 21,250	\$36,406	\$ 26,250	\$39,118	\$ 10,744	\$16,290
T. Dakota	\$ 20,513	\$34,931	\$ 23,036	\$37,000	\$ 9,282	\$18,401
T. Deerfield	\$ 25,114	\$41,324	\$ 25,795	\$44,318	\$ 11,194	\$20,781
T. Hancock	\$ 21,696	\$43,889	\$ 23,750	\$45,556	\$ 9,774	\$18,345
T. Leon	\$ 23,750	\$39,524	\$ 27,279	\$45,938	\$ 9,543	\$18,445
T. Marion	\$ 23,397	\$37,534	\$ 25,833	\$41,926	\$ 11,868	\$21,714
T. Mount Morris	\$ 21,625	\$39,732	\$ 24,375	\$45,114	\$ 11,959	\$20,713
T. Oasis	\$ 25,375	\$38,472	\$ 26,875	\$41,563	\$ 13,537	\$16,480
T. Plainfield	\$ 23,750	\$38,462	\$ 28,750	\$41,406	\$ 9,068	\$16,432
T. Poy Sippi	\$ 24,318	\$40,489	\$ 27,639	\$47,250	\$ 10,986	\$18,625
T. Richford	\$ 20,417	\$37,656	\$ 22,500	\$38,929	\$ 8,992	\$14,503
T. Rose	\$ 23,750	\$34,792	\$ 30,694	\$40,417	\$ 11,161	\$17,630
T. Saxeville	\$ 26,618	\$39,688	\$ 28,542	\$46,827	\$ 10,832	\$20,514
T. Springwater	\$ 21,917	\$35,714	\$ 25,250	\$40,385	\$ 11,462	\$20,586
T. Warren	\$ 23,594	\$38,438	\$ 26,375	\$43,833	\$ 9,138	\$15,672
T. Wautoma	\$ 25,143	\$39,185	\$ 28,214	\$44,063	\$ 10,792	\$17,981
Waushara County	\$ 21,888	\$37,000	\$ 26,042	\$42,416	\$ 10,408	\$18,144
Wisconsin	\$ 29,442	\$43,791	\$ 35,082	\$52,911	\$ 13,276	\$21,271

Source: U.S. Census, 2000

Table B-17. Household Income by Range, 1999

	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$44,999	\$45,000 to \$59,999	\$60,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$124,999	\$125,000 to \$149,999	\$150,000 or more	Total Households in Sample
C. Berlin (pt.)	3	3	6	3	2	6	4	7	0	0	0	34
C. Wautoma	89	160	103	168	66	101	47	31	13	2	15	795
V. Coloma	21	34	26	31	20	23	22	5	3	0	2	187
V. Hancock	17	31	32	35	12	38	15	8	3	0	2	193
V. Lohrville	9	22	32	34	11	35	9	9	0	0	0	161
V. Plainfield	39	51	56	34	26	57	41	13	4	2	8	331
V. Redgranite	68	97	86	51	29	78	25	16	2	0	3	455
V. Wild Rose	31	53	62	55	20	24	26	16	11	0	5	303
T. Aurora	15	31	42	40	23	77	63	38	12	5	10	356
T. Bloomfield	22	38	61	54	20	78	44	42	4	8	11	382
T. Coloma	14	29	41	59	29	33	7	10	10	0	6	238
T. Dakota	36	74	97	73	30	80	52	27	7	0	9	485
T. Deerfield	23	26	36	39	28	52	24	18	9	4	7	266
T. Hancock	14	25	14	31	32	57	18	13	10	2	0	216
T. Leon	40	63	74	92	38	100	61	43	10	5	4	530
T. Marion	56	127	124	181	72	155	79	52	18	15	24	903
T. Mount Morris	27	74	71	70	44	62	53	48	18	5	9	481
T. Oasis	22	11	26	23	16	17	13	13	7	5	0	153
T. Plainfield	9	28	35	44	17	47	15	12	3	2	4	216
T. Poy Sippi	38	58	45	48	27	80	30	41	12	2	6	387
T. Richford	10	35	31	39	19	41	14	6	3	0	2	200
T. Rose	18	36	47	41	6	36	37	12	2	5	2	242
T. Saxeville	36	52	61	55	23	71	43	42	9	2	11	405
T. Springwater	50	109	98	90	50	78	52	48	11	10	20	616
T. Warren	29	26	32	44	27	40	25	25	2	0	2	252
T. Wautoma	43	80	63	84	40	92	50	42	18	0	13	525
Waushara County	779	1,373	1,401	1,518	727	1,558	869	637	201	74	175	9,312
Wisconsin	148,964	248,535	274,230	269,250	129,319	339,492	253,518	226,374	94,628	39,091	62,903	2,086,304

Source: U.S. Census, 2000.

Table B-18. Poverty Status, 1989

Jurisdiction	Total Persons		Total Persons Below Poverty		Total Families		Total Families Below Poverty	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	81	100.00%	0	0.00%	18	100.00%	0	0.00%
C. Wautoma	1,399	100.00%	301	21.52%	466	100.00%	64	13.73%
V. Coloma	340	100.00%	53	15.59%	108	100.00%	4	3.70%
V. Hancock	245	100.00%	120	48.98%	88	100.00%	23	26.14%
V. Lohrville	320	100.00%	52	16.25%	105	100.00%	14	13.33%
V. Plainfield	737	100.00%	103	13.98%	229	100.00%	25	10.92%
V. Redgranite	826	100.00%	160	19.37%	266	100.00%	27	10.15%
V. Wild Rose	587	100.00%	78	13.29%	171	100.00%	16	9.36%
T. Aurora	744	100.00%	75	10.08%	225	100.00%	13	5.78%
T. Bloomfield	827	100.00%	124	14.99%	255	100.00%	21	8.24%
T. Coloma	424	100.00%	51	12.03%	141	100.00%	11	7.80%
T. Dakota	872	100.00%	214	24.54%	320	100.00%	42	13.13%
T. Deerfield	414	100.00%	43	10.39%	140	100.00%	12	8.57%
T. Hancock	407	100.00%	54	13.27%	136	100.00%	13	9.56%
T. Leon	861	100.00%	132	15.33%	287	100.00%	27	9.41%
T. Marion	1,319	100.00%	159	12.05%	496	100.00%	39	7.86%
T. Mount Morris	680	100.00%	84	12.35%	250	100.00%	23	9.20%
T. Oasis	363	100.00%	18	4.96%	123	100.00%	7	5.69%
T. Plainfield	390	100.00%	129	33.08%	131	100.00%	25	19.08%
T. Poy Sippi	799	100.00%	123	15.39%	268	100.00%	28	10.45%
T. Richford	353	100.00%	130	36.83%	136	100.00%	31	22.79%
T. Rose	449	100.00%	53	11.80%	130	100.00%	8	6.15%
T. Saxeville	743	100.00%	59	7.94%	233	100.00%	13	5.58%
T. Springwater	884	100.00%	125	14.14%	324	100.00%	32	9.88%
T. Warren	478	100.00%	93	19.46%	173	100.00%	18	10.40%
T. Wautoma	979	100.00%	109	11.13%	342	100.00%	28	8.19%
Waushara County	16,521	100.00%	2,642	15.99%	5,561	100.00%	564	10.14%
Wisconsin	4,754,103	100.00%	508,545	10.70%	1,284,297	100.00%	97,466	7.59%

Source: U.S. Census, 1990.

Table B-19. Persons in Poverty by Age as a Share of the Total Population, 1989

Jurisdiction	Total Persons	Persons Under 18				Persons Under 65				Persons Age 65 and Older			
		Total Persons		Below Poverty		Total Persons		Below Poverty		Total Persons		Below Poverty	
		Number	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number
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-20. Poverty Status, 1999

Jurisdiction	Total Persons		Total Persons Below Poverty		Total Families		Total Families Below Poverty	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	68	100.00%	3	4.41%	22	100.00%	0	0.00%
C. Wautoma	1,793	100.00%	207	11.54%	430	100.00%	22	5.12%
V. Coloma	486	100.00%	81	16.67%	128	100.00%	16	12.50%
V. Hancock	485	100.00%	46	9.48%	122	100.00%	7	5.74%
V. Lohrville	415	100.00%	13	3.13%	123	100.00%	2	1.63%
V. Plainfield	850	100.00%	97	11.41%	231	100.00%	17	7.36%
V. Redgranite	1,069	100.00%	119	11.13%	269	100.00%	17	6.32%
V. Wild Rose	728	100.00%	48	6.59%	187	100.00%	8	4.28%
T. Aurora	978	100.00%	43	4.40%	282	100.00%	11	3.90%
T. Bloomfield	1,009	100.00%	82	8.13%	298	100.00%	17	5.70%
T. Coloma	690	100.00%	83	12.03%	195	100.00%	6	3.08%
T. Dakota	1,233	100.00%	153	12.41%	357	100.00%	27	7.56%
T. Deerfield	643	100.00%	45	7.00%	204	100.00%	14	6.86%
T. Hancock	542	100.00%	20	3.69%	148	100.00%	0	0.00%
T. Leon	1,273	100.00%	98	7.70%	385	100.00%	15	3.90%
T. Marion	2,031	100.00%	138	6.79%	655	100.00%	22	3.36%
T. Mount Morris	1,118	100.00%	82	7.33%	345	100.00%	20	5.80%
T. Oasis	410	100.00%	24	5.85%	113	100.00%	4	3.54%
T. Plainfield	569	100.00%	65	11.42%	147	100.00%	16	10.88%
T. Poy Sippi	977	100.00%	68	6.96%	287	100.00%	10	3.48%
T. Richford	568	100.00%	127	22.36%	158	100.00%	22	13.92%
T. Rose	584	100.00%	60	10.27%	182	100.00%	6	3.30%
T. Saxeville	967	100.00%	89	9.20%	312	100.00%	17	5.45%
T. Springwater	1,361	100.00%	114	8.38%	430	100.00%	24	5.58%
T. Warren	646	100.00%	49	7.59%	193	100.00%	6	3.11%
T. Wautoma	1,340	100.00%	130	9.70%	380	100.00%	20	5.26%
Waushara County	22,833	100.00%	2,084	9.13%	6,583	100.00%	346	5.26%
Wisconsin	5,211,603	100.00%	451,538	8.66%	1,386,815	100.00%	78,188	5.64%

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

Table B-21. Persons in Poverty by Age and as a Share of Total Population, 1999

Jurisdiction	Total Persons	Persons Under 18				Persons Under 65				Persons Age 65 and Older			
		Total Persons		Below Poverty		Total Persons		Below Poverty		Total Persons		Below Poverty	
	Number	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	68	12	17.6%	0	0.0%	56	82.4%	1	1.8%	12	17.6%	2	16.7%
C. Wautoma	1,793	459	25.6%	49	10.7%	1,405	78.4%	136	9.7%	388	21.6%	71	18.3%
V. Coloma	486	139	28.6%	34	24.5%	398	81.9%	65	16.3%	88	18.1%	16	18.2%
V. Hancock	485	142	29.3%	16	11.3%	401	82.7%	33	8.2%	84	17.3%	13	15.5%
V. Lohrville	415	102	24.6%	0	0.0%	327	78.8%	7	2.1%	88	21.2%	6	6.8%
V. Plainfield	850	244	28.7%	25	10.2%	714	84.0%	78	10.9%	136	16.0%	19	14.0%
V. Redgranite	1,069	264	24.7%	21	8.0%	839	78.5%	96	11.4%	230	21.5%	23	10.0%
V. Wild Rose	728	193	26.5%	8	4.1%	595	81.7%	31	5.2%	133	18.3%	17	12.8%
T. Aurora	978	247	25.3%	8	3.2%	861	88.0%	35	4.1%	117	12.0%	8	6.8%
T. Bloomfield	1,009	243	24.1%	24	9.9%	888	88.0%	69	7.8%	121	12.0%	13	10.7%
T. Coloma	690	106	15.4%	2	1.9%	487	70.6%	40	8.2%	203	29.4%	43	21.2%
T. Dakota	1,233	308	25.0%	71	23.1%	1,011	82.0%	145	14.3%	222	18.0%	8	3.6%
T. Deerfield	643	145	22.6%	6	4.1%	527	82.0%	38	7.2%	116	18.0%	7	6.0%
T. Hancock	542	124	22.9%	0	0.0%	468	86.3%	14	3.0%	74	13.7%	6	8.1%
T. Leon	1,273	265	20.8%	29	10.9%	1,054	82.8%	79	7.5%	219	17.2%	19	8.7%
T. Marion	2,031	375	18.5%	44	11.7%	1,547	76.2%	102	6.6%	484	23.8%	36	7.4%
T. Mount Morris	1,118	241	21.6%	24	10.0%	892	79.8%	73	8.2%	226	20.2%	9	4.0%
T. Oasis	410	109	26.6%	0	0.0%	344	83.9%	20	5.8%	66	16.1%	4	6.1%
T. Plainfield	569	164	28.8%	32	19.5%	511	89.8%	62	12.1%	58	10.2%	3	5.2%
T. Poy Sippi	977	247	25.3%	11	4.5%	820	83.9%	52	6.3%	157	16.1%	16	10.2%
T. Richford	568	176	31.0%	68	38.6%	481	84.7%	119	24.7%	87	15.3%	8	9.2%
T. Rose	584	112	19.2%	9	8.0%	478	81.8%	47	9.8%	106	18.2%	13	12.3%
T. Saxeville	967	216	22.3%	34	15.7%	800	82.7%	81	10.1%	167	17.3%	8	4.8%
T. Springwater	1,361	256	18.8%	34	13.3%	1,008	74.1%	85	8.4%	353	25.9%	29	8.2%
T. Warren	646	153	23.7%	7	4.6%	543	84.1%	34	6.3%	103	15.9%	15	14.6%
T. Wautoma	1,340	325	24.3%	28	8.6%	1,081	80.7%	80	7.4%	259	19.3%	50	19.3%
Waushara County	22,833	5,367	23.5%	584	10.9%	18,536	81.2%	1,622	8.8%	4,297	18.8%	462	10.8%
Wisconsin	5,211,603	1,342,950	25.8%	150,166	11.2%	4,548,790	87.3%	402,293	8.8%	662,813	12.7%	49,245	7.4%

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

Table B-22. Population Estimates, Waushara County 1970 to 2030

Minor Civil Division	Census 1970	Census 1980	Census 1990	Census 2000	ECWRPC 2005	ECWRPC 2010	ECWRPC 2015	ECWRPC 2020	ECWRPC 2025	ECWRPC 2030	Percent Change 2000 to 2030
C. Berlin (pt.)	41	91	67	83	86	89	91	92	93	93	12.53%
C. Wautoma	1,624	1,629	1,784	1,998	2,182	2,302	2,409	2,502	2,588	2,649	32.59%
V. Coloma	336	367	383	461	482	511	536	559	580	595	29.09%
V. Hancock	404	419	382	463	471	477	480	479	476	469	1.21%
V. Lohrville	213	336	368	408	425	436	443	447	450	449	9.94%
V. Plainfield	642	813	839	899	912	907	894	873	848	814	-9.46%
V. Redgranite	645	976	1,009	1,040	2,071	2,123	2,159	2,180	2,193	2,184	110.03%
V. Wild Rose	585	741	753	765	773	770	759	742	722	694	-9.26%
T. Aurora	802	890	846	971	1,092	1,139	1,178	1,210	1,238	1,255	29.20%
T. Bloomfield	798	931	922	1,018	1,068	1,076	1,074	1,064	1,050	1,025	0.65%
T. Coloma <sup>a</sup>	382	437	499	660	748	807	862	913	962	1,002	51.83%
T. Dakota	752	994	1,092	1,259	1,293	1,300	1,296	1,282	1,263	1,230	-2.33%
T. Deerfield	367	445	454	629	674	711	745	774	801	820	30.40%
T. Hancock	346	426	467	531	576	601	621	637	652	660	24.30%
T. Leon	651	844	992	1,281	1,435	1,528	1,612	1,687	1,758	1,812	41.46%
T. Marion	877	1,333	1,478	2,065	2,230	2,345	2,446	2,532	2,612	2,666	29.08%
T. Mount Morris	517	685	767	1,092	1,155	1,213	1,263	1,306	1,345	1,370	25.50%
T. Oasis	346	403	389	405	403	397	388	374	359	340	-15.99%
T. Plainfield	447	574	529	533	563	574	581	584	585	580	8.77%
T. Poy Sippi	823	913	929	972	994	993	982	964	941	908	-6.57%
T. Richford	322	404	455	588	627	658	686	709	731	746	26.79%
T. Rose	319	515	486	595	627	645	659	668	675	675	13.36%
T. Saxeville	612	776	846	974	1,026	1,059	1,084	1,102	1,116	1,119	14.88%
T. Springwater	584	924	1,011	1,389	1,460	1,519	1,566	1,604	1,637	1,653	19.02%
T. Warren	637	573	550	675	733	763	789	809	827	837	23.98%
T. Wautoma	723	1,087	1,088	1,312	1,380	1,406	1,420	1,424	1,423	1,407	7.26%
Waushara County <sup>a</sup>	14,795	18,526	19,385	23,066	25,483	26,349	27,024	27,518	27,925	28,051	21.61%

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

1015/04

Table B-23. Total Number of Households in Waushara County, 1970 to 2000

Minor Civil Division	1970		1980		1990		2000		1970 to 2000	
	No. HH	Persons per HH	Number	Percent						
C. Berlin (pt.)	15	2.73	31	2.94	22	3.05	36	2.31	21	140.00%
C. Wautoma	570	2.76	695	2.18	748	2.25	806	2.20	236	41.40%
V. Coloma	139	2.42	159	2.31	159	2.41	185	2.42	46	33.09%
V. Hancock	136	2.87	167	2.51	164	2.33	193	2.40	57	41.91%
V. Lohrville	62	3.15	127	2.65	142	2.59	168	2.43	106	170.97%
V. Plainfield	250	2.57	318	2.52	324	2.55	342	2.60	92	36.80%
V. Redgranite	231	2.79	367	2.66	421	2.40	440	2.30	209	90.48%
V. Wild Rose	224	2.61	275	2.45	309	2.15	312	2.26	88	39.29%
T. Aurora	239	3.36	303	2.94	296	2.86	352	2.76	113	47.28%
T. Bloomfield	223	3.58	301	3.09	315	2.93	383	2.65	160	71.75%
T. Coloma	114	3.35	145	3.01	181	2.76	254	2.51	140	122.81%
T. Dakota	238	3.16	379	2.62	411	2.66	493	2.55	255	107.14%
T. Deerfield	123	2.98	162	2.75	178	2.55	263	2.39	140	113.82%
T. Hancock	125	2.77	157	2.71	178	2.62	211	2.52	86	68.80%
T. Leon	215	3.03	315	2.68	397	2.50	539	2.38	324	150.70%
T. Marion	310	2.83	542	2.46	641	2.31	908	2.27	598	192.90%
T. Mount Morris	173	2.99	275	2.49	327	2.35	481	2.27	308	178.03%
T. Oasis	107	3.23	131	3.08	136	2.86	152	2.66	45	42.06%
T. Plainfield	144	3.10	191	2.99	191	2.77	198	2.69	54	37.50%
T. Poy Sippi	267	3.05	325	2.81	354	2.62	392	2.48	125	46.82%
T. Richford	90	3.58	139	2.91	150	3.03	190	3.09	100	111.11%
T. Rose	108	2.95	179	2.88	192	2.53	244	2.44	136	125.93%
T. Saxeville	194	3.15	273	2.84	316	2.68	393	2.48	199	102.58%
T. Springwater	205	2.85	365	2.53	434	2.33	617	2.25	412	200.98%
T. Warren	176	3.72	198	2.89	210	2.62	261	2.59	85	48.30%
T. Wautoma	232	3.12	385	2.82	420	2.59	523	2.46	291	125.43%
Waushara County	4,910	3.00	6,904	2.65	7,616	2.52	9,336	2.43	4,426	90.14%

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

Note: Corrections to 1990 pphh for T. Springwater and V. Wild Rose made on 11/27/06. Group quarter population for V. Wild Rose was incorrectly assigned to T. Springwater.

Table B-24. Estimated Households by MCD, Waushara County, 2000 to 2030

Minor Civil Division	2000		2005		2010		2015		2020		2025		2030	
	No. HH	Persons per HH												
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

# **ECONOMIC DEVELOPMENT APPENDICES**

Table C-1 Educational Attainment, 2000

Table C-2 Total Civilian Labor Force, 1990 and 2000

Table C-3 Employment Status, 16 Years and Older, 1990

Table C-4 Employment Status, 16 Years and Older, 2000

Table C-5 Location of Workplace, 1990 and 2000

Table C-6 Travel Time to Work, 1990

Table C-7 Travel Time to Work, 2000

Table C-8 Economic Development Organizations

Table C-1. Educational Attainment, 2000

Jurisdiction	Less than 9th Grade		9 - 12 Grade, No Diploma		High School Graduate		College				Total Persons Age 25 and Older		High School Graduation Rate	
	Number	Percent	Number	Percent	Number	Percent	1 - 3 Years		4 Years or More		Number	Percent	Number	Percent
							Number	Percent	Number	Percent				
C. Berlin (pt.)	1	1.85%	6	11.11%	24	44.44%	15	27.78%	8	14.81%	54	100.00%	47	87.04%
C. Wautoma	114	8.62%	206	15.58%	542	41.00%	269	20.35%	191	14.45%	1,322	100.00%	1,002	75.79%
V. Coloma	20	6.29%	45	14.15%	140	44.03%	90	28.30%	23	7.23%	318	100.00%	253	79.56%
V. Hancock	20	6.25%	77	24.06%	132	41.25%	68	21.25%	23	7.19%	320	100.00%	223	69.69%
V. Lohrville	20	6.76%	47	15.88%	167	56.42%	55	18.58%	7	2.36%	296	100.00%	229	77.36%
V. Plainfield	50	9.31%	105	19.55%	222	41.34%	90	16.76%	70	13.04%	537	100.00%	382	71.14%
V. Redgranite	63	8.69%	183	25.24%	289	39.86%	164	22.62%	26	3.59%	725	100.00%	479	66.07%
V. Wild Rose	43	7.89%	77	14.13%	209	38.35%	146	26.79%	70	12.84%	545	100.00%	425	77.98%
T. Aurora	38	5.73%	75	11.31%	275	41.48%	205	30.92%	70	10.56%	663	100.00%	550	82.96%
T. Bloomfield	45	6.47%	87	12.52%	344	49.50%	167	24.03%	52	7.48%	695	100.00%	563	81.01%
T. Coloma	56	10.22%	112	20.44%	186	33.94%	145	26.46%	49	8.94%	548	100.00%	380	69.34%
T. Dakota	78	9.33%	122	14.59%	349	41.75%	205	24.52%	82	9.81%	836	100.00%	636	76.08%
T. Deerfield	26	5.37%	69	14.26%	191	39.46%	134	27.69%	64	13.22%	484	100.00%	389	80.37%
T. Hancock	19	4.90%	38	9.79%	212	54.64%	57	14.69%	62	15.98%	388	100.00%	331	85.31%
T. Leon	63	6.64%	134	14.12%	410	43.20%	233	24.55%	109	11.49%	949	100.00%	752	79.24%
T. Marion	71	4.54%	168	10.74%	678	43.35%	408	26.09%	239	15.28%	1,564	100.00%	1,325	84.72%
T. Mount Morris	30	3.65%	88	10.69%	358	43.50%	209	25.39%	138	16.77%	823	100.00%	705	85.66%
T. Oasis	17	6.30%	52	19.26%	103	38.15%	67	24.81%	31	11.48%	270	100.00%	201	74.44%
T. Plainfield	14	3.76%	49	13.17%	180	48.39%	101	27.15%	28	7.53%	372	100.00%	309	83.06%
T. Poy Sippi	66	9.90%	66	9.90%	297	44.53%	160	23.99%	78	11.69%	667	100.00%	535	80.21%
T. Richford	68	19.05%	34	9.52%	149	41.74%	69	19.33%	37	10.36%	357	100.00%	255	71.43%
T. Rose	44	10.35%	56	13.18%	185	43.53%	95	22.35%	45	10.59%	425	100.00%	325	76.47%
T. Saxeville	37	5.17%	74	10.35%	333	46.57%	157	21.96%	114	15.94%	715	100.00%	604	84.48%
T. Springwater	29	2.78%	130	12.46%	495	47.46%	251	24.07%	138	13.23%	1,043	100.00%	884	84.76%
T. Warren	37	8.30%	78	17.49%	217	48.65%	91	20.40%	23	5.16%	446	100.00%	331	74.22%
T. Wautoma	65	6.86%	145	15.30%	347	36.60%	257	27.11%	134	14.14%	948	100.00%	738	77.85%
Waushara County	1,134	6.95%	2,323	14.24%	7,034	43.13%	3,908	23.96%	1,911	11.72%	16,310	100.00%	12,853	78.80%
Wisconsin	186,125	5.35%	332,292	9.56%	1,201,813	34.58%	976,375	28.09%	779,273	22.42%	3,475,878	100.00%	2,957,461	85.09%

Source: U.S. Census, 2000

Table C-2. Total Civilian Labor Force, 1990 and 2000

Jurisdiction	1990			2000			1990 to 2000 Change			1990 to 2000 Percent Change		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
C. Berlin (pt.)	38	24	14	45	20	25	7	-4	11	18.42%	-16.67%	78.57%
C. Wautoma	761	390	371	901	457	444	140	67	73	18.40%	17.18%	19.68%
V. Coloma	163	88	75	249	134	115	86	46	40	52.76%	52.27%	53.33%
V. Hancock	143	89	54	234	127	107	91	38	53	63.64%	42.70%	98.15%
V. Lohrville	178	103	75	193	106	87	15	3	12	8.43%	2.91%	16.00%
V. Plainfield	366	180	186	425	235	190	59	55	4	16.12%	30.56%	2.15%
V. Redgranite	396	200	196	489	242	247	93	42	51	23.48%	21.00%	26.02%
V. Wild Rose	295	144	151	351	170	181	56	26	30	18.98%	18.06%	19.87%
T. Aurora	420	247	173	565	311	254	145	64	81	34.52%	25.91%	46.82%
T. Bloomfield	469	292	177	512	290	222	43	-2	45	9.17%	-0.68%	25.42%
T. Coloma	242	135	107	386	200	186	144	65	79	59.50%	48.15%	73.83%
T. Dakota	477	267	210	598	320	278	121	53	68	25.37%	19.85%	32.38%
T. Deerfield	212	128	84	288	152	136	76	24	52	35.85%	18.75%	61.90%
T. Hancock	199	119	80	288	167	121	89	48	41	44.72%	40.34%	51.25%
T. Leon	457	264	193	686	374	312	229	110	119	50.11%	41.67%	61.66%
T. Marion	680	368	312	922	478	444	242	110	132	35.59%	29.89%	42.31%
T. Mount Morris	313	170	143	538	299	239	225	129	96	71.88%	75.88%	67.13%
T. Oasis	180	86	94	201	97	104	21	11	10	11.67%	12.79%	10.64%
T. Plainfield	220	127	93	277	145	132	57	18	39	25.91%	14.17%	41.94%
T. Poy Sippi	443	255	188	517	276	241	74	21	53	16.70%	8.24%	28.19%
T. Richford	195	116	79	257	156	101	62	40	22	31.79%	34.48%	27.85%
T. Rose	246	149	97	284	160	124	38	11	27	15.45%	7.38%	27.84%
T. Saxeville	390	219	171	483	276	207	93	57	36	23.85%	26.03%	21.05%
T. Springwater	464	256	208	615	347	268	151	91	60	32.54%	35.55%	28.85%
T. Warren	256	152	104	326	192	134	70	40	30	27.34%	26.32%	28.85%
T. Wautoma	514	306	208	649	331	318	135	25	110	26.26%	8.17%	52.88%
Waushara County	8,717	4,874	3,843	11,279	6,062	5,217	2,562	1,188	1,374	29.39%	24.37%	35.75%
Wisconsin	2,517,238	1,355,109	1,162,129	2,869,236	1,505,853	1,363,383	351,998	150,744	201,254	13.98%	11.12%	17.32%

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

Table C-3. Employment Status, 16 Years and Older, 1990

Jurisdiction	Total Civilian Labor Force			Employed Persons						Unemployed Persons					
				Total		Male		Female		Total		Male		Female	
	Total	Male	Female	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	38	24	14	38	100.00%	24	100.00%	14	100.00%	0	0.00%	0	0.00%	0	0.00%
C. Wautoma	761	390	371	704	92.51%	368	94.36%	336	90.57%	57	7.49%	22	5.64%	35	9.43%
V. Coloma	163	88	75	157	96.32%	86	97.73%	71	94.67%	6	3.68%	2	2.27%	4	5.33%
V. Hancock	143	89	54	121	84.62%	75	84.27%	46	85.19%	22	15.38%	14	15.73%	8	14.81%
V. Lohrville	178	103	75	161	90.45%	90	87.38%	71	94.67%	17	9.55%	13	12.62%	4	5.33%
V. Plainfield	366	180	186	334	91.26%	164	91.11%	170	91.40%	32	8.74%	16	8.89%	16	8.60%
V. Redgranite	396	200	196	334	84.34%	169	84.50%	165	84.18%	62	15.66%	31	15.50%	31	15.82%
V. Wild Rose	295	144	151	269	91.19%	125	86.81%	144	95.36%	26	8.81%	19	13.19%	7	4.64%
T. Aurora	420	247	173	388	92.38%	227	91.90%	161	93.06%	32	7.62%	20	8.10%	12	6.94%
T. Bloomfield	469	292	177	441	94.03%	272	93.15%	169	95.48%	28	5.97%	20	6.85%	8	4.52%
T. Coloma	242	135	107	225	92.98%	133	98.52%	92	85.98%	17	7.02%	2	1.48%	15	14.02%
T. Dakota	477	267	210	432	90.57%	236	88.39%	196	93.33%	45	9.43%	31	11.61%	14	6.67%
T. Deerfield	212	128	84	205	96.70%	123	96.09%	82	97.62%	7	3.30%	5	3.91%	2	2.38%
T. Hancock	199	119	80	173	86.93%	108	90.76%	65	81.25%	26	13.07%	11	9.24%	15	18.75%
T. Leon	457	264	193	431	94.31%	249	94.32%	182	94.30%	26	5.69%	15	5.68%	11	5.70%
T. Marion	680	368	312	648	95.29%	353	95.92%	295	94.55%	32	4.71%	15	4.08%	17	5.45%
T. Mount Morris	313	170	143	303	96.81%	162	95.29%	141	98.60%	10	3.19%	8	4.71%	2	1.40%
T. Oasis	180	86	94	169	93.89%	83	96.51%	86	91.49%	11	6.11%	3	3.49%	8	8.51%
T. Plainfield	220	127	93	202	91.82%	120	94.49%	82	88.17%	18	8.18%	7	5.51%	11	11.83%
T. Poy Sippi	443	255	188	407	91.87%	229	89.80%	178	94.68%	36	8.13%	26	10.20%	10	5.32%
T. Richford	195	116	79	185	94.87%	110	94.83%	75	94.94%	10	5.13%	6	5.17%	4	5.06%
T. Rose	246	149	97	231	93.90%	139	93.29%	92	94.85%	15	6.10%	10	6.71%	5	5.15%
T. Saxeville	390	219	171	367	94.10%	207	94.52%	160	93.57%	23	5.90%	12	5.48%	11	6.43%
T. Springwater	464	256	208	435	93.75%	233	91.02%	202	97.12%	29	6.25%	23	8.98%	6	2.88%
T. Warren	256	152	104	246	96.09%	146	96.05%	100	96.15%	10	3.91%	6	3.95%	4	3.85%
T. Wautoma	514	306	208	483	93.97%	283	92.48%	200	96.15%	31	6.03%	23	7.52%	8	3.85%
Waushara County	8,717	4,874	3,843	8,089	92.80%	4,514	92.61%	3,575	93.03%	628	7.20%	360	7.39%	268	6.97%
Wisconsin	2,517,238	1,355,109	1,162,129	2,386,439	94.80%	1,280,407	94.49%	1,106,032	95.17%	130,799	5.20%	74,702	5.51%	56,097	4.83%

Source: U.S. Census, 1990

Table C-4. Employment Status, 16 Years and Older, 2000

Jurisdiction	Total Civilian Labor Force			Employed Persons						Unemployed Persons					
	Total		Female	Male		Female		Total		Female	Male		Female		
	Total	Male		Number	Percent	Number	Percent	Number	Percent		Number	Percent	Number	Percent	Number
C. Berlin (pt.)	45	20	25	43	95.56%	20	100.00%	23	92.00%	2	4.44%	0	0.00%	2	8.00%
C. Wautoma	901	457	444	798	88.57%	412	90.15%	386	86.94%	103	11.43%	45	9.85%	58	13.06%
V. Coloma	249	134	115	218	87.55%	117	87.31%	101	87.83%	31	12.45%	17	12.69%	14	12.17%
V. Hancock	234	127	107	219	93.59%	120	94.49%	99	92.52%	15	6.41%	7	5.51%	8	7.48%
V. Lohrville	193	106	87	192	99.48%	106	100.00%	86	98.85%	1	0.52%	0	0.00%	1	1.15%
V. Plainfield	425	235	190	384	90.35%	210	89.36%	174	91.58%	41	9.65%	25	10.64%	16	8.42%
V. Redgranite	489	242	247	446	91.21%	227	93.80%	219	88.66%	43	8.79%	15	6.20%	28	11.34%
V. Wild Rose	351	170	181	335	95.44%	159	93.53%	176	97.24%	16	4.56%	11	6.47%	5	2.76%
T. Aurora	565	311	254	536	94.87%	287	92.28%	249	98.03%	29	5.13%	24	7.72%	5	1.97%
T. Bloomfield	512	290	222	483	94.34%	269	92.76%	214	96.40%	29	5.66%	21	7.24%	8	3.60%
T. Coloma	386	200	186	273	70.73%	149	74.50%	124	66.67%	113	29.27%	51	25.50%	62	33.33%
T. Dakota	598	320	278	560	93.65%	294	91.88%	266	95.68%	38	6.35%	26	8.13%	12	4.32%
T. Deerfield	288	152	136	276	95.83%	144	94.74%	132	97.06%	12	4.17%	8	5.26%	4	2.94%
T. Hancock	288	167	121	273	94.79%	155	92.81%	118	97.52%	15	5.21%	12	7.19%	3	2.48%
T. Leon	686	374	312	672	97.96%	366	97.86%	306	98.08%	14	2.04%	8	2.14%	6	1.92%
T. Marion	922	478	444	875	94.90%	449	93.93%	426	95.95%	47	5.10%	29	6.07%	18	4.05%
T. Mount Morris	538	299	239	525	97.58%	290	96.99%	235	98.33%	13	2.42%	9	3.01%	4	1.67%
T. Oasis	201	97	104	195	97.01%	93	95.88%	102	98.08%	6	2.99%	4	4.12%	2	1.92%
T. Plainfield	277	145	132	256	92.42%	135	93.10%	121	91.67%	21	7.58%	10	6.90%	11	8.33%
T. Poy Sippi	517	276	241	502	97.10%	264	95.65%	238	98.76%	15	2.90%	12	4.35%	3	1.24%
T. Richford	257	156	101	240	93.39%	144	92.31%	96	95.05%	17	6.61%	12	7.69%	5	4.95%
T. Rose	284	160	124	267	94.01%	147	91.88%	120	96.77%	17	5.99%	13	8.13%	4	3.23%
T. Saxeville	483	276	207	458	94.82%	253	91.67%	205	99.03%	25	5.18%	23	8.33%	2	0.97%
T. Springwater	615	347	268	595	96.75%	330	95.10%	265	98.88%	20	3.25%	17	4.90%	3	1.12%
T. Warren	326	192	134	311	95.40%	182	94.79%	129	96.27%	15	4.60%	10	5.21%	5	3.73%
T. Wautoma	649	331	318	598	92.14%	306	92.45%	292	91.82%	51	7.86%	25	7.55%	26	8.18%
Waushara County	11,279	6,062	5,217	10,530	93.36%	5,628	92.84%	4,902	93.96%	749	6.64%	434	7.16%	315	6.04%
Wisconsin	2,869,236	1,505,853	1,363,383	2,734,925	95.32%	1,428,493	94.86%	1,306,432	95.82%	134,311	4.68%	77,360	5.14%	56,951	4.18%

Source: U.S. Census, 2000

Table C-5 Location of Workplace, 1990 and 2000

Location of Workplace	Town of Poy Sippi				Waushara County			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Worked in Waushara County	158	39.30%	146	29.44%	4,683	58.71%	5,398	52.47%
City of Wautoma	11	2.74%	4	0.81%	1,320	16.55%	1,661	16.15%
Remainder of Waushara County	147	36.57%	142	28.63%	3,363	42.16%	3,737	36.32%
Worked in Adams County	0	0.00%	0	0.00%	43	0.54%	105	1.02%
Worked in Portage County	0	0.00%	2	0.40%	317	3.97%	505	4.91%
City of Stevens Point	0	0.00%	2	0.40%	119	1.49%	250	2.43%
Remainder of Portage County	0	0.00%	0	0.00%	198	2.48%	255	2.48%
Worked in Waupaca County	17	4.23%	14	2.82%	561	7.03%	654	6.36%
Worked in Appleton-Oshkosh MSA	125	31.09%	188	37.90%	797	9.99%	1,490	14.48%
City of Appleton	7	1.74%	16	3.23%	60	0.75%	145	1.41%
City of Oshkosh	73	18.16%	85	17.14%	421	5.28%	686	6.67%
City of Neenah	11	2.74%	13	2.62%	66	0.83%	115	1.12%
Remainder of Calumet County	0	0.00%	0	0.00%	2	0.03%	3	0.03%
Remainder of Outagamie County	5	1.24%	25	5.04%	71	0.89%	188	1.83%
Remainder of Winnebago County	29	7.21%	49	9.88%	177	2.22%	353	3.43%
Worked in Green Lake County	84	20.90%	109	21.98%	781	9.79%	926	9.00%
City of Berlin	72	17.91%	76	15.32%	634	7.95%	696	6.77%
Remainder of Green Lake County	12	2.99%	33	6.65%	147	1.84%	230	2.24%
Worked in Green Bay, WI, SMSA	0	0.00%	0	0.00%	13	0.16%	35	0.34%
City of Green Bay	0	0.00%	0	0.00%	7	0.09%	14	0.14%
Remainder of Green Bay, WI, SMSA	0	0.00%	0	0.00%	6	0.08%	21	0.20%
Worked in Marquette County	0	0.00%	2	0.40%	205	2.57%	317	3.08%
Worked in Wood County	0	0.00%	4	0.81%	102	1.28%	91	0.88%
Worked in Fond du Lac County	17	4.23%	17	3.43%	197	2.47%	277	2.69%
Worked in Wausau, WI, SMSA	0	0.00%	0	0.00%	15	0.19%	19	0.18%
Worked Elsewhere	1	0.25%	14	2.82%	263	3.30%	471	4.58%
Place of Work Not Reported		0.00%		0.00%				
Total Employed Persons	402	100.00%	496	100.00%	7,977	100.00%	10,288	100.00%

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

Table C-6. 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				
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent			
C. Berlin (pt.)	0	0.00%	16	42.11%	9	23.68%	0	0.00%	3	7.89%	6	15.79%	0	0.00%	4	10.53%	0	0.00%	38
C. Wautoma	104	15.14%	229	33.33%	91	13.25%	52	7.57%	45	6.55%	54	7.86%	57	8.30%	20	2.91%	35	5.09%	687
V. Coloma	25	16.78%	21	14.09%	8	5.37%	19	12.75%	31	20.81%	20	13.42%	7	4.70%	8	5.37%	10	6.71%	149
V. Hancock	21	17.36%	21	17.36%	20	16.53%	13	10.74%	16	13.22%	9	7.44%	8	6.61%	7	5.79%	6	4.96%	121
V. Lohrville	16	10.06%	21	13.21%	9	5.66%	19	11.95%	26	16.35%	29	18.24%	23	14.47%	8	5.03%	8	5.03%	159
V. Plainfield	26	7.93%	98	29.88%	39	11.89%	16	4.88%	45	13.72%	78	23.78%	16	4.88%	2	0.61%	8	2.44%	328
V. Redgranite	23	7.08%	37	11.38%	28	8.62%	49	15.08%	66	20.31%	67	20.62%	35	10.77%	5	1.54%	15	4.62%	325
V. Wild Rose	43	16.54%	82	31.54%	12	4.62%	28	10.77%	47	18.08%	13	5.00%	14	5.38%	10	3.85%	11	4.23%	260
T. Aurora	35	8.97%	59	15.13%	64	16.41%	44	11.28%	62	15.90%	68	17.44%	18	4.62%	11	2.82%	29	7.44%	390
T. Bloomfield	25	5.72%	15	3.43%	36	8.24%	64	14.65%	66	15.10%	69	15.79%	47	10.76%	14	3.20%	101	23.11%	437
T. Coloma	23	10.22%	40	17.78%	24	10.67%	27	12.00%	35	15.56%	32	14.22%	13	5.78%	11	4.89%	20	8.89%	225
T. Dakota	39	9.18%	64	15.06%	70	16.47%	48	11.29%	57	13.41%	50	11.76%	33	7.76%	20	4.71%	44	10.35%	425
T. Deerfield	17	8.50%	15	7.50%	21	10.50%	39	19.50%	21	10.50%	19	9.50%	14	7.00%	12	6.00%	42	21.00%	200
T. Hancock	11	6.36%	24	13.87%	29	16.76%	18	10.40%	14	8.09%	45	26.01%	2	1.16%	13	7.51%	17	9.83%	173
T. Leon	12	2.80%	13	3.03%	44	10.26%	51	11.89%	115	26.81%	76	17.72%	51	11.89%	39	9.09%	28	6.53%	429
T. Marion	37	5.75%	96	14.91%	114	17.70%	88	13.66%	88	13.66%	61	9.47%	43	6.68%	88	13.66%	29	4.50%	644
T. Mount Morris	4	1.36%	13	4.41%	79	26.78%	65	22.03%	34	11.53%	21	7.12%	24	8.14%	25	8.47%	30	10.17%	295
T. Oasis	19	11.24%	19	11.24%	15	8.88%	25	14.79%	13	7.69%	34	20.12%	10	5.92%	4	2.37%	30	17.75%	169
T. Plainfield	12	6.00%	42	21.00%	26	13.00%	19	9.50%	32	16.00%	38	19.00%	5	2.50%	13	6.50%	13	6.50%	200
T. Poy Sippi	32	7.96%	26	6.47%	9	2.24%	59	14.68%	69	17.16%	118	29.35%	37	9.20%	11	2.74%	41	10.20%	402
T. Richford	12	6.49%	18	9.73%	17	9.19%	31	16.76%	33	17.84%	11	5.95%	9	4.86%	21	11.35%	33	17.84%	185
T. Rose	8	3.49%	29	12.66%	37	16.16%	47	20.52%	35	15.28%	11	4.80%	8	3.49%	32	13.97%	22	9.61%	229
T. Saxeville	7	1.92%	21	5.77%	21	5.77%	50	13.74%	103	28.30%	65	17.86%	30	8.24%	22	6.04%	45	12.36%	364
T. Springwater	22	5.13%	75	17.48%	57	13.29%	35	8.16%	102	23.78%	39	9.09%	33	7.69%	29	6.76%	37	8.62%	429
T. Warren	20	8.33%	30	12.50%	16	6.67%	30	12.50%	44	18.33%	39	16.25%	25	10.42%	13	5.42%	23	9.58%	240
T. Wautoma	52	10.97%	142	29.96%	85	17.93%	47	9.92%	42	8.86%	24	5.06%	19	4.01%	36	7.59%	27	5.70%	474
Waushara County	645	8.09%	1,266	15.87%	980	12.29%	983	12.32%	1,244	15.59%	1,096	13.74%	581	7.28%	478	5.99%	704	8.83%	7,977
Wisconsin	130,968	5.57%	386,108	16.43%	439,464	18.70%	398,660	16.97%	443,436	18.87%	282,678	12.03%	83,031	3.53%	71,179	3.03%	114,167	4.86%	2,349,691

Source: U.S. Census, 1990

Table C-7. 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				
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent			
C. Berlin (pt.)	8	18.60%	9	20.93%	5	11.63%	2	4.65%	4	9.30%	6	13.95%	0	0.00%	9	20.93%	0	0.00%	43
C. Wautoma	137	17.34%	222	28.10%	98	12.41%	55	6.96%	54	6.84%	121	15.32%	31	3.92%	52	6.58%	20	2.53%	790
V. Coloma	29	13.81%	26	12.38%	10	4.76%	32	15.24%	42	20.00%	42	20.00%	4	1.90%	9	4.29%	16	7.62%	210
V. Hancock	21	10.14%	14	6.76%	32	15.46%	15	7.25%	50	24.15%	50	24.15%	6	2.90%	15	7.25%	4	1.93%	207
V. Lohrville	2	1.05%	32	16.84%	8	4.21%	13	6.84%	47	24.74%	17	8.95%	32	16.84%	34	17.89%	5	2.63%	190
V. Plainfield	45	12.00%	66	17.60%	50	13.33%	21	5.60%	64	17.07%	88	23.47%	21	5.60%	6	1.60%	14	3.73%	375
V. Redgranite	23	5.35%	61	14.19%	24	5.58%	69	16.05%	60	13.95%	87	20.23%	60	13.95%	31	7.21%	15	3.49%	430
V. Wild Rose	39	12.19%	81	25.31%	38	11.88%	34	10.63%	59	18.44%	13	4.06%	15	4.69%	25	7.81%	16	5.00%	320
T. Aurora	18	3.45%	40	7.66%	84	16.09%	43	8.24%	98	18.77%	157	30.08%	32	6.13%	26	4.98%	24	4.60%	522
T. Bloomfield	16	3.41%	40	8.53%	23	4.90%	54	11.51%	65	13.86%	121	25.80%	70	14.93%	26	5.54%	54	11.51%	469
T. Coloma	34	12.83%	31	11.70%	18	6.79%	35	13.21%	51	19.25%	36	13.58%	13	4.91%	28	10.57%	19	7.17%	265
T. Dakota	30	5.44%	90	16.33%	104	18.87%	53	9.62%	68	12.34%	80	14.52%	57	10.34%	48	8.71%	21	3.81%	551
T. Deerfield	14	5.11%	27	9.85%	52	18.98%	44	16.06%	28	10.22%	45	16.42%	17	6.20%	21	7.66%	26	9.49%	274
T. Hancock	6	2.21%	25	9.23%	41	15.13%	25	9.23%	53	19.56%	67	24.72%	12	4.43%	21	7.75%	21	7.75%	271
T. Leon	10	1.51%	31	4.68%	47	7.09%	75	11.31%	142	21.42%	143	21.57%	111	16.74%	67	10.11%	37	5.58%	663
T. Marion	56	6.57%	107	12.54%	148	17.35%	100	11.72%	149	17.47%	95	11.14%	72	8.44%	98	11.49%	28	3.28%	853
T. Mount Morris	8	1.60%	44	8.80%	92	18.40%	73	14.60%	78	15.60%	59	11.80%	60	12.00%	65	13.00%	21	4.20%	500
T. Oasis	10	5.26%	31	16.32%	13	6.84%	38	20.00%	34	17.89%	25	13.16%	14	7.37%	13	6.84%	12	6.32%	190
T. Plainfield	7	2.85%	52	21.14%	34	13.82%	22	8.94%	35	14.23%	67	27.24%	3	1.22%	15	6.10%	11	4.47%	246
T. Poy Sippi	33	6.65%	30	6.05%	12	2.42%	44	8.87%	99	19.96%	164	33.06%	58	11.69%	28	5.65%	28	5.65%	496
T. Richford	14	6.11%	17	7.42%	31	13.54%	22	9.61%	40	17.47%	28	12.23%	16	6.99%	22	9.61%	39	17.03%	229
T. Rose	0	0.00%	41	15.71%	52	19.92%	39	14.94%	39	14.94%	40	15.33%	10	3.83%	18	6.90%	22	8.43%	261
T. Saxeville	18	3.95%	22	4.82%	30	6.58%	50	10.96%	103	22.59%	98	21.49%	50	10.96%	66	14.47%	19	4.17%	456
T. Springwater	37	6.38%	70	12.07%	47	8.10%	74	12.76%	111	19.14%	62	10.69%	52	8.97%	73	12.59%	54	9.31%	580
T. Warren	12	3.91%	16	5.21%	55	17.92%	29	9.45%	39	12.70%	70	22.80%	33	10.75%	26	8.47%	27	8.79%	307
T. Wautoma	66	11.19%	151	25.59%	103	17.46%	45	7.63%	42	7.12%	68	11.53%	37	6.27%	52	8.81%	26	4.41%	590
Waushara County	693	6.74%	1,376	13.37%	1,251	12.16%	1,106	10.75%	1,654	16.08%	1,849	17.97%	886	8.61%	894	8.69%	579	5.63%	10,288
Wisconsin	135,194	5.02%	398,697	14.82%	476,569	17.71%	440,637	16.38%	531,628	19.76%	369,375	13.73%	120,028	4.46%	113,181	4.21%	105,395	3.92%	2,690,704

Source: U.S. Census, 2000

Table C-8. Economic Development Organizations

<b>Organization Name</b>	<b>Structure</b>	<b>Funding</b>	<b>Focus Audience</b>	<b>Focus Area</b>	<b>Current Activities</b>	<b>Anticipated Activities</b>
<a href="#"><b>Berlin Business Improvement District</b></a>  (920) 361-3636	Staff and Volunteers	Properties in Business Improvement District / City of Berlin	commercial businesses / businesses located in Business Improvement District	Business Improvement District (Downtown)	business recruitment and retention / facade improvements / special events / promotion	business recruitment and retention / facade improvements / special events / promotion / joint ventures with Berlin Chamber
<a href="#"><b>Berlin Chamber of Commerce</b></a>  (920) 361-3636	Staff and Volunteers	Membership Dues	commercial and industrial businesses	Berlin Area	business recruitment and retention / group insurance / tourism / networking / special events	business recruitment and retention / group insurance / tourism / networking / special events / joint ventures with Berlin BID
<a href="#"><b>Berlin Community Development Corporation</b></a>  (920) 361-5430	Staff and Volunteer Board of Directors	City of Berlin / State / Federal	startup, recruited and existing businesses	City of Berlin	revolving loan for matching amounts / business development programs / business recruitment / business retention / lease - purchase option on build-to-suit facilities / market industrial park sites in the City of Berlin	revolving loan for matching amounts / business development programs / business recruitment / business retention / lease - purchase option on build-to-suit facilities / market industrial park sites in the City of Berlin
<b>Bureau of Migrant Services</b>  (920) 787-3338	Staff	State	migrant workers and employers of migrant workers	Region	regulatory and technical assistance for migrant workers and their employers	regulatory and technical assistance for migrant workers and their employers
<a href="#"><b>CAP Services</b></a>  (920) 787-7461	Staff	Community Development Block Grants / County / Service Fees	startup businesses for low to moderate income individuals / recruit businesses which employ or could employ low & moderate income individuals	Region	micro business incubator / micro business recruitment / business startup counseling / revolving loan fund for smaller amounts (\$100-\$7,500) / industrial property development	micro business incubator / micro business recruitment / micro business startup counseling / revolving loan fund for smaller amounts (\$100-\$30,000) / industrial property development
<a href="#"><b>Coloma Industrial Development Corporation</b></a>  (715) 228-4167	Volunteers	Village of Coloma / State / Donations	business interested in access to I-39 and industrial park	Coloma	business recruitment for industrial park	business recruitment / industrial park development
<a href="#"><b>Farm Service Agency - Waushara County</b></a>  (608) 296-2819	Staff	Federal - USDA	agricultural businesses	Waushara County	provide loans to farmers / administrator all federal farm programs / information distribution	provide loans to farmers / administrator all federal farm programs / information distribution

Table C-8. Economic Development Organizations

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
<a href="#"><u>Fox Valley Technical College</u></a> (920) 787-3319	Staff	Area Taxes / Tuition and Fees	secondary & postsecondary students / business & industry with training needs / community & individuals interested in self-enrichment activities	Region	on-campus, video, internet, and correspondence, courses towards a degree / continuing education / customized training / career counseling	degree attainable in Wautoma / specific training for local businesses / specific community & self-enrichment activities
<a href="#"><u>Experience Works</u></a> (920) 787-0484	Staff	Federal - Dept. of Labor thru. Older Americans Act	seniors (Individuals age 55 and over)	Region	develop employment opportunities for seniors / job placement for seniors	develop employment opportunities for seniors / job placement for seniors
<a href="#"><u>Highway 21 Corridor Project</u></a>	Volunteers	7 Towns, Villages, & Cities along Highway 21 / GEM Grant	tourists, commercial businesses and municipalities along Highway 21 or with in 8 miles of Highway 21	7 participating Municipalities & Towns along or with in 8 miles of Hwy 21	joint tourism promotion	joint tourism promotion
<a href="#"><u>Village of Hancock</u></a> (715) 249-5521	Village Board	Village of Hancock	commercial and industrial businesses	Village of Hancock	business recruitment and retention	business recruitment and retention
<a href="#"><u>Village of Plainfield</u></a> (715) 335-6707	Village Board	Village of Plainfield	commercial and industrial businesses	Village of Plainfield	business recruitment and retention	business recruitment and retention
<a href="#"><u>Redgranite Economic Development Committee</u></a> (920) 566-2381	Volunteers	Village of Redgranite / Private Donations	small to midsize commercial and industrial businesses	Village of Redgranite	2 TIF districts / business recruitment / business retention	land use planning / downtown rehab / TIF districts / business recruitment / business retention
<a href="#"><u>Tri-County Regional Economic Development Corporation</u></a> (920) 382-0963	Staff and Volunteers	Green Lake, Marquette, and Waushara County Economic Development Corporations/ Private Donations	commercial and industrial businesses	Green Lake, Marquette, and Waushara Counties	work with public and private entities / promotes and advocates for the three county region / business recruitment / business retention / assistance for existing and future businesses in the region	work with public and private entities / promotes and advocates for the three county region / business recruitment / business retention / assistance for existing and future businesses in the region

Table C-8. Economic Development Organizations

<b>Organization Name</b>	<b>Structure</b>	<b>Funding</b>	<b>Focus Audience</b>	<b>Focus Area</b>	<b>Current Activities</b>	<b>Anticipated Activities</b>
<a href="#"><u>UW Extension - Waushara County</u></a> (920) 787-0416	Staff	Waushara County / State / Federal	individuals, groups, schools, and local government	Waushara County	educational programs based on university research, knowledge, & resources to address community, natural resources, economic development, agricultural, youth, & family issues	educational programs based on university research, knowledge, & resources to address community, natural resources, economic development, agricultural, youth, & family issues
<a href="#"><u>Waushara Area Chamber of Commerce</u></a> (920) 787-3488	Staff and Volunteers	Membership Dues	county businesses and member businesses	Waushara County	tourism promotion / economic development programs / business networking	tourism promotion / economic development programs / business networking
<a href="#"><u>Waushara Convention and Visitors Bureau</u></a> (920) 787-3488	Staff and Volunteers	Waushara Area Chamber of Commerce	County businesses and organizations	Waushara County	tourism promotion	tourism promotion
<a href="#"><u>Waushara County Economic Development Corporation</u></a> (920) 787-6500	Volunteer Board of Directors	Community Development Block Grant / State / County	startup, recruited and existing businesses which employ or could employ a number of new or local residents	Waushara County	revolving loan for larger amounts (\$20,000-\$750,000) / community profiles	coordinate economic development efforts in the county / revolving loan for larger amounts (\$20,000-\$750,000) / community profiles / business retention and expansion assistance / macro business recruitment
<a href="#"><u>Waushara County Farm Bureau</u></a> (920) 787-4664	Staff	Membership Dues	agricultural businesses	Waushara County	advocate for farms / agricultural education	advocate for farms / agricultural education
<a href="#"><u>Waushara County Office of the Wisconsin Job Center</u></a> (920) 787-3338	Staff	Waushara County / State / Federal	businesses looking for employees / people looking for employment	Waushara County & State	resume and application assistance for job seekers / job placement services / apprenticeship programs / public assistance programs / labor market information / GED and HSED program / training for special populations	advise job center on activities / direct W-2 program activities / employment application assistance / job placement services / employee recruitment for businesses
<a href="#"><u>Wautoma Industrial Development Corporation</u></a> (920) 787-4044	Volunteers	City of Wautoma	commercial and industrial businesses	City of Wautoma	business recruitment and follow up contact for City of Wautoma industrial parks	business recruitment and follow up contact for City of Wautoma industrial parks

Table C-8. Economic Development Organizations

<b>Organization Name</b>	<b>Structure</b>	<b>Funding</b>	<b>Focus Audience</b>	<b>Focus Area</b>	<b>Current Activities</b>	<b>Anticipated Activities</b>
<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](http://www.uwex.edu/ces/cty/waushara/cnred/ed/organizations.html)

# **HOUSING APPENDICES**

- Table D-1 Occupied Dwelling Units by Age, 1990
- Table D-2 Occupied Dwelling Units by Age, 2000
- Table D-3 Total Dwelling Units by Structural Type, 1990
- Table D-4 Total Dwelling Units by Structural Type, 2000
- Table D-5 Occupancy Status, 1990
- Table D-6 Occupancy Status, 2000
- Table D-7 Total Vacancy Status, 1990
- Table D-8 Total Vacancy Status, 2000
- Table D-9 Owner-Occupied Housing Stock Value, 2000
- Table D-10 Households Paying a Disproportionate Share of Their Income for Housing
- Table D-11 Plumbing Facilities by Occupants Per Room, 2000
- Table D-12 Housing Stress Index
- Table D-13 Waushara County Composite Index, 2000

Table D-1. Occupied Dwelling Units by Age, 1990

Jurisdiction	Less Than 5 Years		6-10 yrs		11-20 yrs		21-30 yrs		31-40 yrs		40+ yrs		Total Occupied Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	0	0.00%	0	0.00%	9	39.13%	0	0.00%	4	17.39%	10	43.48%	23	100.00%
C. Wautoma	45	6.02%	79	10.56%	129	17.25%	108	14.44%	86	11.50%	301	40.24%	748	100.00%
V. Coloma	2	1.32%	8	5.30%	38	25.17%	14	9.27%	16	10.60%	73	48.34%	151	100.00%
V. Hancock	5	3.21%	7	4.49%	28	17.95%	19	12.18%	11	7.05%	86	55.13%	156	100.00%
V. Lohrville	9	6.12%	22	14.97%	56	38.10%	13	8.84%	17	11.56%	30	20.41%	147	100.00%
V. Plainfield	12	3.58%	33	9.85%	65	19.40%	21	6.27%	38	11.34%	166	49.55%	335	100.00%
V. Redgranite	46	11.08%	29	6.99%	107	25.78%	54	13.01%	17	4.10%	162	39.04%	415	100.00%
V. Wild Rose	41	13.76%	22	7.38%	43	14.43%	28	9.40%	30	10.07%	134	44.97%	298	100.00%
T. Aurora	15	5.23%	12	4.18%	57	19.86%	48	16.72%	38	13.24%	117	40.77%	287	100.00%
T. Bloomfield	16	4.89%	27	8.26%	89	27.22%	27	8.26%	11	3.36%	157	48.01%	327	100.00%
T. Coloma	13	6.95%	30	16.04%	52	27.81%	13	6.95%	4	2.14%	75	40.11%	187	100.00%
T. Dakota	30	7.30%	48	11.68%	163	39.66%	70	17.03%	22	5.35%	78	18.98%	411	100.00%
T. Deerfield	27	15.52%	13	7.47%	44	25.29%	19	10.92%	3	1.72%	68	39.08%	174	100.00%
T. Hancock	23	12.64%	18	9.89%	50	27.47%	15	8.24%	14	7.69%	62	34.07%	182	100.00%
T. Leon	32	8.10%	33	8.35%	135	34.18%	37	9.37%	33	8.35%	125	31.65%	395	100.00%
T. Marion	47	7.33%	100	15.60%	235	36.66%	75	11.70%	34	5.30%	150	23.40%	641	100.00%
T. Mount Morris	26	7.90%	44	13.37%	88	26.75%	32	9.73%	41	12.46%	98	29.79%	329	100.00%
T. Oasis	11	7.69%	22	15.38%	34	23.78%	0	0.00%	11	7.69%	65	45.45%	143	100.00%
T. Plainfield	15	7.85%	18	9.42%	41	21.47%	32	16.75%	32	16.75%	53	27.75%	191	100.00%
T. Poy Sippi	8	2.26%	26	7.34%	83	23.45%	28	7.91%	29	8.19%	180	50.85%	354	100.00%
T. Richford	17	10.63%	15	9.38%	51	31.88%	4	2.50%	6	3.75%	67	41.88%	160	100.00%
T. Rose	7	3.78%	32	17.30%	52	28.11%	17	9.19%	7	3.78%	70	37.84%	185	100.00%
T. Saxeville	24	7.89%	37	12.17%	74	24.34%	33	10.86%	24	7.89%	112	36.84%	304	100.00%
T. Springwater	48	11.06%	61	14.06%	136	31.34%	61	14.06%	47	10.83%	81	18.66%	434	100.00%
T. Warren	23	10.50%	20	9.13%	49	22.37%	14	6.39%	15	6.85%	98	44.75%	219	100.00%
T. Wautoma	29	6.90%	48	11.43%	139	33.10%	38	9.05%	41	9.76%	125	29.76%	420	100.00%
Waushara County	571	7.50%	804	10.56%	2,047	26.88%	820	10.77%	631	8.29%	2,743	36.02%	7,616	100.00%
Wisconsin	198,198	12.00%	177,085	10.72%	263,431	15.94%	243,835	14.76%	166,000	10.05%	603,712	36.54%	1,652,261	100.00%

Source: U.S. Census, 1990

Table D-2. Occupied Dwelling Units by Age, 2000

Jurisdiction	Less Than 5 Years		6-10 yrs		11-20 yrs		21-30 yrs		31-40 yrs		40+ yrs		Total Occupied Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	15	45.45%	0	0.00%	0	0.00%	4	12.12%	3	9.09%	11	33.33%	33	100.00%
C. Wautoma	48	6.02%	31	3.88%	114	14.29%	163	20.43%	76	9.52%	366	45.86%	798	100.00%
V. Coloma	10	5.38%	19	10.22%	19	10.22%	33	17.74%	7	3.76%	98	52.69%	186	100.00%
V. Hancock	30	15.63%	34	17.71%	19	9.90%	15	7.81%	5	2.60%	89	46.35%	192	100.00%
V. Lohrville	4	2.42%	13	7.88%	32	19.39%	54	32.73%	13	7.88%	49	29.70%	165	100.00%
V. Plainfield	15	4.53%	13	3.93%	23	6.95%	44	13.29%	30	9.06%	206	62.24%	331	100.00%
V. Redgranite	37	8.24%	32	7.13%	41	9.13%	100	22.27%	26	5.79%	213	47.44%	449	100.00%
V. Wild Rose	48	15.34%	8	2.56%	34	10.86%	32	10.22%	15	4.79%	176	56.23%	313	100.00%
T. Aurora	42	11.80%	20	5.62%	23	6.46%	41	11.52%	43	12.08%	187	52.53%	356	100.00%
T. Bloomfield	59	15.53%	42	11.05%	26	6.84%	52	13.68%	31	8.16%	170	44.74%	380	100.00%
T. Coloma	42	17.21%	24	9.84%	35	14.34%	60	24.59%	22	9.02%	61	25.00%	244	100.00%
T. Dakota	45	9.16%	42	8.55%	76	15.48%	139	28.31%	52	10.59%	137	27.90%	491	100.00%
T. Deerfield	47	18.08%	30	11.54%	29	11.15%	46	17.69%	15	5.77%	93	35.77%	260	100.00%
T. Hancock	35	16.06%	17	7.80%	42	19.27%	31	14.22%	10	4.59%	83	38.07%	218	100.00%
T. Leon	86	16.14%	46	8.63%	82	15.38%	103	19.32%	55	10.32%	161	30.21%	533	100.00%
T. Marion	125	13.71%	95	10.42%	166	18.20%	238	26.10%	55	6.03%	233	25.55%	912	100.00%
T. Mount Morris	64	13.20%	73	15.05%	85	17.53%	85	17.53%	28	5.77%	150	30.93%	485	100.00%
T. Oasis	17	10.76%	7	4.43%	22	13.92%	28	17.72%	18	11.39%	66	41.77%	158	100.00%
T. Plainfield	17	8.21%	18	8.70%	23	11.11%	39	18.84%	39	18.84%	71	34.30%	207	100.00%
T. Poy Sippi	21	5.38%	19	4.87%	27	6.92%	63	16.15%	24	6.15%	236	60.51%	390	100.00%
T. Richford	26	13.27%	25	12.76%	28	14.29%	46	23.47%	3	1.53%	68	34.69%	196	100.00%
T. Rose	49	20.50%	13	5.44%	28	11.72%	49	20.50%	16	6.69%	84	35.15%	239	100.00%
T. Saxeville	46	11.47%	30	7.48%	58	14.46%	82	20.45%	29	7.23%	156	38.90%	401	100.00%
T. Springwater	85	13.89%	39	6.37%	113	18.46%	152	24.84%	54	8.82%	169	27.61%	612	100.00%
T. Warren	33	12.64%	24	9.20%	33	12.64%	43	16.48%	35	13.41%	93	35.63%	261	100.00%
T. Wautoma	49	9.32%	67	12.74%	86	16.35%	99	18.82%	41	7.79%	184	34.98%	526	100.00%
Waushara County	1,095	11.73%	781	8.37%	1,264	13.54%	1,841	19.72%	745	7.98%	3,610	38.67%	9,336	100.00%
Wisconsin	188,002	9.02%	153,270	7.35%	222,167	10.66%	355,484	17.05%	247,765	11.89%	917,856	44.03%	2,084,544	100.00%

Source: U.S. Census, 2000

Table D-3. Total Dwelling Units by Structural Type, 1990

Jurisdiction	Single Family Units		2 to 4 Units		5 or More Units		Mobile Home, Trailer or Other		Total Housing Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	26	96.30%	0	0.00%	0	0.00%	1	3.70%	27	100.00%
C. Wautoma	584	71.66%	121	14.85%	78	9.57%	32	3.93%	815	100.00%
V. Coloma	151	77.04%	8	4.08%	25	12.76%	12	6.12%	196	100.00%
V. Hancock	187	80.60%	3	1.29%	0	0.00%	42	18.10%	232	100.00%
V. Lohrville	99	56.90%	1	0.57%	0	0.00%	74	42.53%	174	100.00%
V. Plainfield	301	81.35%	31	8.38%	16	4.32%	22	5.95%	370	100.00%
V. Redgranite	327	68.99%	28	5.91%	12	2.53%	107	22.57%	474	100.00%
V. Wild Rose	229	66.76%	26	7.58%	59	17.20%	29	8.45%	343	100.00%
T. Aurora	295	87.02%	12	3.54%	0	0.00%	32	9.44%	339	100.00%
T. Bloomfield	356	85.58%	11	2.64%	0	0.00%	49	11.78%	416	100.00%
T. Coloma	338	75.62%	5	1.12%	0	0.00%	104	23.27%	447	100.00%
T. Dakota	425	65.08%	18	2.76%	1	0.15%	209	32.01%	653	100.00%
T. Deerfield	306	85.00%	4	1.11%	0	0.00%	50	13.89%	360	100.00%
T. Hancock	319	93.55%	0	0.00%	1	0.29%	21	6.16%	341	100.00%
T. Leon	665	82.00%	5	0.62%	0	0.00%	141	17.39%	811	100.00%
T. Marion	1,219	86.03%	14	0.99%	0	0.00%	184	12.99%	1,417	100.00%
T. Mount Morris	753	86.85%	9	1.04%	2	0.23%	103	11.88%	867	100.00%
T. Oasis	245	94.59%	0	0.00%	0	0.00%	14	5.41%	259	100.00%
T. Plainfield	174	76.32%	4	1.75%	0	0.00%	50	21.93%	228	100.00%
T. Poy Sippi	349	83.29%	9	2.15%	19	4.53%	42	10.02%	419	100.00%
T. Richford	212	86.89%	2	0.82%	0	0.00%	30	12.30%	244	100.00%
T. Rose	246	78.34%	2	0.64%	1	0.32%	65	20.70%	314	100.00%
T. Saxeville	524	89.57%	7	1.20%	0	0.00%	54	9.23%	585	100.00%
T. Springwater	880	79.42%	6	0.54%	0	0.00%	222	20.04%	1,108	100.00%
T. Warren	196	67.12%	2	0.68%	0	0.00%	94	32.19%	292	100.00%
T. Wautoma	460	89.32%	11	2.14%	0	0.00%	44	8.54%	515	100.00%
Waushara County	9,866	80.57%	339	2.77%	214	1.75%	1,827	14.92%	12,246	100.00%
Wisconsin	1,392,610	67.74%	277,221	13.48%	256,616	12.48%	129,327	6.29%	2,055,774	100.00%

Source: U.S. Census, 1990

Table D-4. Total Dwelling Units by Structural Type, 2000

Jurisdiction	Single Family Units		2 to 4 Units		5 or More Units		Mobile Home, Trailer or Other		Total Housing Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	17	48.57%	3	8.57%	15	42.86%	0	0.00%	35	100.00%
C. Wautoma	583	67.40%	104	12.02%	142	16.42%	36	4.16%	865	100.00%
V. Coloma	173	84.39%	1	0.49%	12	5.85%	19	9.27%	205	100.00%
V. Hancock	197	76.36%	1	0.39%	13	5.04%	47	18.22%	258	100.00%
V. Lohrville	99	54.10%	7	3.83%	0	0.00%	77	42.08%	183	100.00%
V. Plainfield	298	82.78%	26	7.22%	21	5.83%	15	4.17%	360	100.00%
V. Redgranite	360	71.57%	22	4.37%	23	4.57%	98	19.48%	503	100.00%
V. Wild Rose	253	73.55%	21	6.10%	35	10.17%	35	10.17%	344	100.00%
T. Aurora	349	89.72%	9	2.31%	0	0.00%	31	7.97%	389	100.00%
T. Bloomfield	414	90.99%	13	2.86%	0	0.00%	28	6.15%	455	100.00%
T. Coloma	423	86.86%	2	0.41%	0	0.00%	62	12.73%	487	100.00%
T. Dakota	495	71.95%	13	1.89%	3	0.44%	177	25.73%	688	100.00%
T. Deerfield	447	90.85%	4	0.81%	0	0.00%	41	8.33%	492	100.00%
T. Hancock	348	92.31%	3	0.80%	0	0.00%	26	6.90%	377	100.00%
T. Leon	750	88.13%	0	0.00%	0	0.00%	101	11.87%	851	100.00%
T. Marion	1,456	88.78%	12	0.73%	0	0.00%	172	10.49%	1,640	100.00%
T. Mount Morris	911	91.28%	4	0.40%	2	0.20%	81	8.12%	998	100.00%
T. Oasis	260	98.11%	0	0.00%	0	0.00%	5	1.89%	265	100.00%
T. Plainfield	206	85.12%	6	2.48%	0	0.00%	30	12.40%	242	100.00%
T. Poy Sippi	374	86.37%	20	4.62%	26	6.00%	13	3.00%	433	100.00%
T. Richford	254	90.39%	2	0.71%	2	0.71%	23	8.19%	281	100.00%
T. Rose	267	78.30%	0	0.00%	0	0.00%	74	21.70%	341	100.00%
T. Saxeville	554	90.67%	8	1.31%	0	0.00%	49	8.02%	611	100.00%
T. Springwater	991	69.84%	8	0.56%	2	0.14%	418	29.46%	1,419	100.00%
T. Warren	235	70.36%	5	1.50%	0	0.00%	94	28.14%	334	100.00%
T. Wautoma	574	93.94%	9	1.47%	0	0.00%	28	4.58%	611	100.00%
Waushara County	11,288	82.59%	303	2.22%	296	2.17%	1,780	13.02%	13,667	100.00%
Wisconsin	1,609,407	69.34%	281,936	12.15%	325,633	14.03%	104,168	4.49%	2,321,144	100.00%

Source: U.S. Census, 2000

Table D-5.Occupancy Status, 1990

Jurisdiction	Total Occupied Housing Units		Owner-Occupied Units		Renter Occupied Units		Vacant Housing Units		Total Housing Units
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
C. Berlin (pt.)	22	81.48%	19	70.37%	3	11.11%	5	18.52%	27
C. Wautoma	748	91.78%	474	58.16%	274	33.62%	67	8.22%	815
V. Coloma	159	81.12%	107	54.59%	52	26.53%	37	18.88%	196
V. Hancock	164	70.69%	127	54.74%	37	15.95%	68	29.31%	232
V. Lohrville	142	81.61%	118	67.82%	24	13.79%	32	18.39%	174
V. Plainfield	324	87.57%	227	61.35%	97	26.22%	46	12.43%	370
V. Redgranite	421	88.82%	324	68.35%	97	20.46%	53	11.18%	474
V. Wild Rose	309	90.09%	183	53.35%	126	36.73%	34	9.91%	343
T. Aurora	296	87.32%	249	73.45%	47	13.86%	43	12.68%	339
T. Bloomfield	315	75.72%	263	63.22%	52	12.50%	101	24.28%	416
T. Coloma	181	40.49%	152	34.00%	29	6.49%	266	59.51%	447
T. Dakota	411	62.94%	322	49.31%	89	13.63%	242	37.06%	653
T. Deerfield	178	49.44%	158	43.89%	20	5.56%	182	50.56%	360
T. Hancock	178	52.20%	151	44.28%	27	7.92%	163	47.80%	341
T. Leon	397	48.95%	349	43.03%	48	5.92%	414	51.05%	811
T. Marion	641	45.24%	575	40.58%	66	4.66%	776	54.76%	1417
T. Mount Morris	327	37.72%	288	33.22%	39	4.50%	540	62.28%	867
T. Oasis	136	52.51%	117	45.17%	19	7.34%	123	47.49%	259
T. Plainfield	191	83.77%	148	64.91%	43	18.86%	37	16.23%	228
T. Poy Sippi	354	84.49%	274	65.39%	80	19.09%	65	15.51%	419
T. Richford	150	61.48%	135	55.33%	15	6.15%	94	38.52%	244
T. Rose	192	61.15%	162	51.59%	30	9.55%	122	38.85%	314
T. Saxeville	316	54.02%	265	45.30%	51	8.72%	269	45.98%	585
T. Springwater	434	39.17%	381	34.39%	53	4.78%	674	60.83%	1108
T. Warren	210	71.92%	179	61.30%	31	10.62%	82	28.08%	292
T. Wautoma	420	81.55%	369	71.65%	51	9.90%	95	18.45%	515
Waushara County	7,616	62.19%	6,116	49.94%	1,500	12.25%	4,630	37.81%	12,246
Wisconsin	1,822,118	88.63%	1,215,350	59.12%	606,768	29.52%	233,656	11.37%	2,055,774

Source: U.S. Census, 1990

Table D-6. Occupancy Status, 2000

Jurisdiction	Total Occupied Housing Units		Owner-Occupied Units		Renter Occupied Units		Vacant Housing Units		Total Housing Units
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
C. Berlin (pt.)	36	90.00%	17	42.50%	19	47.50%	4	10.00%	40
C. Wautoma	806	91.90%	452	51.54%	354	40.36%	71	8.10%	877
V. Coloma	185	93.91%	133	67.51%	52	26.40%	12	6.09%	197
V. Hancock	193	75.98%	141	55.51%	52	20.47%	61	24.02%	254
V. Lohrville	168	87.50%	156	81.25%	12	6.25%	24	12.50%	192
V. Plainfield	342	91.69%	239	64.08%	103	27.61%	31	8.31%	373
V. Redgranite	440	89.25%	315	63.89%	125	25.35%	53	10.75%	493
V. Wild Rose	312	92.04%	209	61.65%	103	30.38%	27	7.96%	339
T. Aurora	352	91.67%	318	82.81%	34	8.85%	32	8.33%	384
T. Bloomfield	383	84.36%	342	75.33%	41	9.03%	71	15.64%	454
T. Coloma	254	50.80%	218	43.60%	36	7.20%	246	49.20%	500
T. Dakota	493	71.14%	430	62.05%	63	9.09%	200	28.86%	693
T. Deerfield	263	54.00%	245	50.31%	18	3.70%	224	46.00%	487
T. Hancock	211	54.95%	184	47.92%	27	7.03%	173	45.05%	384
T. Leon	539	63.34%	503	59.11%	36	4.23%	312	36.66%	851
T. Marion	908	55.71%	834	51.17%	74	4.54%	722	44.29%	1,630
T. Mount Morris	481	48.39%	431	43.36%	50	5.03%	513	51.61%	994
T. Oasis	152	58.91%	134	51.94%	18	6.98%	106	41.09%	258
T. Plainfield	198	86.09%	169	73.48%	29	12.61%	32	13.91%	230
T. Poy Sippi	392	89.91%	323	74.08%	69	15.83%	44	10.09%	436
T. Richford	190	67.62%	168	59.79%	22	7.83%	91	32.38%	281
T. Rose	244	69.12%	220	62.32%	24	6.80%	109	30.88%	353
T. Saxeville	393	64.43%	355	58.20%	38	6.23%	217	35.57%	610
T. Springwater	617	43.45%	553	38.94%	64	4.51%	803	56.55%	1420
T. Warren	261	78.14%	233	69.76%	28	8.38%	73	21.86%	334
T. Wautoma	523	86.73%	476	78.94%	47	7.79%	80	13.27%	603
Waushara County	9,336	68.31%	7,798	57.06%	1,538	11.25%	4,331	31.69%	13,667
Wisconsin	2,084,544	89.81%	1,426,361	61.45%	658,183	28.36%	236,600	10.19%	2,321,144

Source: U.S. Census, 2000

D-7. Total Vacancy Status, 1990

Jurisdiction	For Rent		For Sale		Seasonal Units		Other		Total Vacant Units	Vacancy Rates	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		Homeowne	Rental
C. Berlin (pt.)	1	20.00%	3	60.00%	0	0.00%	1	20.00%	5	15.79%	33.33%
C. Wautoma	16	23.88%	9	13.43%	15	22.39%	27	40.30%	67	1.90%	5.84%
V. Coloma	11	29.73%	4	10.81%	8	21.62%	14	37.84%	37	3.74%	21.15%
V. Hancock	6	8.82%	4	5.88%	49	72.06%	9	13.24%	68	3.15%	16.22%
V. Lohrville	0	0.00%	0	0.00%	27	84.38%	5	15.63%	32	0.00%	0.00%
V. Plainfield	19	41.30%	10	21.74%	3	6.52%	14	30.43%	46	4.41%	19.59%
V. Redgranite	4	7.55%	10	18.87%	19	35.85%	20	37.74%	53	3.09%	4.12%
V. Wild Rose	17	50.00%	6	17.65%	5	14.71%	6	17.65%	34	3.28%	13.49%
T. Aurora	6	13.95%	3	6.98%	27	62.79%	7	16.28%	43	1.20%	12.77%
T. Bloomfield	4	3.96%	4	3.96%	84	83.17%	9	8.91%	101	1.52%	7.69%
T. Coloma	3	1.13%	5	1.88%	244	91.73%	14	5.26%	266	3.29%	10.34%
T. Dakota	10	4.13%	17	7.02%	193	79.75%	22	9.09%	242	5.28%	11.24%
T. Deerfield	1	0.55%	5	2.75%	161	88.46%	15	8.24%	182	3.16%	5.00%
T. Hancock	1	0.61%	3	1.84%	156	95.71%	3	1.84%	163	1.99%	3.70%
T. Leon	2	0.48%	6	1.45%	368	88.89%	38	9.18%	414	1.72%	4.17%
T. Marion	1	0.13%	25	3.22%	725	93.43%	25	3.22%	776	4.35%	1.52%
T. Mount Morris	10	1.85%	7	1.30%	502	92.96%	21	3.89%	540	2.43%	25.64%
T. Oasis	0	0.00%	2	1.63%	102	82.93%	19	15.45%	123	1.71%	0.00%
T. Plainfield	1	2.70%	1	2.70%	28	75.68%	7	18.92%	37	0.68%	2.33%
T. Poy Sippi	3	4.62%	4	6.15%	41	63.08%	17	26.15%	65	1.46%	3.75%
T. Richford	2	2.13%	3	3.19%	71	75.53%	18	19.15%	94	2.22%	13.33%
T. Rose	1	0.82%	2	1.64%	28	22.95%	91	74.59%	122	1.23%	3.33%
T. Saxeville	1	0.37%	4	1.49%	244	90.71%	20	7.43%	269	1.51%	1.96%
T. Springwater	6	0.89%	10	1.48%	643	95.40%	15	2.23%	674	2.62%	11.32%
T. Warren	0	0.00%	0	0.00%	74	90.24%	8	9.76%	82	0.00%	0.00%
T. Wautoma	2	2.11%	6	6.32%	69	72.63%	18	18.95%	95	1.63%	3.92%
Waushara County	128	2.76%	153	3.30%	3,886	83.93%	463	10.00%	4,630	2.50%	8.53%
Wisconsin	29,795	12.75%	14,692	6.29%	150,761	64.52%	38,408	16.44%	233,656	1.20%	4.70%

Source: U.S. Census, 1990

D-8. Total Vacancy Status, 2000

Jurisdiction	For Rent		For Sale		Seasonal Units		Other		Total Vacant Units	Vacancy Rates	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		Homeowner	Rental
C. Berlin (pt.)	2	50.00%	0	0.00%	0	0.00%	2	50.00%	4	0.00%	10.53%
C. Wautoma	31	43.66%	9	12.68%	8	11.27%	23	32.39%	71	1.99%	8.76%
V. Coloma	2	16.67%	0	0.00%	6	50.00%	4	33.33%	12	0.00%	3.85%
V. Hancock	3	4.92%	4	6.56%	53	86.89%	1	1.64%	61	2.84%	5.77%
V. Lohrville	0	0.00%	7	29.17%	11	45.83%	6	25.00%	24	4.49%	0.00%
V. Plainfield	7	22.58%	7	22.58%	8	25.81%	9	29.03%	31	2.93%	6.80%
V. Redgranite	7	13.21%	12	22.64%	14	26.42%	20	37.74%	53	3.81%	5.60%
V. Wild Rose	12	44.44%	5	18.52%	5	18.52%	5	18.52%	27	2.39%	11.65%
T. Aurora	2	6.25%	3	9.38%	21	65.63%	6	18.75%	32	0.94%	5.88%
T. Bloomfield	2	2.82%	3	4.23%	53	74.65%	13	18.31%	71	0.88%	4.88%
T. Coloma	0	0.00%	2	0.81%	206	83.74%	38	15.45%	246	0.92%	0.00%
T. Dakota	4	2.00%	12	6.00%	144	72.00%	40	20.00%	200	2.79%	6.35%
T. Deerfield	0	0.00%	7	3.13%	206	91.96%	11	4.91%	224	2.86%	0.00%
T. Hancock	2	1.16%	3	1.73%	156	90.17%	12	6.94%	173	1.63%	7.41%
T. Leon	0	0.00%	10	3.21%	289	92.63%	13	4.17%	312	1.99%	0.00%
T. Marion	6	0.83%	21	2.91%	653	90.44%	42	5.82%	722	2.52%	8.11%
T. Mount Morris	3	0.58%	6	1.17%	468	91.23%	36	7.02%	513	1.39%	6.00%
T. Oasis	0	0.00%	2	1.89%	97	91.51%	7	6.60%	106	1.49%	0.00%
T. Plainfield	2	6.25%	5	15.63%	18	56.25%	7	21.88%	32	2.96%	6.90%
T. Poy Sippi	6	13.64%	3	6.82%	19	43.18%	16	36.36%	44	0.93%	8.70%
T. Richford	3	3.30%	0	0.00%	72	79.12%	16	17.58%	91	0.00%	13.64%
T. Rose	1	0.92%	2	1.83%	94	86.24%	12	11.01%	109	0.91%	4.17%
T. Saxeville	1	0.46%	4	1.84%	209	96.31%	3	1.38%	217	1.13%	2.63%
T. Springwater	1	0.12%	11	1.37%	772	96.14%	19	2.37%	803	1.99%	1.56%
T. Warren	0	0.00%	2	2.74%	48	65.75%	23	31.51%	73	0.86%	0.00%
T. Wautoma	7	8.75%	7	8.75%	63	78.75%	3	3.75%	80	1.47%	14.89%
Waushara County	104	2.40%	147	3.39%	3,693	85.27%	387	8.94%	4,331	1.89%	6.76%
Wisconsin	38,714	16.57%	17,172	7.35%	142,313	60.91%	35,457	15.17%	233,656	1.20%	5.60%

Source: U.S. Census, 2000

D-9. Owner-Occupied Housing Stock Value, 2000

Jurisdiction	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 or More	Specified owner-occupied units	1990 Median Housing Value	2000 Median Housing Value
C. Berlin (pt.)	0	2	2	0	6	0	0	10	\$48,800	\$208,300
C. Wautoma	105	283	20	9	0	0	0	417	\$40,800	\$60,700
V. Coloma	21	81	11	4	0	0	0	117	\$35,600	\$67,900
V. Hancock	44	54	15	0	0	0	0	113	\$26,300	\$56,900
V. Lohrville	19	46	15	0	0	0	0	80	\$28,800	\$66,700
V. Plainfield	60	110	34	6	0	0	0	210	\$37,700	\$64,200
V. Redgranite	88	117	18	0	2	0	0	225	\$33,300	\$59,100
V. Wild Rose	54	104	21	5	2	1	0	187	\$37,900	\$60,100
T. Aurora	18	80	50	14	13	0	0	175	\$55,200	\$94,800
T. Bloomfield	10	68	61	13	6	0	0	158	\$46,300	\$100,600
T. Coloma	16	37	24	10	2	0	0	89	\$50,000	\$85,000
T. Dakota	17	116	57	15	13	2	0	220	\$51,300	\$92,100
T. Deerfield	9	46	57	15	14	2	0	143	\$50,400	\$109,600
T. Hancock	8	48	34	8	3	0	0	101	\$48,200	\$96,100
T. Leon	21	153	59	29	15	0	0	277	\$43,400	\$88,100
T. Marion	39	234	161	95	65	22	3	619	\$57,600	\$111,400
T. Mount Morris	11	117	56	36	45	7	0	272	\$53,500	\$108,000
T. Oasis	6	52	16	2	0	3	0	79	\$48,500	\$79,200
T. Plainfield	26	49	18	15	2	0	0	110	\$46,600	\$67,900
T. Poy Sippi	32	126	36	5	0	2	0	201	\$41,400	\$78,300
T. Richford	10	39	21	0	2	0	0	72	\$40,600	\$79,100
T. Rose	11	64	22	0	3	0	0	100	\$50,000	\$82,400
T. Saxeville	23	72	60	17	20	9	4	205	\$52,700	\$104,500
T. Springwater	14	114	68	55	42	12	2	307	\$61,100	\$119,300
T. Warren	7	55	14	11	0	0	2	89	\$45,500	\$91,300
T. Wautoma	29	168	83	20	7	2	0	309	\$52,100	\$91,500
Waushara County	698	2,435	1,033	384	262	62	11	4,885	\$45,300	\$85,100
Wisconsin	73,450	396,893	343,993	173,519	95,163	30,507	8,942	1,122,467	\$62,100	\$112,200

Source: U.S. Census, 2000

D-10. Households Paying a Disproportionate Share of their Income for Housing

	Households for which owner costs are not affordable				Number of Households in Sample		Households for which renter costs are not affordable				Number of Households in Sample	
	1989		1999				1989		1999			
	Number	Percent	Number	Percent	1989	1999	Number	Percent	Number	Percent	1989	1999
C. Berlin (pt.)	0	n.a.	4	40.00%	16	10	0	n.a.	6	37.50%	0	16
C. Wautoma	87	20.71%	59	14.15%	420	417	102	37.50%	90	26.32%	272	342
V. Coloma	13	13.83%	31	26.50%	94	117	18	37.50%	10	20.83%	48	48
V. Hancock	36	34.29%	18	15.93%	105	113	13	32.50%	12	22.22%	40	54
V. Lohrville	9	14.06%	12	15.00%	64	80	5	20.83%	6	54.55%	24	11
V. Plainfield	28	12.79%	31	14.76%	219	210	33	36.67%	23	22.12%	90	104
V. Redgranite	30	14.15%	51	22.67%	212	225	30	31.91%	40	31.75%	94	126
V. Wild Rose	19	13.01%	25	13.37%	146	187	79	59.40%	17	17.71%	133	96
T. Aurora	21	17.80%	18	10.29%	118	175	7	25.00%	6	20.00%	28	30
T. Bloomfield	19	18.45%	41	25.95%	103	158	12	27.27%	5	20.00%	44	25
T. Coloma	21	30.88%	22	24.72%	68	89	13	56.52%	2	7.69%	23	26
T. Dakota	29	18.95%	36	16.36%	153	220	28	35.00%	6	10.53%	80	57
T. Deerfield	4	5.80%	30	20.98%	69	143	2	13.33%	0	0.00%	15	13
T. Hancock	15	17.65%	24	23.76%	85	101	10	52.63%	1	4.76%	19	21
T. Leon	45	26.95%	65	23.47%	167	277	7	21.88%	6	20.00%	32	30
T. Marion	73	18.25%	122	19.71%	400	619	12	21.05%	19	30.65%	57	62
T. Mount Morris	19	10.38%	85	31.25%	183	272	9	30.00%	12	26.09%	30	46
T. Oasis	10	19.61%	21	26.58%	51	79	1	10.00%	4	21.05%	10	19
T. Plainfield	12	17.39%	28	25.45%	69	110	5	17.86%	6	26.09%	28	23
T. Poy Sippi	32	19.88%	48	23.88%	161	201	24	34.78%	16	28.57%	69	56
T. Richford	16	34.04%	7	9.72%	47	72	0	0.00%	2	25.00%	12	8
T. Rose	4	9.09%	16	16.00%	44	100	4	23.53%	5	23.81%	17	21
T. Saxeville	22	16.67%	42	20.49%	132	205	2	9.09%	4	15.38%	22	26
T. Springwater	30	15.87%	48	15.64%	189	307	8	19.05%	9	15.79%	42	57
T. Warren	6	9.84%	15	16.85%	61	89	8	61.54%	6	20.00%	13	30
T. Wautoma	37	15.81%	64	20.71%	234	309	12	29.27%	11	28.21%	41	39
Waushara County	637	17.65%	963	19.71%	3,610	4,885	444	34.61%	324	23.38%	1,283	1,386
Wisconsin	140,026	15.08%	199,967	17.81%	928,494	1,122,467	209,438	35.96%	207,242	32.30%	582,371	641,672

Source: U.S. Census, 1990 and 2000

Table D-11. Plumbing Facilities by Occupants Per Room, 2000

Jurisdiction	1 or Fewer Persons per Room				More than 1 Persons per Room				Total Occupied
	Units Not Lacking	Units Lacking	Total Units	Units Not Lacking	Units Lacking	Total Units	Units Not Lacking	Units Lacking	
C. Berlin (pt.)	33 100.00%	0 0.00%	33 100.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	33
C. Wautoma	773 96.87%	0 0.00%	773 96.87%	25 3.13%	0 0.00%	25 3.13%	0 0.00%	25 3.13%	798
V. Coloma	175 94.09%	2 1.08%	177 95.16%	9 4.84%	0 0.00%	9 4.84%	0 0.00%	9 4.84%	186
V. Hancock	180 93.75%	0 0.00%	180 93.75%	12 6.25%	0 0.00%	12 6.25%	0 0.00%	12 6.25%	192
V. Lohrville	165 100.00%	0 0.00%	165 100.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	165
V. Plainfield	321 96.98%	0 0.00%	321 96.98%	10 3.02%	0 0.00%	10 3.02%	0 0.00%	10 3.02%	331
V. Redgranite	442 98.44%	0 0.00%	442 98.44%	7 1.56%	0 0.00%	7 1.56%	0 0.00%	7 1.56%	449
V. Wild Rose	310 99.04%	0 0.00%	310 99.04%	3 0.96%	0 0.00%	3 0.96%	0 0.00%	3 0.96%	313
T. Aurora	352 98.88%	0 0.00%	352 98.88%	4 1.12%	0 0.00%	4 1.12%	0 0.00%	4 1.12%	356
T. Bloomfield	370 97.37%	5 1.32%	375 98.68%	5 1.32%	0 0.00%	5 1.32%	0 0.00%	5 1.32%	380
T. Coloma	234 95.90%	5 2.05%	239 97.95%	5 2.05%	0 0.00%	5 2.05%	0 0.00%	5 2.05%	244
T. Dakota	470 95.72%	0 0.00%	470 95.72%	21 4.28%	0 0.00%	21 4.28%	0 0.00%	21 4.28%	491
T. Deerfield	254 97.69%	0 0.00%	254 97.69%	6 2.31%	0 0.00%	6 2.31%	0 0.00%	6 2.31%	260
T. Hancock	215 98.62%	0 0.00%	215 98.62%	3 1.38%	0 0.00%	3 1.38%	0 0.00%	3 1.38%	218
T. Leon	521 97.75%	3 0.56%	524 98.31%	9 1.69%	0 0.00%	9 1.69%	0 0.00%	9 1.69%	533
T. Marion	891 97.70%	9 0.99%	900 98.68%	12 1.32%	0 0.00%	12 1.32%	0 0.00%	12 1.32%	912
T. Mount Morris	482 99.38%	3 0.62%	485 100.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	485
T. Oasis	158 100.00%	0 0.00%	158 100.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	158
T. Plainfield	195 94.20%	4 1.93%	199 96.14%	5 2.42%	3 1.45%	8 3.86%	3 1.45%	8 3.86%	207
T. Poy Sippi	390 100.00%	0 0.00%	390 100.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	0 0.00%	390
T. Richford	180 91.84%	3 1.53%	183 93.37%	9 4.59%	4 2.04%	13 6.63%	4 2.04%	13 6.63%	196
T. Rose	226 94.56%	7 2.93%	233 97.49%	6 2.51%	0 0.00%	6 2.51%	0 0.00%	6 2.51%	239
T. Saxeville	397 99.00%	0 0.00%	397 99.00%	4 1.00%	0 0.00%	4 1.00%	0 0.00%	4 1.00%	401
T. Springwater	605 98.86%	1 0.16%	606 99.02%	4 0.65%	2 0.33%	6 0.98%	2 0.33%	6 0.98%	612
T. Warren	248 95.02%	5 1.92%	253 96.93%	8 3.07%	0 0.00%	8 3.07%	0 0.00%	8 3.07%	261
T. Wautoma	504 95.82%	6 1.14%	510 96.96%	16 3.04%	0 0.00%	16 3.04%	0 0.00%	16 3.04%	526
Waushara County	9,091 97.38%	53 0.57%	9,144 97.94%	183 1.96%	9 0.10%	192 2.06%	9 0.10%	192 2.06%	9,336
Wisconsin	2,025,159 97.15%	9,312 0.45%	2,034,471 97.60%	48,737 2.34%	1,336 0.06%	50,073 2.40%	1,336 0.06%	50,073 2.40%	2,084,544

Source: U.S. Census, 2000

Table D-12. Housing Stress Index

Variables	Variable Weighting Score	Concentration Weight			
		1% to 10% of Units	11% to 25% of Units	26% to 50% of Units	Greater than 50% of units
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

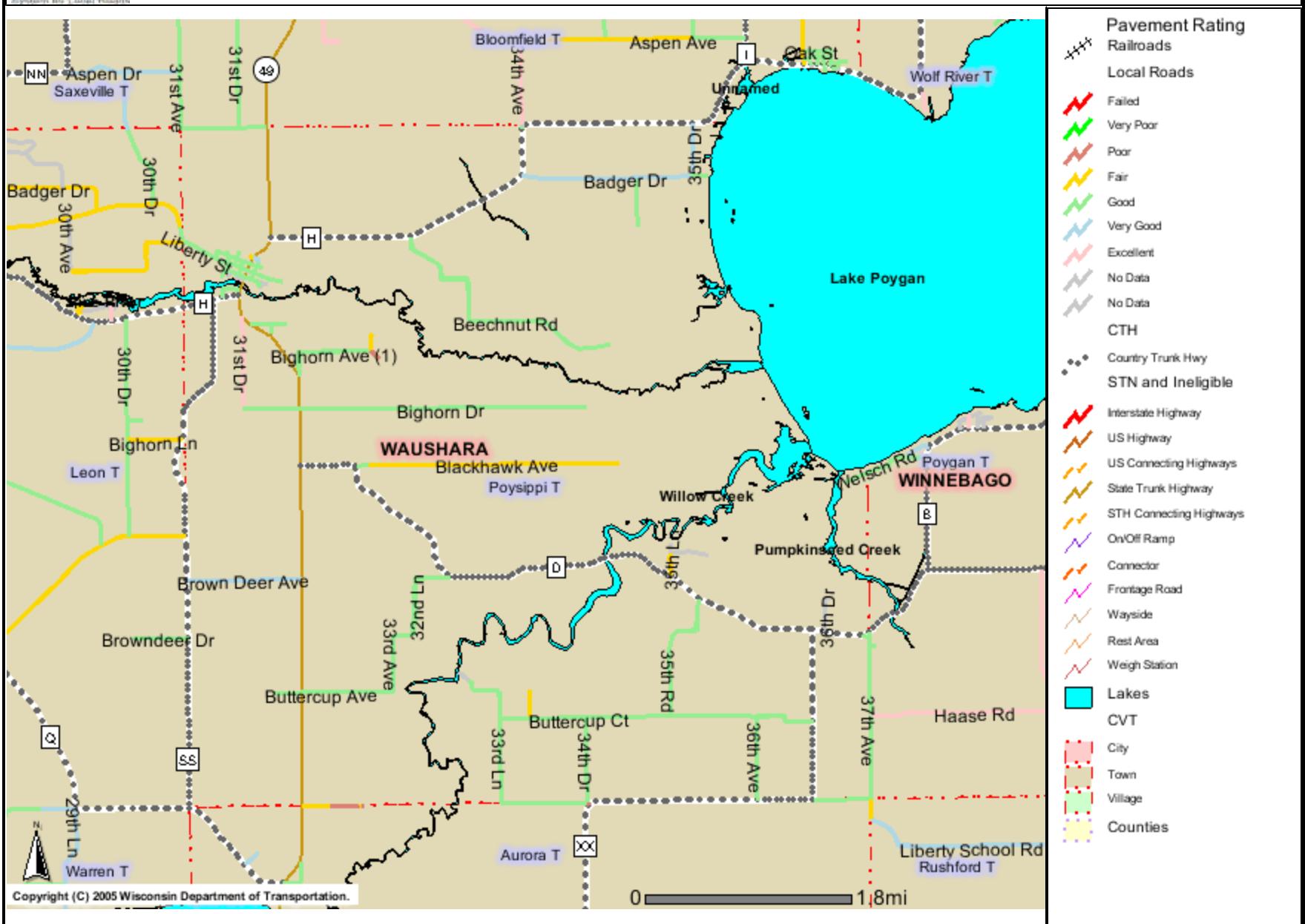
D-13. Waushara County Composite Index, 2000

Jurisdiction	Vacancy Index		Affordability Index		Age + Value Index	Overcrowding Index		Plumbing Index	Total Score
	Rental	Owner Occupied	Rental	Owner Occupied		Rental	Owner Occupied		
C. Berlin (pt.)	0	10	10	10	0	0	0	0	30
C. Wautoma	0	0	10	5	1	1	1	1	19
V. Coloma	1	10	5	10	0	1	1	1	29
V. Hancock	0	0	5	5	1	0	1	0	12
V. Lohrville	10	0	15	5	0	0	0	0	30
V. Plainfield	0	0	5	5	1	1	1	0	13
V. Redgranite	0	0	10	5	1	0	1	0	17
V. Wild Rose	0	0	5	5	1	0	1	0	12
T. Aurora	0	5	5	1	0	0	1	0	12
T. Bloomfield	1	5	5	5	0	0	1	1	18
T. Coloma	10	5	1	5	0	0	1	1	23
T. Dakota	0	0	1	5	0	1	1	0	8
T. Deerfield	10	0	0	5	0	5	1	0	21
T. Hancock	0	0	1	5	0	0	1	0	7
T. Leon	10	0	5	5	0	0	1	0	21
T. Marion	0	0	10	5	0	1	1	0	17
T. Mount Morris	0	1	10	10	0	0	0	0	21
T. Oasis	10	1	5	10	0	0	0	0	26
T. Plainfield	0	0	10	5	0	5	1	1	22
T. Poy Sippi	0	5	10	5	0	0	0	0	20
T. Richford	0	10	5	1	0	0	1	1	18
T. Rose	1	5	5	5	0	0	1	1	18
T. Saxeville	5	1	5	5	0	0	1	0	17
T. Springwater	5	0	5	5	0	1	1	0	17
T. Warren	10	5	5	5	0	0	1	1	27
T. Wautoma	0	1	10	5	0	1	1	1	19
Waushara County	0	0	5	5	0	1	1	0	12

Source: ECWRPC, 2003



## Town of Poy Sippi Pavement Rating Map



The information contained in this data set and information produced from this dataset were created for the official use of the Wisconsin Department of Transportation (WisDOT). Any other use while not

### Rare, Threatened, and Endangered Species and Natural Communities

The Wisconsin Department of Natural Resources Natural Heritage Inventory (NHI) is an on-line database which provides statewide inventory of KNOWN locations and conditions of rare and endangered species. All areas of the state have not yet been inventoried. Thus, the absence of a species within this database does not indicate that particular species or communities are not present within the listed towns. Nor does the presence of one element imply that other elements were surveyed for but not found. Despite these limitations, the NHI is the state's most comprehensive database on biodiversity and is widely used. Species are listed by their type, scientific name, and common name; the last observed record is indicated.

**Table F-1. Town of Poy Sippi NHI Inventory.**

Community or Species Type	Scientific Name	Common Name	Observation Date
Community Community	<i>Southern Sedge Meadow</i> <i>Wet-Mesic Prairie</i>		2000 2000
Fish	<i>Acipenser fluvescens</i>	Lake sturgeon	1978
Fish	<i>Erimyzon suetta</i>	Lake chubsucker	1979
Fish	<i>Fundulus diaphanus</i>	Banded killfish	1979
Fish	<i>Luxilus chryscephalus</i>	Striped shiner	
Fish	<i>Moxostoma valencienesi</i>	Greater redhorse	1974
Fish	<i>Notropis anogenus</i>	Pugnose shiner	1963
Fish	<i>Opsopoeodus emiliae</i>	Pugnose minnow	1978

\* In most cases, locations for species and natural communities surveyed and listed in the NHI are available down to the town level. The exception are those species whose locations are considered to be sensitive (particularly vulnerable to collection or disturbance). Locations of these species or natural communities are generalized down to the county level in order to minimize impacts to them.

# **LAND USE APPENDICES**

Table G-1 Equalized Value, 1980

Table G-2 Equalized Value, 1990

Table G-3 Equalized Value, 2000

Table G-4 Equalized Value, 2005

Table G-5 Land Use Acres by Real Estate Class, 1980

Table G-6 Land Use Acres by Real Estate Class, 1990

Table G-7 Land Use Acres by Real Estate Class, 2000

Table G-8 Land Use Acres by Real Estate Class, 2005

Table G-9 Town of Poy Sippi – Historic Land Prices, 1980 to 2005

Table G-1. Equalized Value, 1980

REAL ESTATE	T Aurora	C Berlin pt.	T Bloomfield	V Coloma	T Coloma	T Dakota	T Deerfield	V Hancock	T Hancock	T Leon	V Lohrville	T Marion	T Mt Morris	T Oasis	V Plainfield	T Plainfield	T Poy Sippi	V Redgranite	T Richford	T Rose	T Saxeville	T Springwater	T Warren	C Wautoma	T Wautoma	V Wild Rose	Waushara Co.	
<b>RESIDENTIAL</b>																												
LAND	1,080,100	138,600	1,766,300	553,400	3,579,100	4,669,800	3,478,800	561,500	3,081,600	6,726,800	527,200	15,439,000	9,204,400	1,584,700	1,127,900	415,100	1,515,600	1,169,800	971,600	1,371,300	4,204,100	12,255,300	792,400	3,549,200	2,765,300	2,030,500	84,559,400	
IMP	5,288,100	494,500	4,668,300	3,854,000	5,927,800	8,530,500	6,725,900	3,449,000	3,683,100	12,466,400	2,017,400	27,958,900	13,792,100	3,427,500	7,086,200	2,446,100	5,471,600	6,878,700	2,973,700	3,659,700	9,984,400	17,566,900	2,697,700	15,849,000	9,113,000	4,969,300	190,979,800	
TOTAL	6,368,200	633,100	6,434,600	4,407,400	9,506,900	13,200,300	10,204,700	4,010,500	6,764,700	19,193,200	2,544,600	43,397,900	22,996,500	5,012,200	8,214,100	2,861,200	6,987,200	8,048,500	3,945,300	5,031,000	14,188,500	29,822,200	3,490,100	19,398,200	11,878,300	6,999,800	275,539,200	
<b>COMMERCIAL</b>																												
LAND	238,800	6,600	81,600	241,100	114,000	977,200	232,000	110,500	71,100	344,800	19,300	248,600	25,800		181,900	156,100	154,800	211,000	202,200	193,100	59,600	1,050,000	12,600	667,300	242,000	391,000	6,233,000	
IMP	595,500	13,500	292,700	1,382,500	289,200	1,149,400	124,800	605,300	176,600	165,400	85,300	741,100	158,300		1,556,400	917,100	664,800	1,002,200	157,100	117,700	216,500	1,271,500	66,200	6,269,900	1,689,200	3,194,000	22,902,200	
TOTAL	834,300	20,100	374,300	1,623,600	403,200	2,126,600	356,800	715,800	247,700	510,200	104,600	989,700	184,100	0	1,738,300	1,073,200	819,600	1,213,200	359,300	310,800	276,100	2,321,500	78,800	6,937,200	1,931,200	3,585,000	29,135,200	
<b>MANUFACTURING</b>																												
LAND	0	0	8,200	0	12,300	7,700	0	5,000	22,800	0	0	0	0	26,000	0	0	7,000	51,400	0	4,000	0	0	5,200	49,800	70,000	79,300	348,700	
IMP			44,100		107,300	35,600			13,800	86,200				165,900			84,000	830,300		18,800			19,700	1,163,300	229,600	851,200	3,649,800	
TOTAL	0	0	52,300	0	119,600	43,300	0	18,800	109,000	0	0	0	0	191,900	0	0	91,000	881,700	0	22,800	0	0	24,900	1,213,100	299,600	930,500	3,998,500	
<b>AGRICULTURAL</b>																												
LAND	10,235,400	142,400	9,101,900	146,700	5,607,000	4,637,000	7,494,100	138,700	9,300,000	4,141,700	170,300	5,646,500	4,530,000	14,354,000	201,600	11,667,400	8,421,800	337,400	5,115,100	5,368,400	5,599,500	4,694,100	6,592,000		5,181,600	204,000	129,028,600	
IMP	4,212,900	59,000	3,864,000	22,200	2,524,700	1,758,000	2,391,000	63,500	2,306,000	1,300,500	22,000	2,295,100	2,197,900	3,858,700	299,000	2,547,700	3,341,500	25,000	2,303,600	2,322,500	2,253,800	2,759,800	2,757,200		3,070,000	59,700	48,615,300	
TOTAL	14,448,300	201,400	12,965,900	168,900	8,131,700	6,395,000	9,885,100	202,200	11,606,000	5,442,200	192,300	7,941,600	6,727,900	18,212,700	500,600	14,215,100	11,763,300	362,400	7,418,700	7,690,900	7,853,300	7,453,900	9,349,200	0	8,251,600	263,700	177,643,900	
<b>SWAMP &amp; WASTE</b>																												
LAND	885,700	0	418,300	0	40,600	381,900	19,000	0	45,000	56,300	0	187,300	276,400	10,900	0	107,800	551,600	0	100,400	54,800	407,700	145,500	607,400	0	43,500	0	4,340,100	
IMP			418,300		0	40,600	381,900	19,000	0	45,000	56,300	0	187,300	276,400	10,900	0	107,800	551,600	0	100,400	54,800	407,700	145,500	607,400	0	43,500	0	4,340,100
TOTAL	885,700	0	418,300	0	40,600	381,900	19,000	0	45,000	56,300	0	187,300	276,400	10,900	0	107,800	551,600	0	100,400	54,800	407,700	145,500	607,400	0	43,500	0	4,340,100	
<b>FOREST</b>																												
LAND	1,064,800	0	1,866,400	0	4,034,000	3,686,800	4,286,200	0	1,935,200	4,852,100	0	3,501,100	4,810,700	2,602,300	0	2,476,500	773,500	0	4,390,100	3,652,800	3,713,200	4,739,200	2,122,900	0	3,771,300	0	58,279,100	
IMP			1,866,400		0	4,034,000	3,686,800	4,286,200	0	1,935,200	4,852,100	0	3,501,100	4,810,700	2,602,300	0	2,476,500	773,500	0	4,390,100	3,652,800	3,713,200	4,739,200	2,122,900	0	3,771,300	0	58,279,100
TOTAL	1,064,800	0	1,866,400	0	0	4,034,000	3,686,800	4,286,200	0	1,935,200	4,852,100	0	3															

Table G-2. Equalized Value, 1990

REAL ESTATE	T Aurora	C Berlin pt	T Bloomfield	V Coloma	T Coloma	T Dakota	T Deerfield	V Hancock	T Hancock	T Leon	V Lohrville	T Marion	T Mt Morris	T Oasis	V Plainfield	T Plainfield	T Poy Sippi	V Redgranite	T Richford	T Rose	T Saxeville	T Springwater	T Warren	C Wautoma	T Wautoma	V Wild Rose	Waushara Co.	
<b>RESIDENTIAL</b>																												
LAND	1,110,655	224,800	1,709,700	646,100	6,101,325	4,814,755	4,118,970	811,560	2,949,700	8,446,250	658,150	23,309,740	13,511,800	2,081,750	741,425	680,900	1,113,900	2,109,300	1,857,925	2,053,100	5,599,200	17,043,400	985,700	3,017,700	3,169,280	1,498,300	110,365,385	
IMP	7,173,200	657,600	5,793,500	4,833,325	9,510,700	14,364,000	8,351,870	4,307,700	7,154,240	17,387,800	2,822,475	38,971,150	21,120,300	4,370,700	7,310,850	3,738,800	7,423,658	8,455,450	4,536,730	4,785,400	12,736,450	26,283,300	3,850,150	18,408,600	12,465,830	7,048,100	263,861,878	
TOTAL	8,283,855	882,400	7,503,200	5,479,425	15,612,025	19,178,755	12,470,840	5,119,260	10,103,940	25,834,050	3,480,625	62,280,890	34,632,100	6,452,450	8,052,275	4,419,700	8,537,558	10,564,750	6,394,655	6,838,500	18,335,650	43,326,700	4,835,850	21,426,300	15,635,110	8,546,400	374,227,263	
<b>COMMERCIAL</b>																												
LAND	192,300	16,700	68,700	228,850	139,200	1,051,310	114,000	106,800	76,100	235,400	19,800	134,580	42,100		185,825	196,700	149,500	373,000	238,200	219,200	74,600	1,028,200	30,900	1,038,300	250,750	504,900	6,715,915	
IMP	1,522,860	4,600	345,700	1,789,250	355,875	1,960,790	125,630	694,800	312,300	390,700	158,800	661,675	170,700	0	2,404,450	2,772,000	1,064,890	2,188,100	213,300	75,600	342,700	819,800	146,000	9,413,300	1,648,520	4,553,900	34,136,240	
TOTAL	1,715,160	21,300	414,400	2,018,100	495,075	3,012,100	239,630	801,600	388,400	626,100	178,600	796,255	212,800	0	2,590,275	2,968,700	1,214,390	2,561,100	451,500	294,800	417,300	1,848,000	176,900	10,451,600	1,899,270	5,058,800	40,852,155	
<b>MANUFACTURING</b>																												
LAND	0	0	8,500	22,800	13,500	0	0	0	32,100	0	0	29,900	5,800	36,300	0	14,100	3,700	60,300	0	4,600	0	0	5,600	105,500	44,900	30,000	417,600	
IMP	60,600	304,200	161,900	0	0	2,049,800	105,100	71,800	126,400	0	96,300	12,200	887,200	34,200	0	24,500	1,916,400	228,800	262,200	6,341,600	0	30,100	2,021,900	273,700	292,200	6,759,200		
TOTAL	0	0	69,100	327,000	175,400	0	0	2,081,900	0	0	135,000	77,600	162,700	0	110,400	15,900	947,500	0	38,800	0	0	0	0	8,240,720	168,600	174,747,333	0	
<b>AGRICULTURAL</b>																												
LAND	7,224,905	31,700	7,402,900	79,225	6,596,175	4,270,285	7,311,020	107,800	9,571,515	4,395,200	162,340	4,831,360	3,842,600	14,805,400	82,700	12,518,200	6,336,684	367,200	4,708,875	6,219,100	5,334,680	4,499,700	5,287,550	0	5,209,530	143,400	121,340,044	
IMP	6,068,590	62,500	5,345,800	11,400	1,288,500	1,302,800	3,536,850	86,100	2,079,190	1,659,500	18,000	2,431,420	2,044,900	3,859,100	275,400	2,134,400	4,720,549	96,600	2,665,300	2,724,200	3,297,600	1,545,900	3,096,300	0	3,031,190	25,200	53,407,289	
TOTAL	13,293,495	94,200	12,748,700	90,625	7,884,675	5,573,085	10,847,870	193,900	11,650,705	6,054,700	180,340	7,262,780	5,887,500	18,664,500	358,100	14,652,600	11,057,233	463,800	7,374,175	8,943,300	8,632,280	6,045,600	8,383,850	0	8,240,720	168,600	174,747,333	
<b>SWAMP &amp; WASTE</b>																												
LAND	1,483,805	0	322,700	0	31,900	525,925	32,480	0	52,100	192,800	0	116,985	154,900	6,700	0	48,000	517,172	3,000	0	229,500	28,100	331,900	19,900	411,350	0	358,000	22,500	4,886,717
IMP			322,700	0	31,900	525,925	32,480	0	52,100	192,800	0	116,985	154,900	6,700	0	48,000	520,172	0	229,500	28,100	331,900	19,900	411,350	0	358,000	22,500	4,886,717	
TOTAL	1,483,805	0	322,700	0	31,900	525,925	32,480	0	52,100	192,800	0	116,985	154,900	6,700	0	48,000	520,172	0	229,500	28,100	331,900	19,900	411,350	0	358,000	22,500	4,886,717	
<b>FOREST</b>																												
LAND	403,175	0	2,303,700	0	3,201,475	2,553,200	2,524,640	0	2,060,900	5,126,450	0	3,202,015	3,620,900	1,606,300	0	1,955,400	1,028,135	4,205	0	2,811,728	3,586,600	3,388,200	3,893,100	1,699,250	0	2,754,120	0	47,719,288
IMP	700	0	2,303,700	0	3,201,475	2,553,200	2,531,640	0	2,062,800	5,126,650	0	3,202,015	3,646,300	1,606,300	0	1,955,400	1,032,340	0	2,811,728	3,586,600	3,388,200	3,946,000	1,699,250	0	2,754,120	0	47,811,59	

Table G-3. Equalized Value, 2000

REAL ESTATE	T Aurora	C Berlin pt.	T Bloomfield	V Coloma	T Coloma	T Dakota	T Deerfield	V Hancock	T Hancock	T Leon	V Lohrville	T Marion	T Mt Morris	T Oasis	V Plainfield	T Plainfield	T Poy Sippi	V Redgranite	T Richford	T Rose	T Saxeville	T Springwater	T Warren	C Wautoma	T Wautoma	V Wild Rose	Waushara Co.	
<b>RESIDENTIAL</b>																												
LAND	2,346,600	1,019,600	5,498,000	1,233,300	13,386,500	9,329,900	15,181,200	1,782,200	9,462,400	17,397,400	1,020,800	62,805,700	34,796,600	6,678,600	1,420,400	2,216,900	4,449,300	3,592,700	4,599,500	3,960,400	19,724,000	58,361,800	1,849,800	4,063,000	9,262,700	2,341,900	297,781,200	
IMP	22,013,300	2,367,800	22,970,200	9,251,800	27,084,000	34,969,000	28,002,000	7,615,300	19,478,200	51,765,700	8,084,800	121,904,900	78,350,000	12,794,800	15,176,600	11,561,400	19,947,300	17,918,100	15,073,800	20,140,300	41,016,200	77,463,100	13,627,400	27,514,400	33,590,200	11,316,700	750,997,300	
TOTAL	24,359,900	3,387,400	28,468,200	10,485,100	40,470,500	44,298,900	43,183,200	9,397,500	28,940,600	69,163,100	9,105,600	184,710,600	113,146,600	19,473,400	16,597,000	13,778,300	24,396,600	21,510,800	19,673,300	24,100,700	60,740,200	135,824,900	15,477,200	31,577,400	42,852,900	13,658,600	1,048,778,500	
<b>COMMERCIAL</b>																												
LAND	488,500	45,200	163,600	307,700	211,400	1,601,600	207,400	209,700	202,400	276,700	329,800	742,900	71,700	67,900	297,400	386,100	213,300	1,368,000	146,100	370,000	83,200	1,051,300	70,900	2,473,900	2,055,300	601,200	14,043,200	
IMP	2,481,600	502,800	620,000	2,547,000	351,400	4,465,400	221,300	1,590,900	437,200	729,000	666,500	1,576,000	381,600	204,200	3,064,500	4,070,500	2,938,700	8,427,600	624,700	19,700	408,200	2,883,900	561,700	17,589,600	10,231,800	6,264,800	73,860,600	
TOTAL	2,970,100	548,000	783,600	2,854,700	562,800	6,067,000	428,700	1,800,600	639,600	1,005,700	996,300	2,318,900	453,300	272,100	3,361,900	4,456,600	3,152,000	9,795,600	770,800	389,700	491,400	3,935,200	632,600	20,063,500	12,287,100	6,866,000	87,903,800	
<b>MANUFACTURING</b>																												
LAND	0	176,100	15,000	46,900	20,300	14,200	10,000	4,500	22,700	0	10,300	8,000	9,500	0	0	11,900	4,800	35,400	34,400	55,600	0	0	15,000	100,000	40,000	41,900	676,500	
IMP	3,797,300	51,200	938,800	145,200	124,600	86,200	49,500	2,631,300	73,500	16,700	51,300	36,400	5,200	1,280,400	250,600	528,600	0	133,000	3,297,100	156,000	501,600	14,154,500	0	0	0	0	0	
TOTAL	0	3,973,400	66,200	985,700	165,500	138,800	96,200	54,000	2,654,000	0	83,800	24,700	60,800	0	0	48,300	10,000	1,315,800	285,000	584,200	0	0	148,000	3,397,100	196,000	543,500	14,831,000	
<b>AGRICULTURAL</b>																												
LAND	3,455,600	2,000	4,701,400	4,100	2,252,400	2,343,100	3,469,800	0	3,905,200	1,830,900	19,200	3,057,500	1,782,800	6,135,100	54,800	4,680,500	3,962,900	95,100	2,375,100	2,177,100	3,127,000	2,075,800	3,442,100	0	3,114,600	25,100	58,089,200	0
IMP	3,455,600	2,000	4,701,400	4,100	2,252,400	2,343,100	3,469,800	0	3,905,200	1,830,900	19,200	3,057,500	1,782,800	6,135,100	54,800	4,680,500	3,962,900	95,100	2,375,100	2,177,100	3,127,000	2,075,800	3,442,100	0	3,114,600	25,100	58,089,200	0
TOTAL	6,142,000	17,900	1,945,200	11,300	2,109,800	2,343,200	557,500	30,500	499,400	3,111,000	34,100	377,600	2,406,800	577,100	44,800	1,269,000	3,435,300	700	2,186,100	3,327,800	2,736,600	452,900	3,660,800	0	379,900	10,000	37,667,300	0
<b>AG FOREST</b>																												
LAND	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IMP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>FOREST</b>																												
LAND	4,221,600	7,500	5,122,900	68,900	5,437,700	5,902,400	5,495,400	6,500	3,807,600	12,641,200	98,500	6,477,500	9,999,800	3,734,900	52,000	4,391,600	2,618,000	320,000	6,751,700	9,397,600	8,321,900	8,754,000	5,135,000	0	6,449,800	31,400	115,245,400	0
IMP	4,221,600	7,500	5,122,900	68,900	5,437,700	5,902,400	5,495,400	6,500	3,807,600	12,641,200	98,500	6,477,500	9,999,800	3,734,900	52,000	4,391,600	2,618,000	320,000	6,751,700	9,397,600	8,321,900	8,754,000	5,135,000	0	6,449,800	31,400	115,245,400	0
TOTAL	843,600	0	1,403,000	0	189,000	326,900	399,000	0	269,500																			

Table G-4. Equalized Value, 2005

REAL ESTATE	T Aurora	C Berlin pt.	T Bloomfield	V Coloma	T Coloma	T Dakota	T Deerfield	V Hancock	T Hancock	T Leon	V Lohrville	T Marion	T Mt Morris	T Oasis	V Plainfield	T Plainfield	T Poy Sippi	V Redgranite	T Richford	T Rose	T Saxeville	T Springwater	T Warren	C Wautoma	T Wautoma	V Wild Rose	Waushara Co.	
<b>RESIDENTIAL</b>																												
LAND	7,179,700	1,426,200	9,186,900	1,813,500	24,028,700	16,342,000	24,972,900	3,689,700	13,885,500	26,730,700	1,683,800	99,858,800	62,097,500	8,820,400	2,119,000	3,378,300	6,595,400	3,977,600	9,057,500	5,976,800	39,258,900	105,421,900	4,355,200	8,865,500	14,877,100	3,141,500	508,741,000	
IMP	39,018,500	3,137,400	39,986,100	12,957,400	41,174,400	47,111,200	38,595,200	10,484,600	33,026,000	97,599,800	11,103,300	189,756,100	103,875,300	21,296,500	22,116,600	16,763,200	28,380,500	21,269,300	22,946,700	31,772,900	65,409,500	116,394,100	19,112,900	35,677,800	56,242,200	13,735,400	1,138,942,900	
TOTAL	46,198,200	4,563,600	49,173,000	14,770,900	65,203,100	63,453,200	63,568,100	14,174,300	46,911,500	124,330,500	12,787,100	289,614,900	165,972,800	30,116,900	24,235,600	20,141,500	34,975,900	25,246,900	32,004,200	37,749,700	104,668,400	221,816,000	23,468,100	44,543,300	71,119,300	16,876,900	1,647,683,900	
<b>COMMERCIAL</b>																												
LAND	543,100	85,700	389,300	533,600	182,200	3,325,100	250,900	219,900	494,200	734,400	271,400	1,171,000	134,600	90,200	344,600	854,100	331,600	1,917,600	448,800	563,300	152,100	2,008,900	142,900	8,577,100	4,155,300	1,039,300	28,961,200	
IMP	2,669,500	648,600	1,459,500	3,346,400	538,000	7,834,100	252,200	1,172,200	649,200	678,800	3,679,800	718,300	189,600	5,352,100	3,648,000	12,455,600	1,313,100	14,700	634,100	3,861,900	1,235,000	27,559,300	17,738,800	6,959,300	110,162,400			
TOTAL	3,212,600	734,300	1,848,800	3,880,000	720,200	11,159,200	503,100	1,956,400	1,143,400	1,906,600	950,200	4,850,800	852,900	279,800	4,162,400	6,206,200	3,979,600	14,373,200	1,761,900	578,000	786,200	5,870,800	1,377,900	36,136,400	21,894,100	7,998,600	139,123,600	
<b>MANUFACTURING</b>																												
LAND	70,800	182,400	15,000	57,800	27,000		10,000	0	37,800	0	12,800	29,800	10,000	0	0	11,900	4,800	45,400	34,400	59,400	0	0	16,500	107,200	53,500	56,900	843,400	
IMP	610,200	3,898,700	59,200	921,100	183,200		110,000		2,576,800		195,000	165,500	68,000			37,500	6,000	1,702,800	311,200	548,400			140,500	3,781,300	225,300	540,700	16,081,400	
TOTAL	681,000	4,081,100	74,200	978,900	210,200	0	120,000	0	2,614,600	0	207,800	195,300	78,000	0	0	49,400	10,800	1,748,200	345,600	607,800	0	0	157,000	3,888,500	278,800	597,600	16,924,800	
<b>AGRICULTURAL</b>																												
LAND	1,526,900	2,200	1,575,400	1,400	747,200	786,300	1,281,000	0	1,396,100	894,600	1,900	653,200	573,800	2,179,900	20,000	1,648,600	1,334,800	59,600	727,900	676,500	1,054,900	592,300	1,107,300	2,800	766,600	3,500	19,614,700	0
IMP	0																											
TOTAL	1,526,900	2,200	1,575,400	1,400	747,200	786,300	1,281,000	0	1,396,100	894,600	1,900	653,200	573,800	2,179,900	20,000	1,648,600	1,334,800	59,600	727,900	676,500	1,054,900	592,300	1,107,300	2,800	766,600	3,500	19,614,700	0
<b>UNDEVELOPED</b>																												
LAND	3,737,300	15,600	2,972,500	10,600	2,252,400	1,714,600	535,000	0	969,600	2,696,800	95,200	2,235,900	2,849,300	566,400	47,600	1,162,400	2,630,100	0	2,087,100	3,907,800	2,894,900	1,410,600	3,042,300	65,100	2,552,900	0	40,452,000	0
IMP																												
TOTAL	3,737,300	15,600	2,972,500	10,600	2,252,400	1,714,600	535,000	0	969,600	2,696,800	95,200	2,235,900	2,849,300	566,400	47,600	1,162,400	2,630,100	0	2,087,100	3,907,800	2,894,900	1,410,600	3,042,300	65,100	2,552,900	0	40,452,000	0
<b>AG FOREST</b>																												
LAND	765,000	0	1,174,800	0	1,042,800	2,140,800	1,027,000	0	1,013,300	1,617,500	4,200	1,497,300	1,704,300	1,418,000	0	1,351,400	771,000	0	1,942,800	13,800	1,910,300	1,302,800	1,305,000	0	1,382,400	0	23,384,500	0
IMP																												
TOTAL	765,000	0	1,174,800	0	1,042,800	2,140,800	1,027,000	0	1,013,300	1,617,500	4,200	1,497,300	1,704,300	1,418,000	0	1,351,400	771,000	0	1,942,800	13,800	1,910,300	1,302,800	1,305,000	0	1,382,400	0	23,384,500	0
<b>FOREST</b>																												

Table G-5. Land Use Acres by Real Estate Class, 1980

Minor Civil Division	Residential	Commercial	Manufacturing	Agricultural	Swamp & Waste	Forest Land	Other	Total
Aurora town	186	46		14,898	5,681	944		21,755
Berlin city, pt.	22	3		117				142
Bloomfield town	264	10	3	17,321		4,990		22,588
Coloma village	144	11		251				406
Coloma town	2,101	105	13	8,936	159	8,177		19,491
Dakota town	838	196	4	9,338	3,298	6,045		19,719
Deerfield town	882	12		13,087	6,884			20,865
Hancock village			2	314				316
Hancock town	558		36	13,519	292	3,654		18,059
Leon town	3,150	57		11,399		7,641		22,247
Lohrville village	240	4		319				563
Marion town	114	2		10,506	519	6,694		17,835
Mount Morris town	243			11,244	602	6,607		18,696
Oasis town	348		40	16,862	61	4,212		21,523
Plainfield village	29	16		216				261
Plainfield town	220	35		14,047	665	5,768		20,735
Poy Sippi town	241	10	1	16,851	903			18,006
Redgranite village				37	594			631
Richford town	765	287		11,023	270	7,859		20,204
Rose town	2,314	349	11	11,962	214	5,914		20,764
Saxeville town	1,484	76		14,781	15	6,389		22,745
Springwater town								-
Warren town	471	26	10	11,454	3,624	5,076		20,661
Wautoma city			16					16
Wautoma town	1,141	23	108	11,150	1,347	6,097		19,866
Wild Rose village	2	1	69	195	26	48		341
Waushara County	15,757	1,269	313	219,827	25,154	86,115	0	348,435

Source: Table II, 1980 Clerk's Statement of Assessment as Reported on or Before September 19, 1980; WI DOR 1980 Statistical Report of Property Values

Table G-6. Land Use Acres by Real Estate Class, 1990

Minor Civil Division	Residential	Commercial	Manufacturing	Agricultural	Swamp & Waste	Forest Land	Other	Total
Aurora town	406	41		13,110	6,981	1,335		21,873
Berlin city, pt.	116	10		31				157
Bloomfield town	607	5	4	12,853	3,197	5,727		22,393
Coloma village	138	52	2	157				349
Coloma town	2,300	32	14	9,458	107	5,907		17,818
Dakota town	1,579	190		9,246	2,552	5,110		18,677
Deerfield town	1,689	10		13,079	66	5,307		20,151
Hancock village	30	10		306				346
Hancock town	691	27	18	12,627	214	3,827		17,404
Leon town	2,612	30		7,704	556	9,573		20,475
Lohrville village				339				339
Marion town	2,670	25	39	10,346	465	5,486		19,031
Mount Morris town	1,766	32	2	8,782	840	7,017		18,439
Oasis town	685		40	16,667	50	3,401		20,843
Plainfield village	47	17		231				295
Plainfield town	605	117	8	14,797	218	4,594		20,339
Poy Sippi town	251	19	1	12,789	1,971	2,618		17,649
Redgranite village	155	10	25	685				875
Richford town	1,386	277		9,912	1,114	5,909		18,598
Rose town	1,870	335	5	11,410	136	5,723		19,479
Saxeville town	1,438	67		11,436	1,177	7,277		21,395
Springwater town	1,656	263		7,757	197	6,875		16,748
Warren town	565	27	10	12,114	2,283	4,676		19,675
Wautoma city			36					36
Wautoma town	1,777	40	79	10,850	1,099	5,796		19,641
Wild Rose village	46	58	20	226	48			398
Waushara County	25,085	1,694	303	206,912	23,271	96,158	-	353,423

Source: WI DOR Final Statement of Assessment Report

Table G-7. Land Use Acres by Real Estate Class, 2000

Minor Civil Division	Residential	Commercial	Manufacturing	Agricultural	Undevelop	Ag Forest	Forest	Other	Total
Aurora town	711	72	-	9,604	7,554	-	3,487	121	21,549
Berlin city, pt.	120	9	31	17	17	-	-	-	194
Bloomfield town	995	7	3	11,582	3,297	-	4,796	338	21,018
Coloma village	188	40	15	16	65	-	-	-	324
Coloma town	2,739	28	14	6,447	2,894	-	4,212	45	16,379
Dakota town	2,115	195	4	7,131	3,416	-	4,403	88	17,352
Deerfield town	3,912	10	4	9,544	777	-	3,899	160	18,306
Hancock village	239	26	-	-	47	-	-	-	312
Hancock town	934	85	15	11,438	789	-	3,058	142	16,461
Leon town	2,326	38	-	5,422	3,634	-	7,826	92	19,338
Lohrville village	108	68	2	278	-	-	-	-	456
Marion town	3,526	119	2	7,323	1,421	-	5,762	50	18,203
Mount Morris town	2,249	44	2	4,993	3,249	-	6,582	107	17,226
Oasis town	451	49	-	16,033	917	-	3,040	110	20,600
Plainfield village	149	49	-	139	53	-	43	7	440
Plainfield town	1,094	142	5	13,195	1,909	-	3,629	63	20,037
Poy Sippi town	475	21	1	8,666	4,718	-	2,642	206	16,729
Redgranite village	260	16	18	504	-	-	-	1	799
Richford town	6,906	149	17	7,169	2,909	-	5,232	80	22,462
Rose town	2,042	333	36	5,896	4,162	-	5,522	31	18,022
Saxeville town	2,925	22	-	7,950	3,630	-	5,347	185	20,059
Springwater town	1,911	342	-	6,873	372	-	5,917	66	15,481
Warren town	644	38	10	8,393	5,584	-	4,512	175	19,356
Wautoma city	-	-	30	9	-	-	-	-	39
Wautoma town	2,389	246	5	6,614	3,248	-	5,436	140	18,078
Wild Rose village	259	88	9	20	-	-	-	-	376
Waushara County	39,667	2,236	223	155,256	54,662	-	85,345	2,207	339,596

Source: Statement of Assessment -- Updated Clerk's Values, WDOR.

Table G-8. Land Use Acres by Real Estate Class, 2005

Minor Civil Division	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Ag Forest	Forest	Other	Total
Aurora town	1,043	66	23	9,355	7,553	869	2,392	178	21,479
Berlin city, pt.	114	23	31	17	17	-	-	-	202
Bloomfield town	1,082	14	3	10,514	4,541	1,270	3,116	274	20,814
Coloma village	187	52	15	14	15	-	-	-	283
Coloma town	3,015	36	14	6,425	2,737	897	2,706	43	15,873
Dakota town	2,136	206	-	6,762	3,295	1,799	2,415	87	16,700
Deerfield town	3,578	10	4	9,986	740	893	2,124	139	17,474
Hancock village	207	27	0	0	0	0	96	0	330
Hancock town	1,027	155	15	10,087	1,565	965	2,617	60	16,491
Leon town	2,605	39	-	6,747	3,683	1,306	5,460	81	19,921
Lohrville village	301	24	2	22	158	4	54	-	565
Marion town	3,632	169	4	6,049	2,295	1,219	4,105	44	17,517
Mount Morris town	2,346	41	2	4,550	3,528	1,311	4,707	67	16,552
Oasis town	486	41	-	16,008	1,046	1,234	1,696	113	20,624
Plainfield village	114	31	-	139	59	14	19	7	383
Plainfield town	1,081	158	5	13,073	1,926	1,287	2,132	84	19,746
Poy Sippi town	569	24	1	8,321	4,826	906	1,411	180	16,238
Redgranite village	356	40	18	473	-	-	-	1	888
Richford town	2,467	212	17	6,047	2,836	1,619	3,112	98	16,408
Rose town	2,042	312	36	5,196	3,965	1,051	4,952	35	17,589
Saxeville town	2,982	28	-	7,425	3,929	1,415	2,998	182	18,959
Springwater town	2,132	347	-	4,768	1,889	964	5,350	50	15,500
Warren town	788	41	10	7,696	6,387	1,447	2,695	179	19,243
Wautoma city	-	-	26	26	59	-	-	-	111
Wautoma town	2,600	248	9	6,225	3,016	1,152	3,966	124	17,340
Wild Rose village	252	126	9	21	-	-	-	-	408
Waushara County	37,142	2,470	244	145,946	60,065	21,622	58,123	2,026	327,638

Source: WI DOR Final Statement of Assessment Report

Table G-9 Town of Poy Sippi - Historic Land Prices, 1980 to 2005

Real Estate Class	No. of Acres (Land)	Equalized Value (\$)	\$/Parcel
1980			
Residential	241	1,515,600	6,289
Commercial	10	154,800	15,480
Manufacturing	1	7,000	7,000
Agricultural	16,851	8,421,800	500
Swamp & Waste	903	551,600	611
Forest	0	773,500	NA
Totals	18,006	11,424,300	634
1990			
Residential	251	1,113,900	4,438
Commercial	19	149,500	7,868
Manufacturing	1	3,700	3,700
Agricultural	12,789	6,336,684	495
Swamp & Waste	1,971	517,172	262
Forest	2,618	1,028,135	393
Total	17,649	9,149,091	518
2000			
Residential	475	4,449,300	9,367
Commercial	21	213,300	10,157
Manufacturing	1	4,800	4,800
Agricultural	8,666	3,962,900	457
Undeveloped	4,718	3,435,300	728
Forest	2,642	2,618,000	991
Other	206	812,700	3,945
Total	16,729	15,496,300	926
2005			
Residential	569	6,595,400	11,591
Commercial	24	331,600	13,817
Manufacturing	1	4,800	4,800
Agricultural	8321	1,334,800	160
Undeveloped	4826	2,630,100	545
Forest	2317	3,203,700	1,383
Other	180	1,360,400	7,558
Total	16,238	15,460,800	952

Source: 1980 Statistical Report of Property Values, WI DOR

WI DOR Final Statement of Assessment and/or Statement  
of Equalized Assessment for 1990, 2000 and 2005.

TOWN OF POY SIPPI  
NOTICE OF PUBLIC HEARING  
COMPREHENSIVE PLAN

Please Take Notice That the Poy Sippi Town Board will hold a public hearing on the proposed adoption of the *Town of Poy Sippi 20-year Comprehensive Plan*. The public hearing will be held on Thursday, May 31, 2007, at 7:30 p.m. at the Town Hall. The Town Board will take action following the public hearing on the proposed adoption of the plan at the monthly Town Board meeting on Monday, June 11, 2007 at 8:00 p.m.

The Comprehensive Plan is a statement of public policy concerning the conservation and development of the town. The plan provides a guide to where future growth and development should occur within and around the town over the next 20 years. When the town makes future decisions concerning land use development, the plan will be consulted. The plan inventoried and analyzed the town's physical setting, natural features, land use, population figures, economics, housing stock, transportation and community facilities. Using these inventories and the plan's goals and objectives, the town developed a preferred land use plan for the Town of Poy Sippi.

The town of Poy Sippi Plan Commission, together with the East Central Wisconsin Regional Planning Commission, worked to develop the *Town of Poy Sippi, 20-year Comprehensive Plan* within a two year timeframe. If anyone would like additional information regarding the proposed comprehensive plan, please contact Eric Fowle at East Central Wisconsin Regional Planning Commission, phone: 920-751-4770 or e-mail: [efowle@eastcentralrpc.org](mailto:efowle@eastcentralrpc.org)

Copies of the proposed *Town of Poy Sippi, 20-year Comprehensive Plan* are available for review at the following locations:

- Poy Sippi Town Hall, N4398 Spring St., May 31, 2007 - 7:30 p.m.
- Poy Sippi Public Library, W2251 Commercial St.
- University of Wis. Extension, 209 S. St. Marie St., Wautoma, WI -(Room 34, Waushara Co. Courthouse)
- East Central Wisconsin Regional Planning Commission, 132 Main St., Menasha

Any questions feel free to contact Sue Albright, Clerk - 920-987-5522.

Publish: April 19, 2007

GREEN LAKE COUNTY

IN THE MATTER OF

PROOF OF PUBLICATION

Filed.....

Waushara County  
Land Conservation & Zoning  
P.O. Box 1109  
Wautoma, WI 54982-1109  
(920) 787-0453  
Fax (920) 787-6516  
E mail lcdzoning.courthouse@co.waushara.wi.us

DATE: 5/8/2007

TO: Kathy Thunes, P.E., Associate Planner, ECWRPC

RE: Town of Poy Sippi Land Use Plan

This letter is in regards to the draft land use plan for the Town of Poy Sippi. It is an extremely busy time of year for our office, so I will be unable to offer detailed comments on this plan. However, I can offer some general comments on this plan, as follows:

1. As with all of the other previous land use plans, many of the goals and strategies are a little too generic to serve as good guidelines or direction for future development in the Township. As examples, when strategies begin with phases such as "support and assist, consider, should consider, encourage where possible, where feasible, continue to explore, as needed, and where appropriate" these are too generic and are doubtful that they will ever be implemented. If the Township is serious about accomplishing these strategies, they should be re-defined and be more specific.
2. It would be helpful in the overall goals section to not only list the related objectives (ED 1.1, etc.), but also the page number on which it is found, so the complete objective can be found and referenced more easily.
3. Many of the strategies listed to be accomplished have already been done, and need to be re-phrased to say something like "Encourage the County to continue to enforce", rather than listing them as new strategies.
4. Many of the strategies will be impossible to administer because of their high costs. Things like purchase of development rights are very expensive land use tools, and should be carefully considered before putting into a land use plan.
5. Many of the strategies will also be difficult, if not impossible, to administer without significant staffing increases at either the Town or County level, or both. Although I recognize the desire to "throw in the kitchen sink" when writing these plans, I also believe we need to be a bit more realistic, and only try to list strategies we can reasonably achieve within the life of the plan, otherwise leave them out. They serve no purpose if they can never be accomplished.

- 
6. I also have difficulty with several suggestions involving architectural, lighting and other similar proposed land use regulations. When you start infringing on people's rights to choose the color of their house or the type of light bulb they put in their yard, I think we have gone a little too far. These may be fine in more metropolitan areas, but Poy Sippi is not Milwaukee or Racine. I do not feel they have a place in communities like Poy Sippi. I suggest you stick to the basics.
  7. In the margins beside many of the proposed strategies I have simply written the word "How?" The plan lists a broad objective or strategy, but fails to say how that is going to be achieved. If we want it to look good on paper, leave them the way they are, but if the Town is truly serious about accomplishing these things, then they need to be much more specific on a large percentage of these strategies. Otherwise they have no real chance of ever being achieved.

In conclusion, I believe the Poy Sippi draft comprehensive plan has started in the right direction, but in order for it to truly be a guide for the future direction of the Township, many of the strategies need to be taken to the next level if the intention of creating this plan is to be a tool that will be used by the Township and the County. If the goal of the plan, however, is merely to meet the requirements of the smart growth legislation, then no further work is needed.

I appreciate the opportunity to comment on this document, and look forward to working with you and the Township in the future.



Mark Schumacher, Director  
Waushara County Land Conservation & Zoning

cc: Larry Albright, Chairman, Town of Poy Sippi  
Patrick Nehring, Waushara County UWEX  
Deb Behringer, Waushara County Personnel / Administrative Coordinator  
Ruth Zouski, Waushara County Corporation Counsel  
Waushara County Planning and Zoning Committee

# Ordinance 2007

## An Ordinance To Adopt the Comprehensive Plan of the Town of Poy Sippi, WI Pursuant To Wis. St. 66.1001

Whereas on June 11, 2007, the Town of Poy Sippi approved a contract with the East Central Regional Planning Commission to prepare a comprehensive plan for the Town of Poy Sippi under the guidelines of Wis. St. 66.1001; and, Whereas 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 Wis. St. which addressed provisions for the wide distributions of the proposed elements of the comprehensive plan and provided an opportunity for written comments to be received from the public & for the Town to respond to such comments; and,

Whereas on May 31, 2007 the Town of Poy Sippi Plan Commission recommended to the Town Board adoption of the Comprehensive plan by resolution, which vote is recorded in the official minutes of the Plan commission; and,

Whereas, the Poy Sippi Town Board held a public hearing on May 31, 2007, which was preceded by a Class 1 notice provided as described in Wis. St. Chapter 985 that was published at least 30 days before the hearing was held and the notice included the following:

1. Held at Poy Sippi Town Hall, N4398 Spring St.
2. May 31, 2007 = 730 p.m.
3. Plans available for review at the following locations:
  - \* Poy Sippi Town Hall = N4398 Spring St.
  - \* Poy Sippi Public Library = W2251 Commercial St
  - \* Univ. of Wis. Ext. = 209 S. St. Marie, Waunakee Rm. 34
  - \* East Central Wis. Regional Planning Commission, 132 Main St., Menasha

Whereas the Town Board of the Town of Poy Sippi, having carefully reviewed the recommendation of the Town plan commission, having determined that all procedural requirements and notice have been satisfied, having given the matter due consideration, including consideration of the plan elements related to issues and opportunities; economic development; housing; transportation; utilities and community facilities; agricultural, natural and cultural resources; land use; intergovernmental cooperation and implementation and having determined that the comprehensive plan will serve the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the Town of Poy Sippi which will in accordance with existing and future needs, best promote the public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

The Town Board of Town of Poy Sippi does  
ordain as follows:

Section 1 - pursuant to Sections 62.23(2) & (3)  
of the WIS. ST., the Town of Poy Sippi is  
Authorized to adopt its Comprehensive Plan as  
defined in Sections 66.1001(4)(a) of the  
WIS. ST.

Section 2 - The plan commission of the  
Town of Poy Sippi by a majority vote of the  
entire commission as recorded in its official  
minutes, has adopted a resolution recommending  
to the town board the amendment of the  
document entitled "Town of Poy Sippi Comprehensive Plan  
2025," containing all the elements of section  
66.1001(2) of the WIS. ST.

Section 3 - The Town Clerk is directed  
to file a copy of the plan with all the  
following:

Every governmental body that is located  
in whole or in part within the boundaries  
of the Town of Poy Sippi;

1. the clerk of every local governmental  
unit that is adjacent to the Town of Poy Sippi;
2. the WIS Land Council
3. the WIS Dept of Admin.

4. the East Central WIS Regional Planning Commission

5. the public libraries that serve the area  
in which Town of Poy Sippi is located

6. the Waushara Co. Zoning + Land Conservation Dept.

Section 4 = Severability. Several sections  
of this Ordinance are declared to be severable.  
If any section or portion thereof shall

be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of the ordinance are hereby repealed as to those terms in conflict.

Section 5 - The Town Board of Poy Sippi, does by the enactment of this ordinance formally amends the document entitled "Town of Poy Sippi Comprehensive Plan 2025", pursuant to section 66.1001(4)(c) of the WIS. ST. with modifications recommended by the Plan Commission.

Section 6 - This ordinance shall take effect upon passage by majority vote of the membership of the Town Board and the publication/posting as required by law.

Adopted June 11, 2017

Signed by - Larry Albright, Chr.

Raymond Jorgensen, Sup I

Cheryl Nitzke, Sup II

Sue Albright, Clerk

**PROPOSED RESOLUTION NO. 1-2007**  
**TOWN OF POY SIPPI, WISCONSIN**

**Recommending the adoption of the *Town of Poy Sippi Comprehensive Plan of 2025*, by the Poy Sippi Town Board**

**WHEREAS**, pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Poy Sippi is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes for the general purpose of guiding and accomplishing coordinated and harmonious development of the Town;

**WHEREAS**, the Comprehensive has been prepared by the East Central Wisconsin Regional Planning Commission to include proposals, programs, descriptions, maps, and explanatory matter regarding natural resources, population, housing, economic development, transportation, land use, public facilities, outdoor recreation, and a Future Land Use Map for the 20 year planning period;

**WHEREAS**, the Plan Commission held a public meeting on the Comprehensive Plan at its meeting on (June 1) 2007 to accept public comments on the plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission has reviewed the document and recommends to the Town Board of the Town of Poy Sippi that the *Town of Poy Sippi Comprehensive Plan 2025*, 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 adjacent to the town; the Wisconsin Land Council; the Wisconsin Department of Administration;; and the Poy Sippi Public Library.

Passed and adopted on this 11 day of June, 2007.

  
\_\_\_\_\_  
Plan commissioner head person

June 11, 07  
(Date)

(Approved X, Veto   )

Attest: Sue Haase Angela Nehring Cherene Blisko  
Plan Commission member Plan Commission member Plan Commission member

Cherene Blisko  
Plan Commission member

Ordinance No. 1-2007

AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE  
TOWN OF POY SIPPI, WISCONSIN  
PURSUANT TO WISCONSIN STATUTES § 66.1001

**WHEREAS**, in June 11 the Town Board for the Town of Poy Sippi approved a contract with the East Central Regional Planning Commission to prepare a Comprehensive Plan for the Town of Poy Sippi under the guidelines of Wisconsin Statutes § 66.1001; and,

**WHEREAS**, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4) (a) of the Wisconsin Statutes which addressed provisions for a wide distribution of the proposed elements of the Comprehensive Plan, and provided an opportunity for written comments to be received from the public and for the Town to respond to such comments; an,

**WHEREAS**, on May 31, 2007, the Town of Poy Sippi Plan Commission recommended to the Town Board adoption of the Comprehensive Plan by resolution, which vote is recorded in the official minutes of the Plan Commission; and,

**WHEREAS**, the Poy Sippi Town Board held a public hearing on May 31, 2007, which was preceded by a Class 1 Notice provided as described in Wisconsin Statutes Chapter 985 that was published at least 30 days before the hearing was held, and the notice included all of the following information:

1. The time, date, and location of the hearing;
2. A summary of the proposed Comprehensive Plan;
3. The name of the individual employed by the Town of Poy Sippi who may provide additional information regarding the proposed ordinance;
4. Information relating to when and where the proposed Comprehensive Plan could be inspected before the hearing, and how a copy of the Plan could be obtained; and

WHERE AS, the Town Board of the Town of Poy Sippi, having carefully reviewed the recommendation of the Town Plan Commission, having determined that all procedural requirements and notice have been satisfied, having given the matter due consideration, including consideration of the plan elements related to issues and opportunities; economic development; housing; transportation; utilities and community facilities; agricultural, natural, and cultural resources; land use; intergovernmental cooperation, and implementation, and having determined that the Comprehensive Plan will serve the general purposes of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Town of Poy Sippi which will, in accordance with existing and future needs, best promote the public health, safety, morals, order, convenience, prosperity, and the general welfare , as well as efficiency and economy in the process of development.

The Town Board of the Town of Poy Sippi, Wisconsin does ordain as follows:

SECTION 1. Pursuit to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Poy Sippi is authorized to adopt its Comprehensive Plan as defined in sections 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 2. The plan commission of the Town of Poy Sippi, by a majority vote of the entire commission as recorded in its official minutes, has adopted a resolution recommending to the town board the amendment of the document entitled *Town of Poy Sippi Comprehensive Plan 2025*, containing all of the elements of section 66.1001(2) of the Wisconsin Statutes.

SECTION 3. The Town Clerk is directed to file a copy of the Comprehensive Plan for the Town of Poy Sippi with all of the following entities:

Every governmental body that is located in whole or in part within the boundaries of the Town of Poy Sippi;

1. The Clerk of every local governmental unit that is adjacent to the Town of Poy Sippi;
2. The Wisconsin Land Council;
3. The Wisconsin Department of Administration;
4. The East Central Wisconsin Regional Planning Commission;
5. The public libraries that serve the area in which the Town of Poy Sippi is located
6. The Waushara County Zoning and Land Conservation Department

SECTION 4. SEVERABILITY. Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of the ordinance are hereby repealed as to those terms in conflict.

SECTION 5. The town board of the Town of Poy Sippi, Wisconsin, does, by the enactment of this ordinance, formally amends the document entitled, "Town of Poy Sippi Comprehensive Plan 2025", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes with modifications recommended by the plan commission.

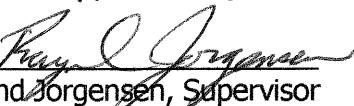
SECTION 6. This ordinance shall take effect upon passage by majority vote of the membership of the town board and the publication/posting as required by law.

ADOPTED this 11 day of June, 2007.

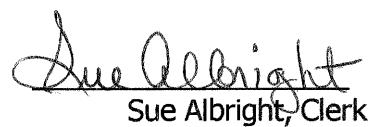
  
\_\_\_\_\_  
Larry Albright, Chairman

June 11, 07  
(Date)

(Approved X, Veto   )

Attest:   
Raymond Jorgensen, Supervisor

  
Cheryl Nitzke, Supervisor

  
Sue Albright, Clerk



Center for Land Use Education

# The Land Use Tracker

Volume 1, Issue 4  
Spring 2002

## IN THIS ISSUE:

### CASE LAW UPDATE

- [MORATORIA AND TAKINGS](#)

### GENERAL ARTICLES

- [MANAGING RURAL RESIDENTIAL DEVELOPMENT](#)
- [PUBLIC LANDS AND PROPERTY TAXES: WHAT IS THE RELATIONSHIP?](#)
- [LAND USE EDUCATION COURSE GROUP OFFERED THIS SUMMER AT UWSP](#)
- [CALENDAR OF EVENTS](#)
- [ARTICLE SUBMISSIONS](#)
- [OUR STAFF](#)
- [CONTACT US BY E-MAIL](#)



[CLUE HOMEPAGE](#)

[PREVIOUS ARTICLE](#) [FRONT PAGE](#) [NEXT ARTICLE](#)

## Managing Rural Residential Development

By Anna L. Haines, Ph.D.  
Assistant Professor, UW-Stevens Point  
and Extension Specialist, Center for Land Use Education

As many communities begin to prepare their comprehensive plans and consider the various elements required under the comprehensive planning law, the relationship between agricultural or open space preservation with housing can be both confusing and contentious. Especially for those communities that are experiencing growth pressure struggling to manage rural residential development along with other community concerns can be difficult. One primary goal of many communities is to balance residential development with agricultural needs, open space, and natural resources while trying to retain a sense of place. Several plan implementation tools are available that local governments can use including, but not limited to: Large minimum lot size, purchase of and transfer of development rights, overlay zones for shorelands, hillsides, and other environmentally sensitive areas, and conservation subdivisions.

This is the first of two articles addressing rural residential development. In this article, I provide a brief definition of each tool, how each tool works, potential benefits, limitations, and references. In the following article, we will provide a more in-depth look at one of these tools – conservation subdivisions.

### Which Tool is “Right” for Our Community?

Each community should decide on the types of tools they want to use. Recognize that your community can use these tools together – they are not mutually exclusive. It

is reasonable, for example, to have a purchase of development rights program in place along with overlay zones and a conservation subdivision ordinance. Below is a list of criteria to consider when choosing plan implementation tools:

- Does your community have an accepted plan that identifies rural residential development or at least sprawl as an issue?
- Does the plan specify goals and objectives that address how your community will contend with rural residential development?
- Will the tool accomplish any of your community's goals and objectives?
- Is the tool politically acceptable?
- Can the local government or some other organization administer the new tool given current personnel or is another position or committee necessary?
- Are there any enforcement issues the local government personnel would need to contend with?
- To be effective, would the same tool need to be used by adjoining communities and is a cooperative effort possible?

Answering the above questions will give you a better idea which tools are appropriate to use in your community. Avoid choosing to use any plan implementation tool before you have done your homework and understand how that tool works and the implications for administering and enforcing it.

### **Tools for Managing Rural Residential Development**

(See table below.)

#### **For Further Reading**

Daniels, Tom and Deborah Bowers. 1997. **Holding Our Ground: Protecting America's Farms and Farmland.** Washington, D.C.: Island Press.

Michigan State University Extension. "Better Designs for Development in Michigan." [www.msue.msu.edu/msue/aoe/landuse/landresource.html](http://www.msue.msu.edu/msue/aoe/landuse/landresource.html)

Minnesota Land Trust. 2000. "Preserving Minnesota Landscapes Through Creative Development: An Introduction." Conservation Design Portfolio. [www.mnland.org/cdp-sum1.pdf](http://www.mnland.org/cdp-sum1.pdf)

Minnesota Planning. 2000. "From policy to reality: model ordinances for sustainable development." <http://www.mnplan.state.mn.us/Report.html?Id=1927>

Natural Lands Trust, Inc. "Growing Greener: Putting Conservation into Local Codes." [www.natlands.org/planning/planning.html](http://www.natlands.org/planning/planning.html)

Ohm, Brian. 2000. "An Ordinance for a Conservation Subdivision." [www.wisc.edu/urpl/](http://www.wisc.edu/urpl/) to people to Brian Ohm to projects.

Ohm, Brian. 1999. **Guide to Community Planning in Wisconsin**. Madison, WI: University of Wisconsin. [www.wisc.edu/urpl/](http://www.wisc.edu/urpl/) to people to Brian Ohm to selected publications.

Schiffman, Irving. 1999. **Alternative Techniques for Managing Growth**. Berkeley, CA: Institute of Governmental Studies Press.

*All comments and suggestions are appreciated for those who reviewed this article.*

## Tools for Managing Rural Residential Development

<b>Tool</b>	<b>Definition</b>	<b>How it Works</b>	<b>Potential Benefits</b>	<b>Limitations</b>
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; 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>	Can be ineffective if lot size is reduced to a size that makes farming impossible.
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> <ul style="list-style-type: none"> <li>Hazards overlay zones, such as floodplains;</li> <li>Hillside/slope overlay zones;</li> <li>Historic preservation overlay zones;</li> <li>Woodland protection overlay zones; and</li> <li>Groundwater overlay zones.</li> </ul>	<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	<p>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>	<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>
---------------------------	--	---	--	---



Center for Land Use Education

## IN THIS ISSUE:

<a href="#"> AN INNOVATIVE TOOL FOR MANAGING RURAL RESIDENTIAL DEVELOPMENT: A LOOK AT CONSERVATION SUBDIVISIONS</a>
<a href="#"> WISCONSIN SUPREME COURT RULING: AGRICULTURAL USE VALUE ASSESSMENT</a>
<a href="#"> COURT OF APPEALS UPHOLDS RULES FOR PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS</a>
<a href="#"> IMPERVIOUS SURFACE - AN ENVIRONMENTAL INDICATOR</a>
<a href="#"> CALENDAR OF EVENTS</a>
<a href="#"> ARTICLE SUBMISSIONS</a>
<a href="#"> OUR STAFF</a>
<a href="#"> WHAT'S NEW AT THE CENTER</a>
<a href="#"> CONTACT US BY E-MAIL</a>



[CLUE HOMEPAGE](#)

# The Land Use Tracker

Volume 2, Issue 1  
Summer 2002

[FRONT PAGE](#) | [NEXT ARTICLE](#)

## An Innovative Tool for Managing Rural Residential Development: A Look at Conservation Subdivisions

by Anna Haines, Ph.D.

This is the second of two articles addressing rural residential development. The [previous article on rural residential development](#) provided a definition of four related management tools (large minimum lot size, purchase of and transfer of development rights, and conservation subdivisions), and explained briefly how each tool worked, its potential benefits and limitations, and provided a list of references. In this article, I will provide a more in-depth look at conservation subdivisions.

The comprehensive planning law (or "Smart Growth" law) specifies nine elements that must be in the comprehensive plan. Among them is the implementation element that needs to outline the types of plan implementation tools a community will use to implement its plan. One primary goal of many communities is to balance residential development with agricultural needs, open space, and natural resources while trying to retain a sense of place. This kind of goal can make an important link between the housing, and agriculture, cultural and natural resources element of the comprehensive plan.

Consideration of the goals and objectives within the comprehensive plan is necessary as the community considers the types of tools it will use to achieve its plan. One potentially useful tool to achieve the above goal is to describe conservation subdivisions as a *floating zoning* district or a conditional use in residential districts in the local zoning or land division code.

A model conservation subdivision ordinance was prepared by UW Extension. Local governments are not required to adopt this ordinance (see Ohm 2000), but may find it useful in crafting their own conservation subdivision ordinance.

### Conservation Subdivisions: A Definition

Conservation subdivisions are characterized by common open space and clustered compact lots. The purpose of a conservation subdivision is to protect farmland and/or natural resources while allowing for the maximum number of residences under current community zoning and subdivision regulations. In

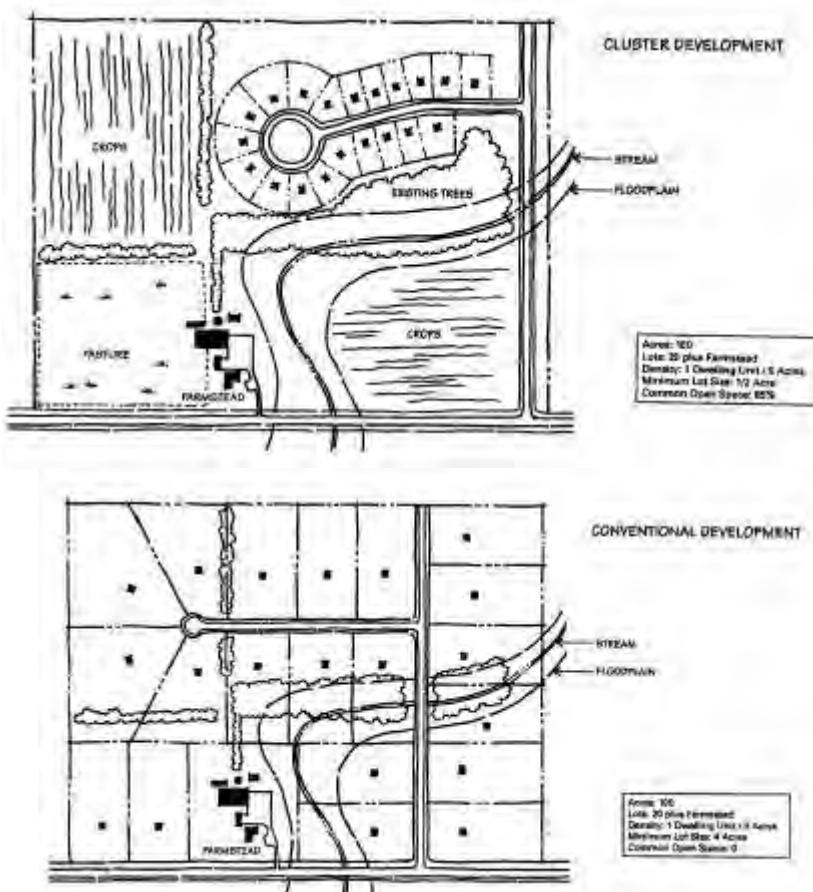
some cases a greater density (density bonus) may be offered in the local ordinance to encourage this approach to residential development planning. Generally, this tool is used for parcels 40 acres or larger.

### Development Density

One interesting feature of conservation subdivisions is that they are density neutral (except where a density bonus is offered). What does density neutral mean? Many people assume that a conservation subdivision automatically implies a reduction in the number of lots allowed on a parcel of land. Actually, the same numbers of lots are built in a conservation subdivision as would be built in a conventional subdivision. Thus, a conservation subdivision maintains the same level of density as a conventional subdivision. Conventional lot-by-lot subdivisions spread development evenly throughout a parcel without consideration to environmental or cultural features (Ohm 2000).

The primary difference between conservation subdivisions and conventional ones involves the location of the homes on one part of the parcel, i.e., the homes are clustered. Other changes involve management and ownership of the land that has been left for preservation.

Figure 1: Conservation vs. Conventional Subdivision Layout



Source: SEWRPC. 2002. "Model Zoning Ordinance For Rural Cluster Development"  
[www.sewrpc.org/modelordinances/default.htm](http://www.sewrpc.org/modelordinances/default.htm)

### **Open Space Design, Use and Ownership Options**

Conservation subdivision ordinances generally require permanent dedication of 40% or more of the total development parcel as open space. Open space design requirements often include contiguity and connection to other open space or conservation areas. Open space uses may include agriculture, forestry or outdoor recreation and in some cases has included use for waste water disposal or sports facilities in urbanizing areas. There are a variety of ownership choices for the open space (individual residential lots are owned as in conventional subdivisions): The original landowner can retain ownership of the land and continue to use it as a farm, for example (usually agricultural use is limited; a confined animal feed lot is an inappropriate use, while a vegetable farm is appropriate); a homeowner's association could manage it, it can be held as individual outlots for each of the building lots, or a local government or a land trust can manage the property for conservation purposes or outdoor recreation.

### **Consolidated infrastructure and reduced development costs**

Clustering homes reduces the amount of infrastructure. For example, the linear miles of road are reduced; thus, the associated costs of construction, operations and maintenance are also reduced. As well it is possible to share wells and septic systems in these clustered developments. However, placement of wells and septic systems must be carefully designed to prevent unwanted uptake of wastewater into private wells.

### **Marketing amenities**

Conservation subdivisions are desirable from a developer/realtor perspective. They appeal to potential homeowners who want easy access to open space for the views and/or for a range of outdoor activities, i.e., a "golf course" development without the golf course.

### **How it works**

One of the more popular methods is advocated by Randall Arendt who has outlined a four step process. The process begins with the community identifying the cultural and natural resources that are valued on a specific parcel earmarked for development. This communication results in (i) identifying primary and secondary conservation areas, (ii) designing open space to protect them, (iii) arranging houses outside of those protected areas, and (iv) finally laying out streets, lots and infrastructure. Often between 40% to 80% of the site is permanently set aside for open space (Arndt 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.

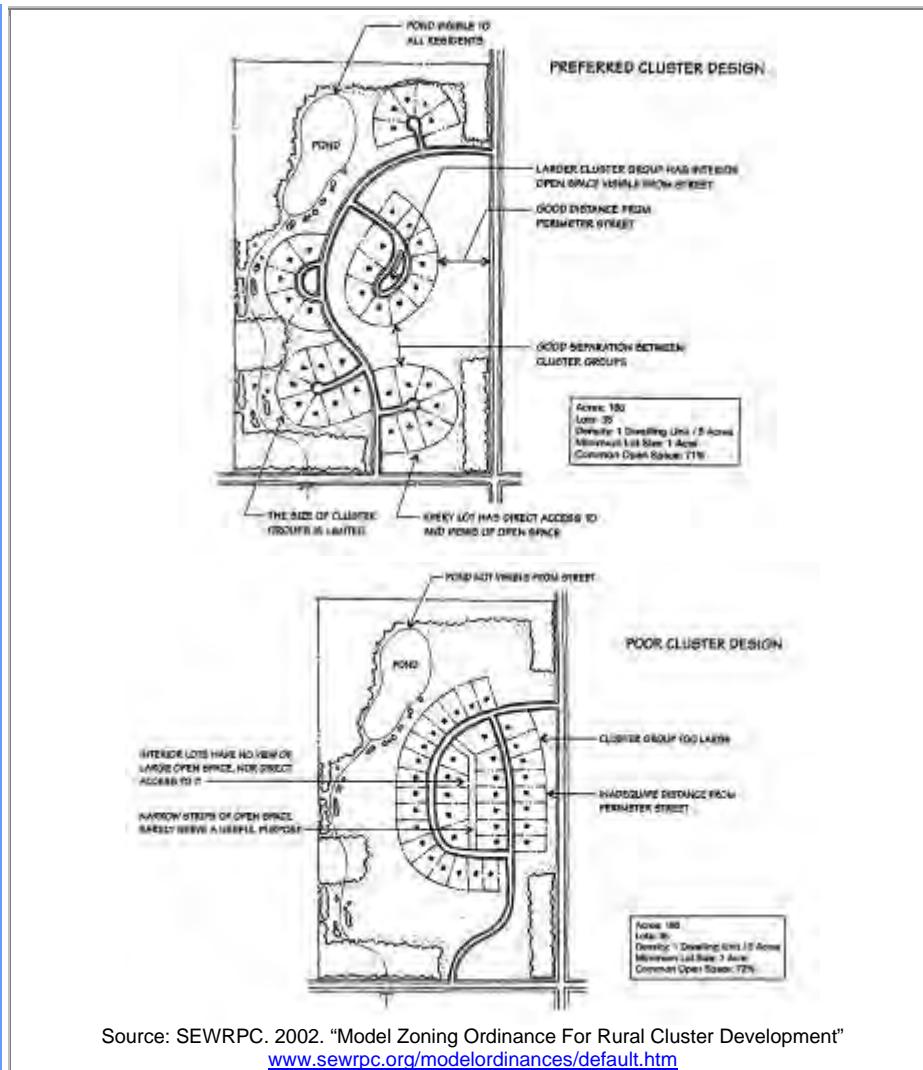
Source: Better Designs for Development in Michigan and Minnesota Land Trust and University of Minnesota 2001.

### **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.
- Conservations 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**

Arndt, Randall. "Open Space" Zoning: What it is & Why it Works:  
[www.plannersweb.com/articles/are015.html](http://www.plannersweb.com/articles/are015.html) (from Planning Commissioners Journal, Issue 5, July/August 1992, page 4)

Countryside Program, The. Conservation Development Resource Manual: The Western Reserve RC & D, 1998.

Foth and Van Dyke. "Conservation Design/Clustering To Preserve Environmental Features," [www.foth.com/client/nasewaupee/default.asp](http://www.foth.com/client/nasewaupee/default.asp)

Michigan State University Extension. "Better Designs for Development in Michigan." [www.msue.msu.edu/msue/aoe/landuse/landresource.html](http://www.msue.msu.edu/msue/aoe/landuse/landresource.html)

Minnesota Land Trust. 2000. "Preserving Minnesota Landscapes Through Creative Development: An Introduction." Conservation Design Portfolio.  
[www.mnland.org/cdp-sum1.pdf](http://www.mnland.org/cdp-sum1.pdf)

Minnesota Planning. 2000. "From policy to reality: model ordinances for sustainable development." [www.mnplan.state.mn.us/Report.html?Id=1927](http://www.mnplan.state.mn.us/Report.html?Id=1927)

Natural Lands Trust, Inc. "Growing Greener: Putting Conservation into Local Codes." [www.natlands.org/planning/planning.html](http://www.natlands.org/planning/planning.html)

Ohm, Brian. 2000. "An Ordinance for a Conservation Subdivision." [www.wisc.edu/urpl/people/ohm/projects/consub.pdf](http://www.wisc.edu/urpl/people/ohm/projects/consub.pdf)

SEWRPC. 2002. "Model Zoning Ordinance For Rural Cluster Development" [www.sewRPC.org/modelordinances/default.htm](http://www.sewRPC.org/modelordinances/default.htm)

Wisconsin Department of Natural Resources. "Position on 'Cluster Development.'" [www.dnr.state.wi.us/org/es/science/landuse/tools/index.htm](http://www.dnr.state.wi.us/org/es/science/landuse/tools/index.htm)

---

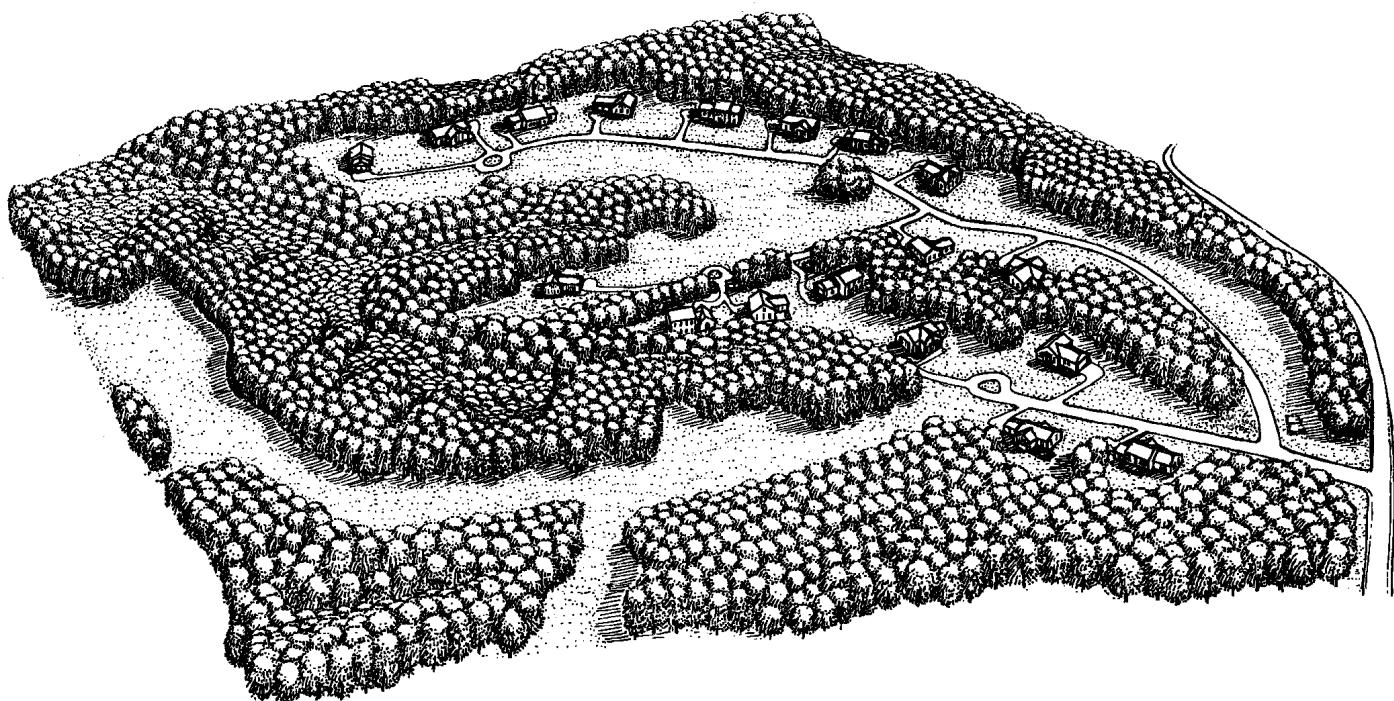
Alicia Acken contributed to an earlier draft of this article. DNR's Land Use Team, Michael Dresen, Gary Korb, Lynn Markham and Brian Ohm reviewed this article for form and content. Any errors, mistakes and omissions remain the responsibility of the author.

---

[FRONT PAGE](#) | [NEXT ARTICLE](#)

# 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.

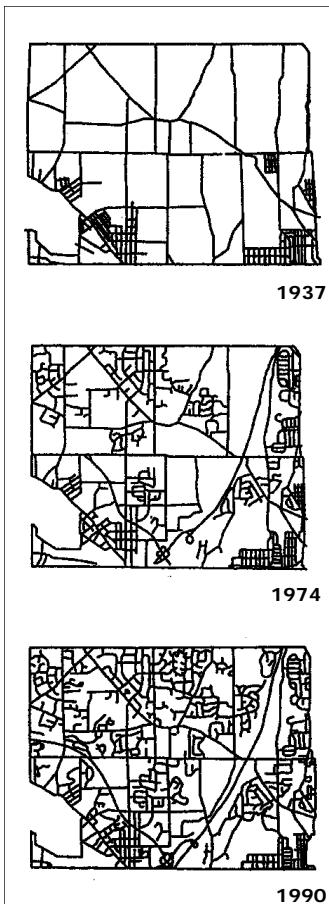


Figure 1 The pattern of "wall-to-wall subdivisions" that evolves over time with zoning and subdivision ordinances which require developers to provide nothing more than houselots and streets.

No community actively 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

**A**lthough 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 Landsserves 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 Landsusually 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 Areaare 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 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.

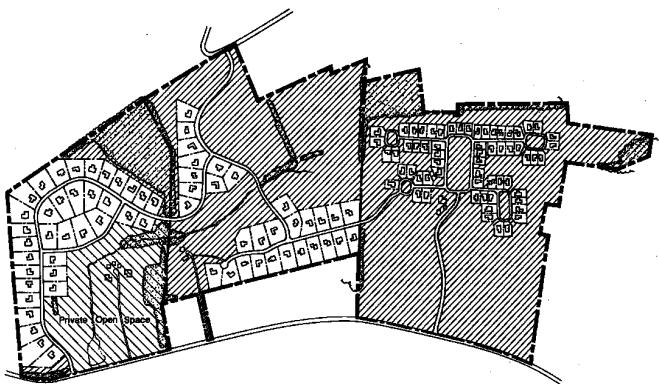


Figure 4 The conservation lands (shown in gray) were deliberately laid out to form part of an interconnected network of open space in these three adjoining subdivisions.

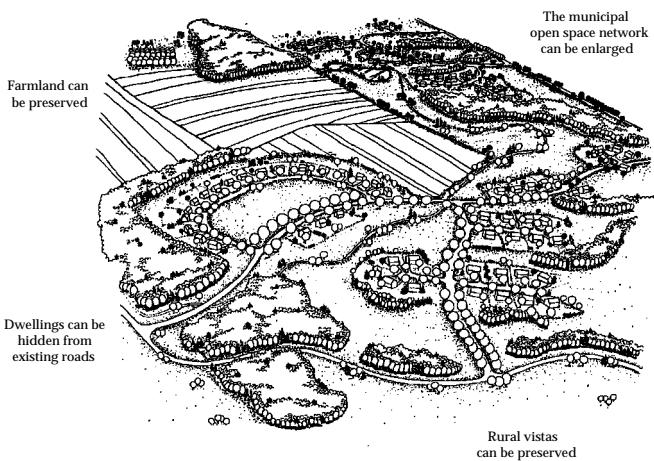


Figure 5 The end-result of applying the techniques described in this booklet is illustrated in this perspective sketch prepared by the Montgomery County Planning Commission.

# CONSERVATION ZONING

## A "MENU" OF CHOICES

**A**s 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).

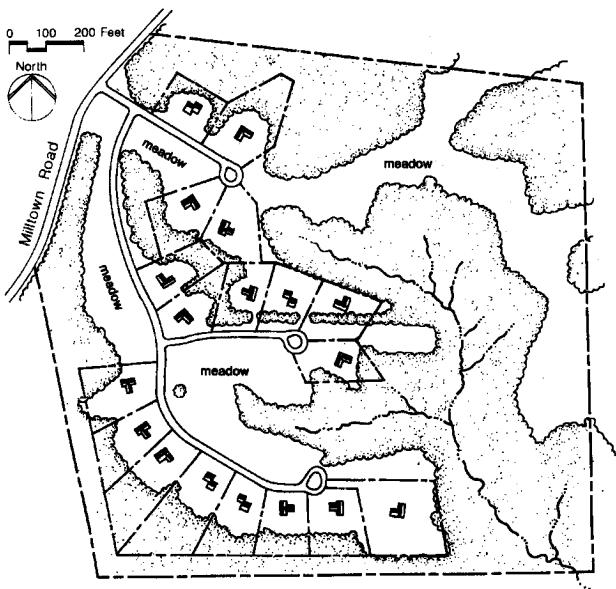
Communities wishing to discourage this type of development pattern need to consider modifying their zoning to require new development to set aside at least 50 percent of the buildable land as permanently protected conservation lands. The development potential that could normally be realized in this area 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").

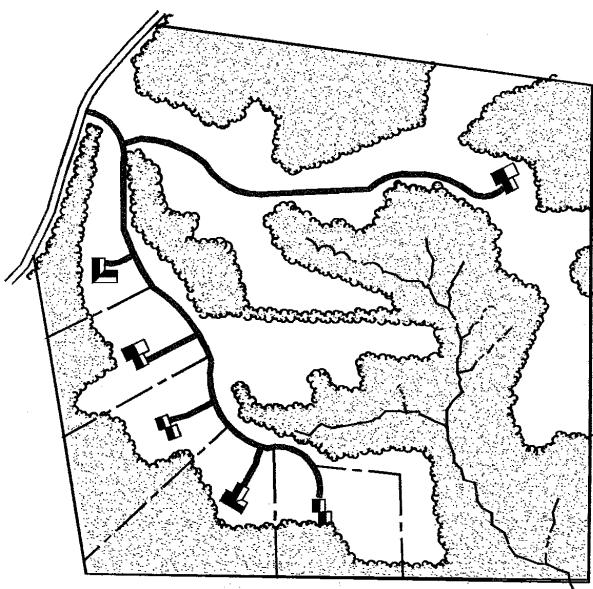
It is noteworthy that the 36 village-like lots in Option 2 occupy less land than the 18 lots in Option 1, and that Option 2 therefore contributes more significantly to the goal of creating community-wide networks of conservation lands. The village-scale lots in Option 2 are based on traditional neighborhood 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..

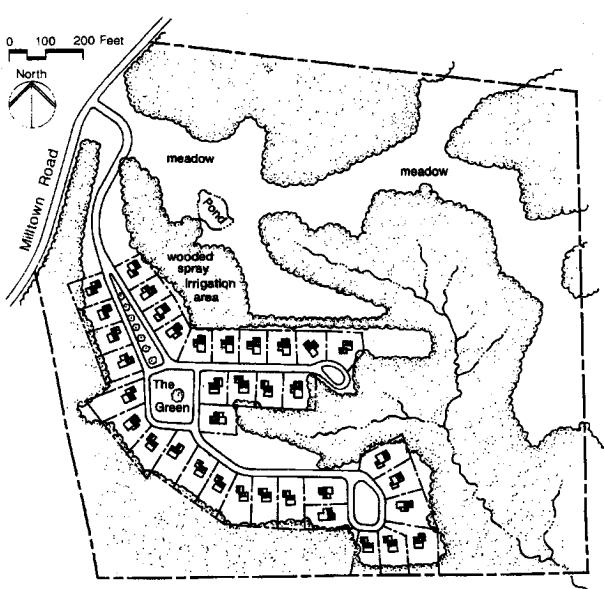
Under conservation zoning, absent from this menu of choices is the conventional full-density development providing no conservation lands (Figure 9). Because that kind of development causes the largest loss of resource lands and poses the greatest obstacle to conservation efforts, it is not included as an option under this approach.



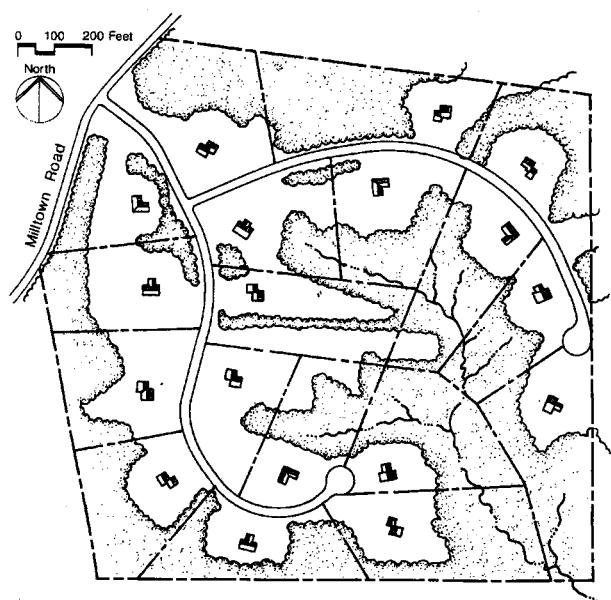
**Figure 6**  
Option 1 Density-neutral with Pre-existing Zoning  
18 Lots Lot Size Range: 20,000 to 40,000 sq. ft.  
50% undivided open space



**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 house lots, 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

**D**esigning 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

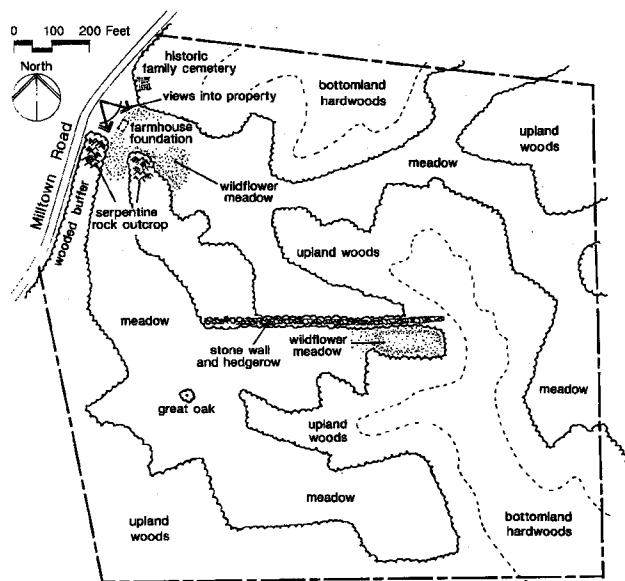


Figure 11  
Step One, Part Two  
Identifying Secondary Conservation Areas

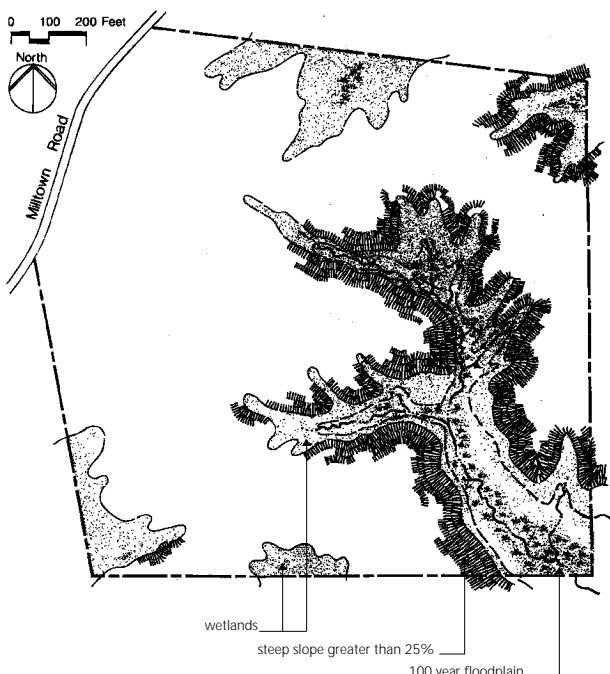


Figure 10  
Step One, Part One  
Identifying Primary Conservation Areas

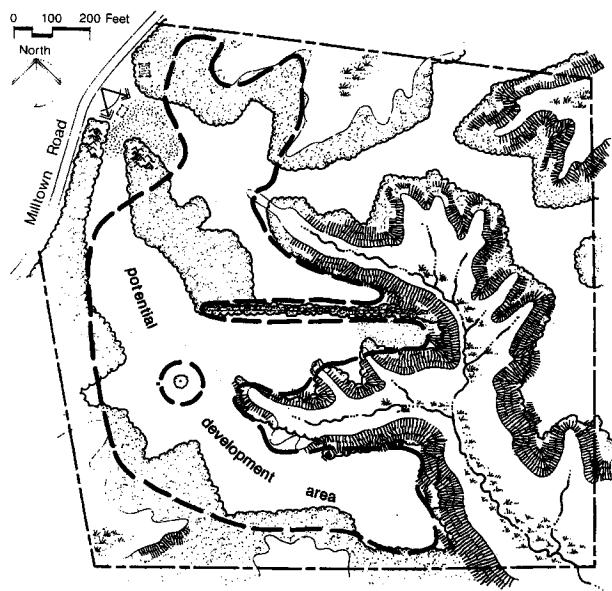


Figure 12  
Outline Potential Development Areas  
for Options 1 & 2

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.

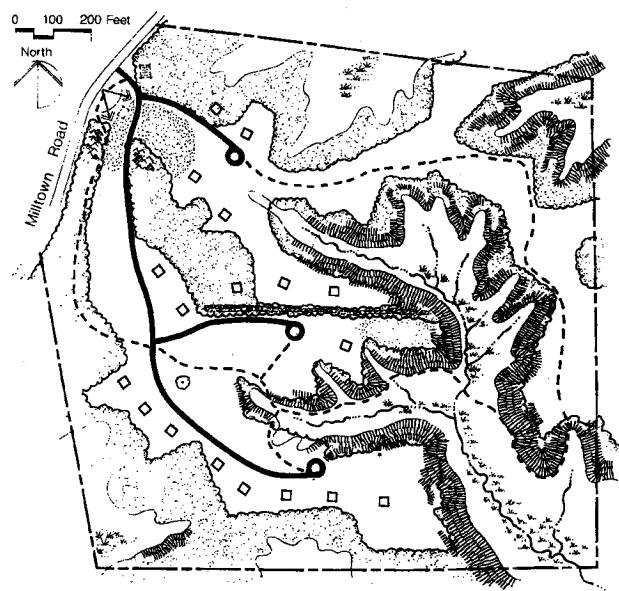


Figure 14  
Step Three  
Aligning Streets and Trails

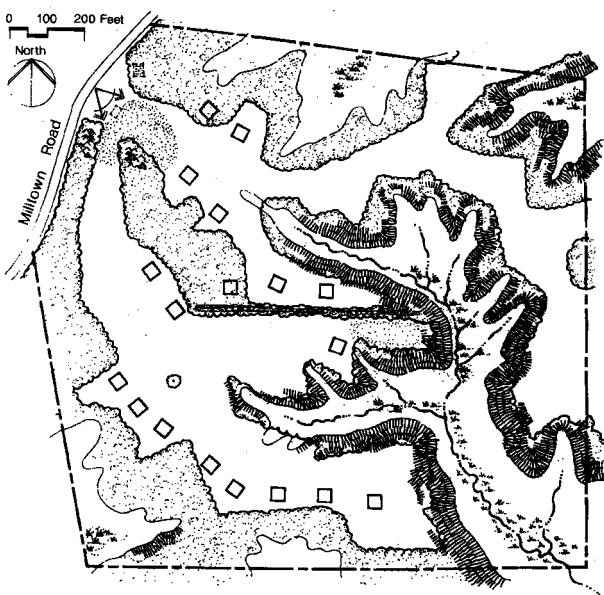


Figure 13  
Step Two  
Locating House Sites



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 (ball-fields 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 crop-land retained by the original farmer, (2) common conservation lands such as ballfields owned by an

HOA, and (3) a trail corridor owned by either a land trust or by the community.

### **Tax Concerns**

Property tax assessments on conservation developments should not differ, in total, from those on conventional developments. This is because the same number of houses and acres of land are involved in both cases (except when part of the conservation lands is owned by a public entity, which is uncommon).

Although the conservation lands in conservation developments is usually taxed at a lower rate because easements prevent it from being developed, the adjacent lots usually are taxed at a higher rate since their location next to permanently protected conservation lands usually result in them being more desirable.

## **Q. How does this conservation approach differ from "clustering"?**

**A.** The conservation approach described in the previous pages differs dramatically from the kind of "clustering" that has occurred in many communities throughout Michigan over the past several decades. The principal points of difference are as follows:

### ***Higher Percentage and Quality of Conservation lands***

In contrast with typical cluster codes, conservation

zoning establishes higher standards for both the quantity and quality of conservation lands that is to be preserved. Under conservation zoning, 50 to 70 percent of the unconstrained land is permanently set aside. This compares with cluster provisions that frequently require only 25 to 30 of the gross land area be conserved. That minimal land area usually ends up including all of the most unusable land as conservation lands, and sometimes also includes undesirable, left-over areas such as stormwater management facilities and land under high-tension power lines.

### ***Conservation lands Pre-Determined to Form Community-wide Conservation Network***

Although clustering has at best typically produced a few small "green islands" here and there in any community, conservation zoning can protect

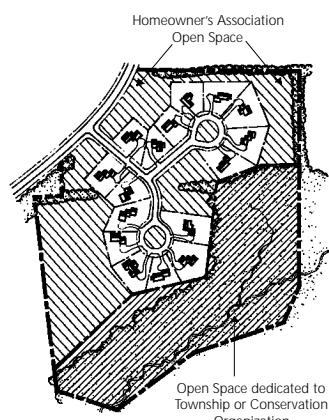


Figure 16 Various private and public entities can own different parts of the open space within conservation subdivisions, as illustrated above.

blocks and corridors of permanent conservation lands. These areas can be pre-identified on in the community's Map of Potential Conservation Lands so that each new development will add to rather than subtract from the community's conservation lands acreage.

***Eliminates the Standard Practice of Full-Density with No Conservation lands***

Under this new system, full density is only achievable for layouts in which 50 percent or more of the unconstrained land is conserved as permanent, undivided conservation lands. By contrast, cluster zoning provisions are typically only optional alternatives within ordinances that permit full density, by right, for stan-

dard "cookie-cutter" designs with no conservation lands.

**Q. How do residential values in conservation developments compare to conventional developments?**

**A.** Another concern of many people is that homes in conservation developments will differ in value from those in the rest of the community. Some believe that because so much land is set aside as conservation lands, the homes in a conservation developments will be prohibitively priced and the community will become a series of elitist enclaves. Other people take the opposite view, fearing that these homes will be smaller and less expensive than their own because of the

more compact lot sizes offered in conservation developments.

Both concerns are understandable but they miss the mark. Developers will build what the market is seeking at any given time, and they often base their decision about selling price on the character of surrounding neighborhoods and the amount they must pay for the land.

In conservation developments with substantial open space, there is little or no correlation between lot size and price. These developments have sometimes been described as "golf course communities without the golf course," underscoring the idea that a house on a small lot with a great view is frequently worth as much or more than the same house on a

larger lot which is boxed in on all sides by other houses.

It is a well-established fact of real estate that people pay more for park-like settings, which offset their tendency to pay less for smaller lots. Successful developers know how to market homes in conservation developments by emphasizing the conservation lands. Rather than describing a house on a half-acre lot as such, the product is described as a house with 20 and one-half acres, the larger figure reflecting the area of conservation land that has been protected in the development. When that conservation area abuts other similar land, as in the township-wide conservation lands network, a further marketing advantage exists.



## RELATIONSHIP OF THE BETTER DESIGNS

### APPROACH TO OTHER PLANNING TECHNIQUES

**S**uccessful communities employ a wide array of conservation planning techniques simultaneously, over an extended period of time. Communities should continue their efforts to preserve special properties in their entirety whenever possible, such as by working with landowners interested in donating easements or fee title to a local conservation group, purchasing development rights or fee title with county, state or federal grant money, and transferring development rights to certain "receiving areas" with increased density. While these techniques can be effective, their potential for influencing the "big picture" is limited.

The conservation approach outlined above offers great potential because it:

1. does not require public expenditure of funds
2. does not depend upon landowner charity
3. does not involve complicated regulations for shifting rights to other parcels
4. does not depend upon the cooperation of two or more adjoining landowners to make it work

The conservation planning/design approach offers communities a practical way of protecting large acreages of land in a methodical and coordinated manner.



The  
CODE  
OF



COUNTRY  
                  
LIVING

A look at the realities of living in the  
countryside of rural Illinois.



# **Contents**

<i>Introduction</i>	3
<i>1 Access</i>	4
<i>2 Utilities</i>	7
<i>3 Property</i>	12
<i>4 Nature</i>	16
<i>5 Agriculture</i>	18
<i>6 Government</i>	21
<i>7 Neighbors</i>	22
<i>8 Information</i>	23

*This information was compiled by*



*For more insights into the specific considerations in your area,  
contact your local county Farm Bureau®.*

*For information about reprints or distribution, contact  
Illinois Farm Bureau® at:*

PO Box 2901  
Bloomington, IL 61702-2901  
Phone: 309-557-3343 FAX: 309-557-3729  
E-mail: krundifb@aol.com  
Web Site: <http://www.fb.com/ilfb/>  
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

*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.

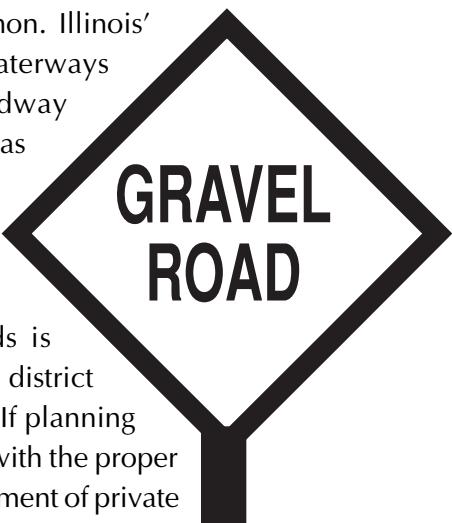
Roadway flooding is not uncommon. Illinois' abundance of rivers, creeks and waterways makes its rural areas prone to roadway flooding. Heavy rains in flatland areas can easily cover roads with water, blocking or even destroying them.

## **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

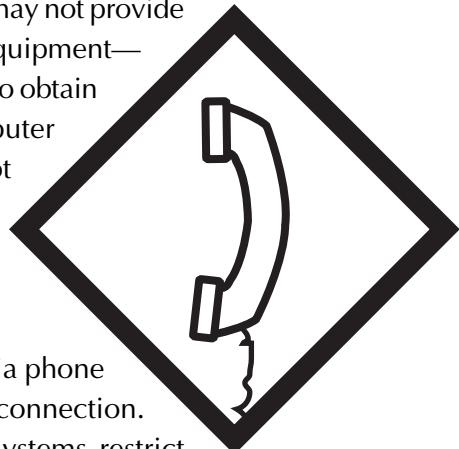
leach field will be very important in determining the cost and function of your system. Ask for planning assistance from the County Health Department if one exists and have existing systems checked—or a new system installed—by a reliable installer.

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**

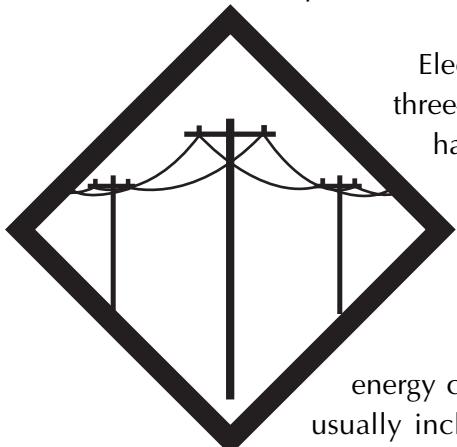
Telephone communications can pose certain problems. Small, local area phone service suppliers may not provide the most modern telecommunications equipment—limiting your options. It could be difficult to obtain a second line for phone, FAX or computer modem uses. Even cellular phones will not work well 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.

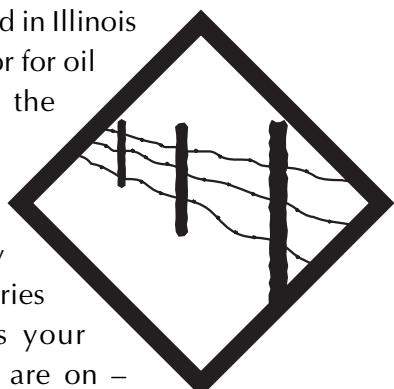
## **Easements**

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.

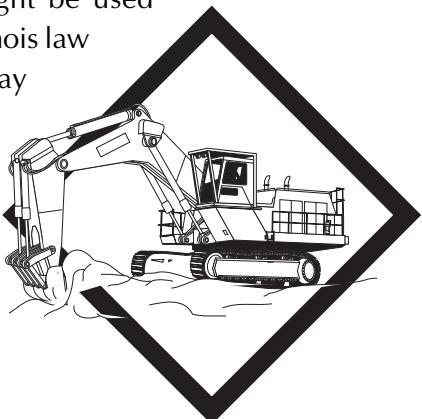
## **Floodplains & Drainage**

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

*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.



# 5

# Agriculture

*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.

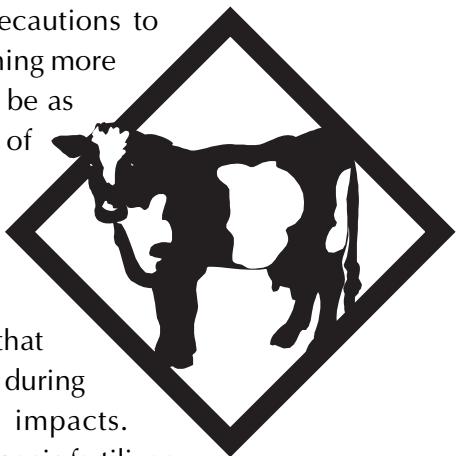
Having a rural residence means you’re part of farm country. Here, farmers sometimes work around the clock. Often that work involves the use of large farm implements. Your daytime and night-time peace and quiet can be disturbed by common agricultural practices, especially during the spring and fall field 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.

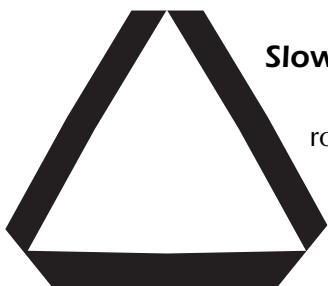
Crop production and protection products are used in growing Illinois' abundant and healthy crops. These products are applied by licensed applicators who take precautions to properly handle and apply them. Learning more about the safety of these products can be as simple as contacting the University of 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

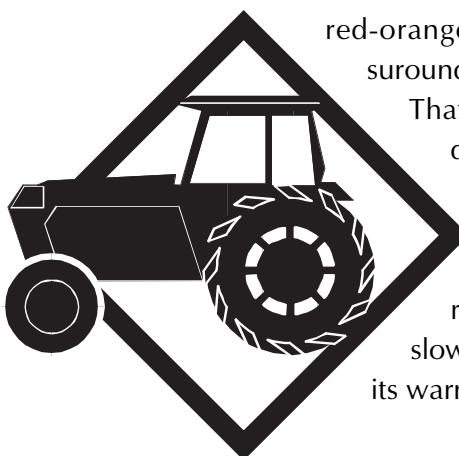
Before buying land you should know whether it has noxious weeds that you may be required to control. Some plants are even poisonous to livestock, pets or humans. Illinois' "Noxious Weed Law" requires the land owner to control or eradicate certain weeds on their own property.



## 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 overtake them quickly.

from the rear. Watch for them and be patient—farmers will let you pass as soon as it's safe for them to pull over.



Look for the Slow Moving Vehicle (SMV) emblem displayed on the rear of farm equipment. The SMV emblem has a red-orange fluorescent triangle at its center surrounded by a highly reflective red border. That's a sign you need to know when driving rural roads. Farm equipment and certain other slow moving vehicles are required to display the SMV emblem when they share the road with other traffic. It warns you to slow down. Learn to recognize it and heed its warning.

To protect the meaning and significance of the SMV emblem for traffic safety, Illinois law prohibits the use of that emblem for other purposes. For instance, it is illegal to use the SMV emblem as a lane marker or gate sign.



# Government

# 6

*Illinois has more than 6,600 units of local government—far more than any other state in the nation. In rural areas, your home may be found to be in a dozen or more taxing districts—each one providing some service and taxing your property to fund it. That fact generates a number of things you should consider.*

## **Property Taxes**

Illinois is a high property tax state—in part, due to its reliance on local government. Local government relies heavily on the property tax for its revenue—especially where sales taxes and other revenue sources are not available to special purpose governmental units. That means rural property owners often incur a large share of the cost of providing local government services, especially in the less-densely populated areas.

## **Keeping Track**

Illinois counties most often encompass dozens of local governmental units. It is sometimes difficult to know which unit to turn to for a particular service or to address a particular problem. Unlike urban areas in which the city is the primary provider of most services, in rural areas, different services may each be provided by a separate unit of government. Exercising your civic duty to keep an eye on all those units can be a daunting task.

## **Service Levels**

Few rural governmental units have the financial resources of their urban counterparts. Generally, fewer services can be offered and the level of service may be less than that found in cities.



# Neighbors

7

*Illinois' rural residents are generally very friendly and open. Neighborliness is practiced and expected in return. They do ask, however, that privacy and private property rights be respected.*

## **Interact**

Get to know your new neighbors. Don't wait—meet those folks living near your new home as soon as you decide to buy in the country, or even before. Knowing your neighbors and letting them get to know you will speed your acceptance as a new arrival in the neighborhood and boost your own comfort level.

Learn to wave to your neighbors—it's the country thing to do. Whether you meet them on the road or driving by their home, be sure to give a friendly wave. You'll come to recognize and appreciate each neighbor's individual style.

## **Be a Good Neighbor**

Keep your property neat. The vast majority of farmers and rural residents take pride in keeping their homesites presentable. Be a good neighbor and do your share.

Become a part of the neighborhood. Don't merely keep a house in the country while spending your time and money in some distant urban or commercial center. Get involved in local community events and organizations and patronize the local businesses.



# Information

8

*Where do you turn for more information about the considerations noted in this booklet? Here are some very general suggestions. Of course, resources will differ by locale so you may need to do a little research on your own.*

*Not all services listed are available in all counties. When in doubt, start with the county Farm Bureau or the University of Illinois Extension Service for general information about rural areas.*

## **Local Government**

- County (or Township) Office of Zoning, Planning and/or Building
- County Recorder of Deeds
- County Highway Department
- Township (or Road District) Highway Commissioner
- Local Drainage District
- County Health Department
- County Animal Control Unit
- County Sheriff's Office
- County Emergency Services and Disaster Agency/Officer
- County & Township Assessors
- Soil and Water Conservation District

## **Businesses**

- Utilities
- Fuel contractors
- Refuse/waste haulers
- Building contractors
- Realtors

## **Other**

- University of Illinois Extension Service
- Local Postmaster

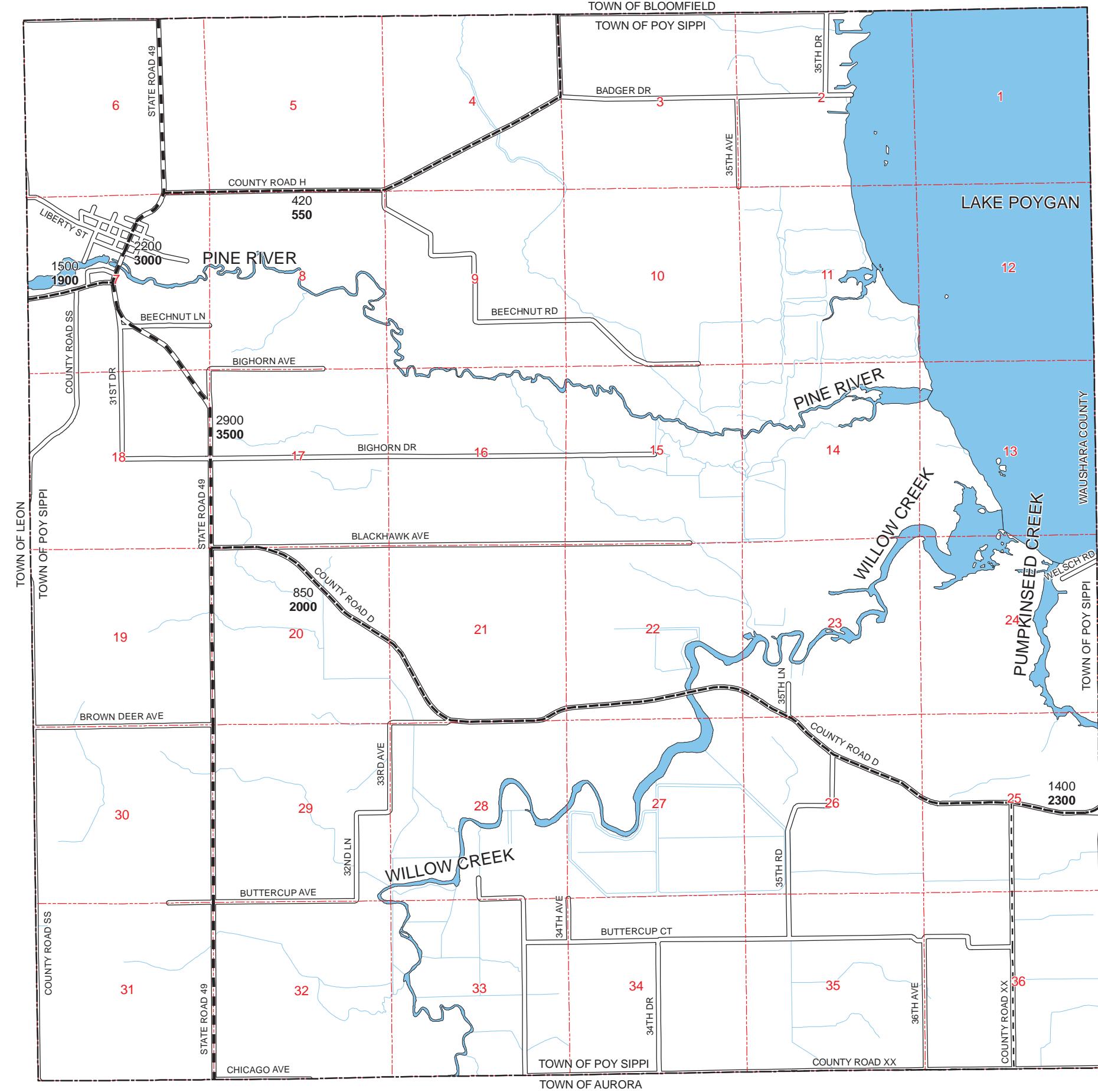
## **Associations**

- County Farm Bureau®
- Local Chamber of Commerce



# EXHIBIT 5-1

## TOWN OF POY SIPPI FUNCTIONAL CLASS AND AVERAGE ANNUAL DAILY TRAFFIC VOLUMES 2000 & 2003 DATA



Source: WisDOT, Rural Functional Class System, 1997;  
WisDOT Wisconsin Highway Traffic Volume Data, 2000 & 2003.  
Digital Base Data provided by Waushara County, 2005.

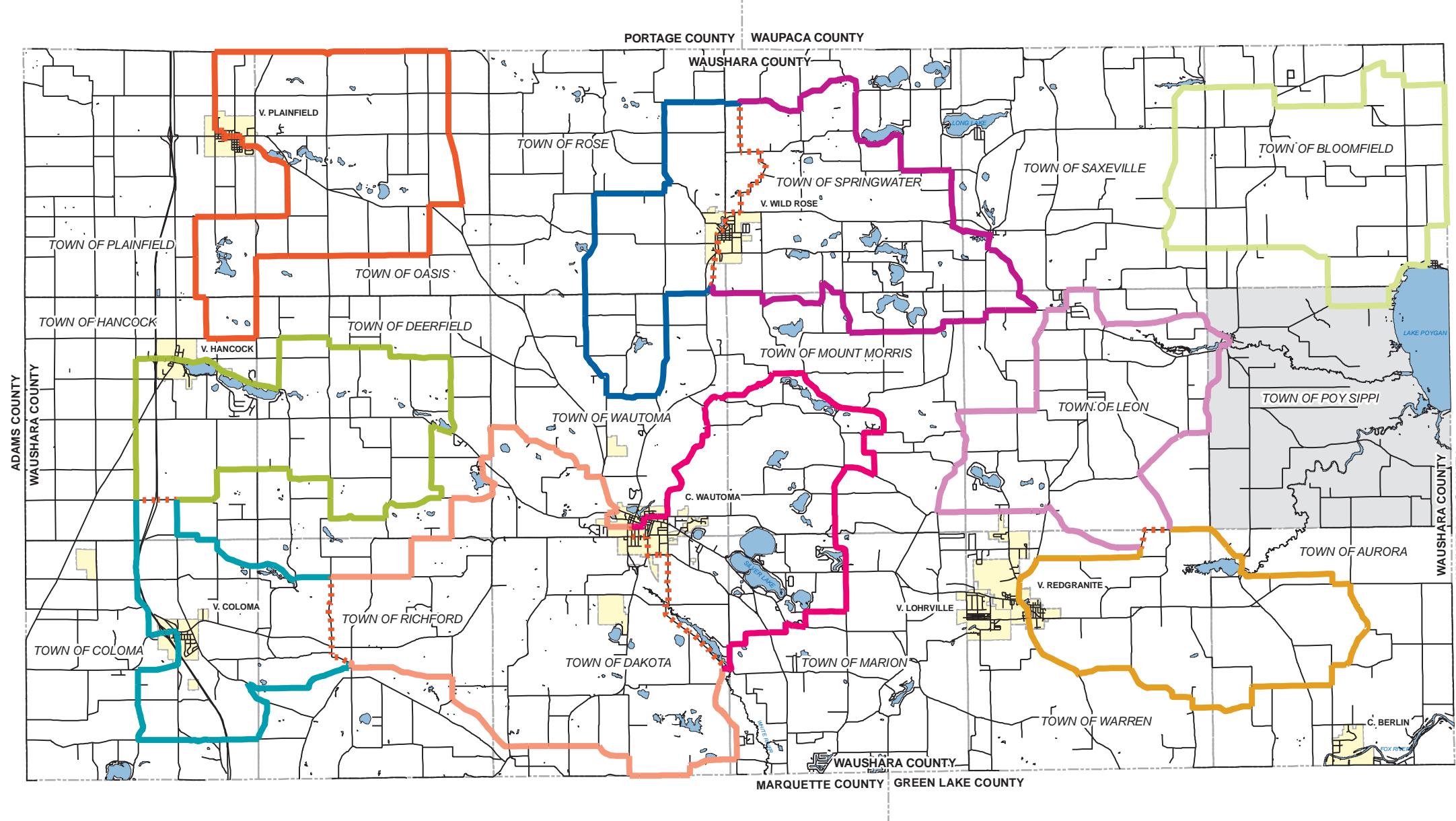


2,000 0 2,000  
Feet

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-FEBRUARY 2007

## EXHIBIT 5-2 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.

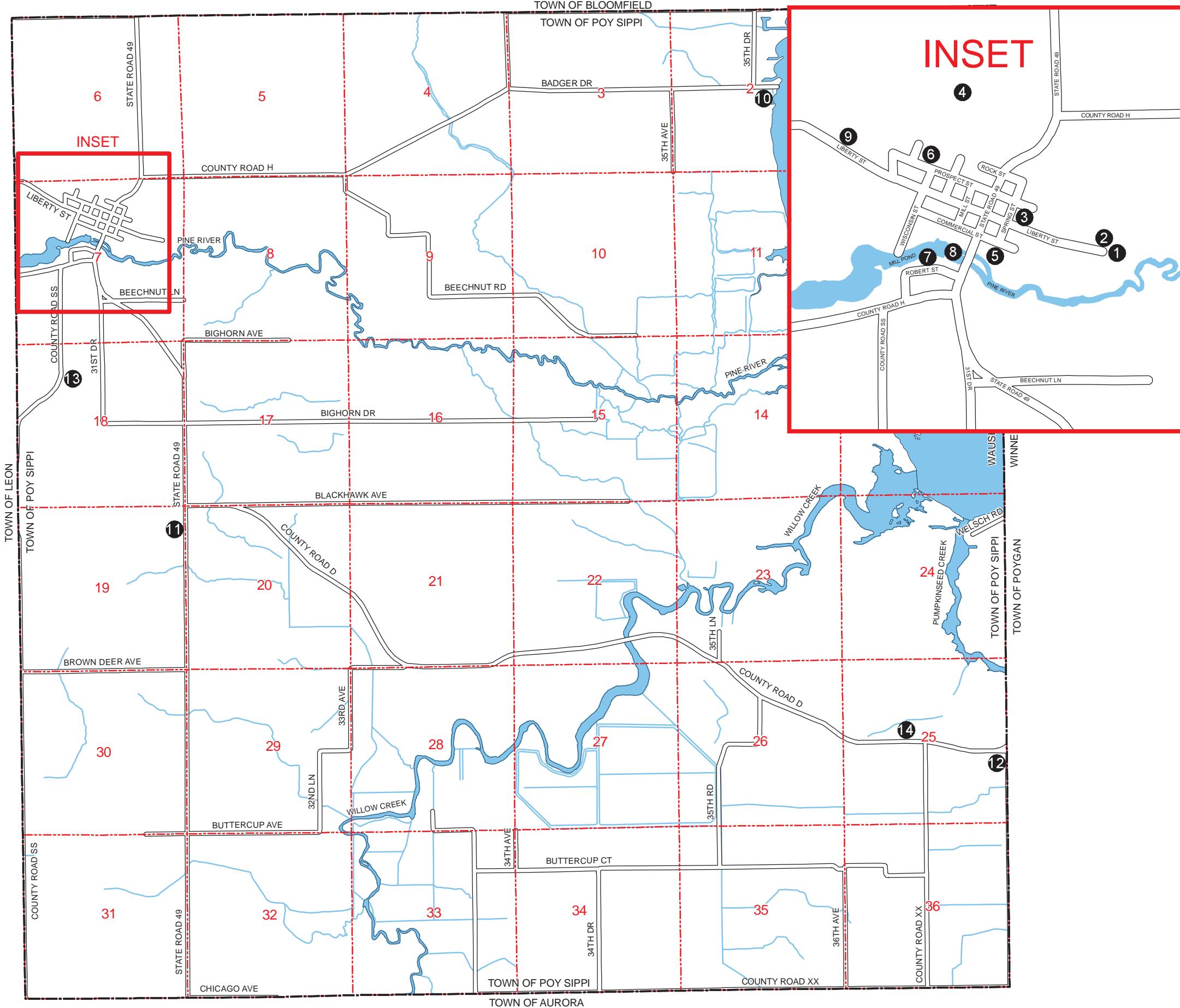


3            0            3  
Miles

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-FEBRUARY 2007

## EXHIBIT 6-1 TOWN OF POY SIPPI COMMUNITY FACILITIES



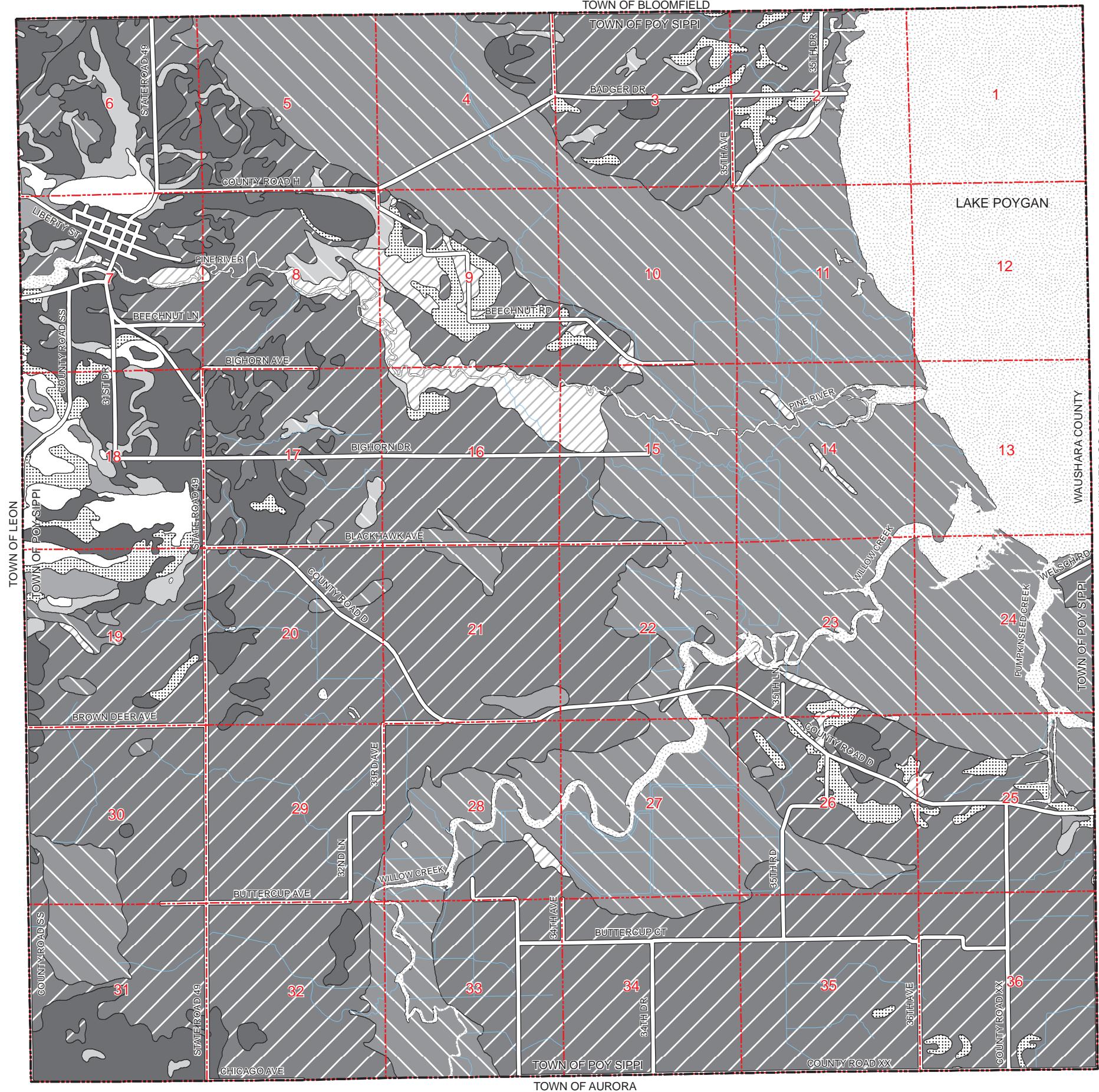
- ① Wastewater Treatment Facility
- ② Poy Sippi Elementary School
- ③ Poy Sippi Fire District and Town Hall
- ④ U.S. Cellular Towers
- ⑤ Poy Sippi Library
- ⑥ Poy Sippi Municipal Garage
- ⑦ Poy Sippi Millpond Park
- ⑧ Hydro Dam
- ⑨ Natural Gas Substation
- ⑩ Public Boat Landing
- ⑪ Transmission Substation
- ⑫ Borth Cemetery
- ⑬ Poy Sippi Cemetery
- ⑭ Irish Catholic Cemetery



2,000 0 2,000  
Feet

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-FEBRUARY 2007



# **EXHIBIT 7-1**

## **TOWN OF POY SIPPI**

### **IMPORTANT FARMLAND CLASSES**

- Prime Farmland - Those soils that produce the highest yields of food, fiber, feed, forage and oilseed crops when managed according to acceptable farming methods.
  - Prime Farmland Where Drained
  - Unique Farmland - Land other than prime that is used to produce specialty crops such as apple orchards, lettuce, carrots, celery, cauliflower, etc. that require a high management and investment level.
  - Unique Farmland Where Drained and Protected From Frequent Flooding
  - Statewide Important Farmland - Land in addition to prime and unique that is important to the State of Wisconsin for crop production.
  - Statewide Important Farmland Where Drained
  - Statewide Important Farmland Where Drained and Protected From Frequent Flooding
  - Local Important Farmland - Land in addition to prime, unique and statewide that is important to Waushara County for crop production.
  - Local Important Farmland Where Drained
  - Other Lands - Lands that has little value for producing crops.
  - Water

Source: USDA-NRCS, 1982. Waushara County, 2003.  
Digital Base Data provided by Waushara County, 2005.

Farm Classes Developed by Waushara County LCD.



2,000      0      2,000

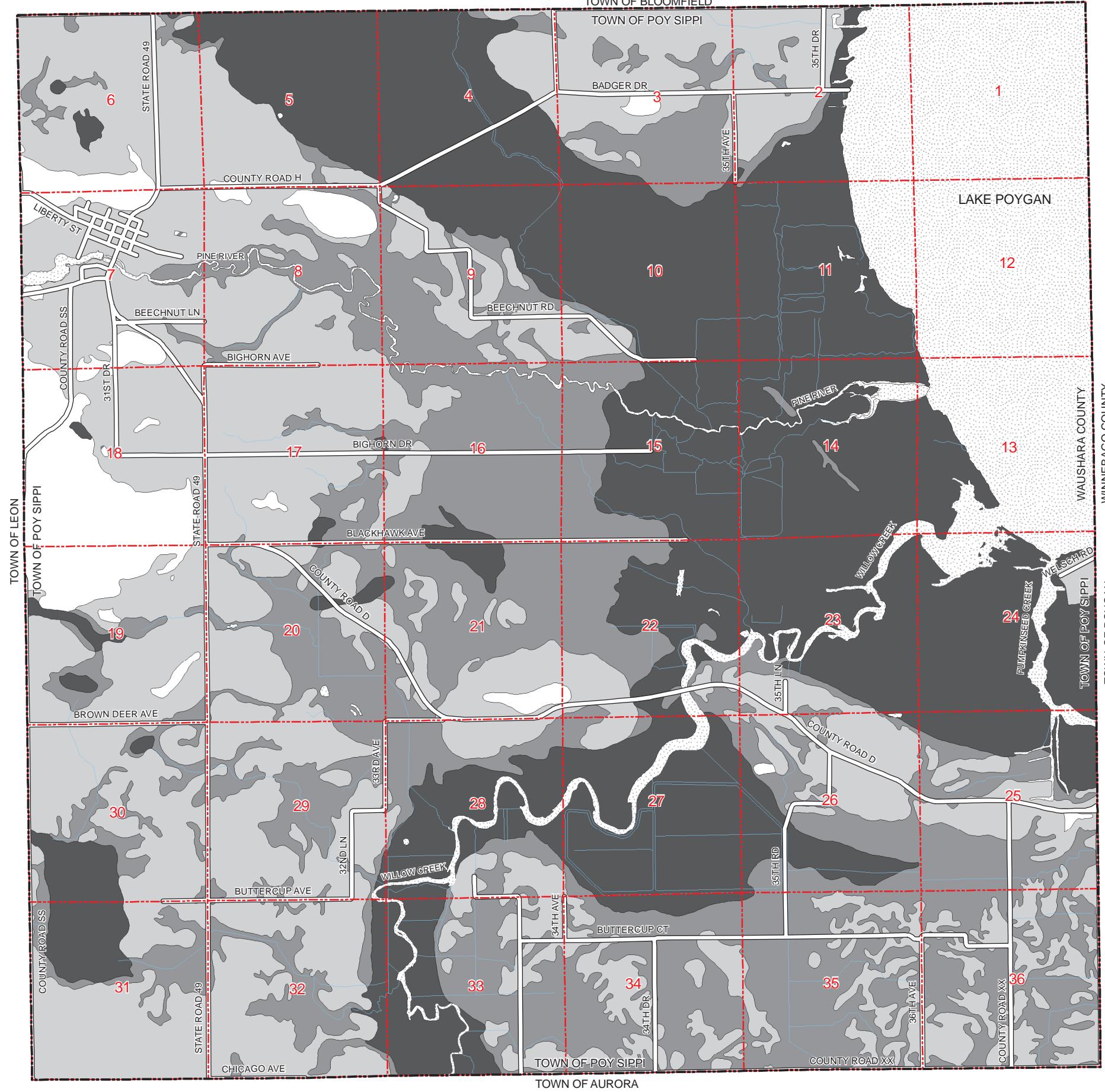
Feet

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-FEBRUARY 2007

## EXHIBIT 7-2

### TOWN OF POY SIPPI SOIL LIMITATIONS FOR ON-SITE WASTE DISPOSAL



- [White Box] Soils Suitable for Conventional Septic Systems
- [Light Gray Box] Soils Suitable for At-Grade, In-Ground Pressure or Mound Systems
- [Middle Gray Box] Soils Suitable for Holding Tanks or New Technology Systems\*
- [Dark Gray Box] Soils Unsuitable for Private Sewage Systems
- [Diagonal Stripes Box] No Rating
- [Dotted Pattern Box] Water

\* All systems producing  $10^4$  or less coliform fecal units (cfu) per 100 mL

Source: USDA-NRCS, 1982. Waushara County, 2003.  
Digital Base Data provided by Waushara County, 2005.

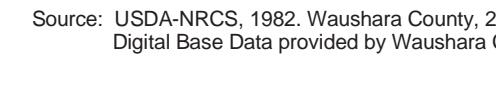
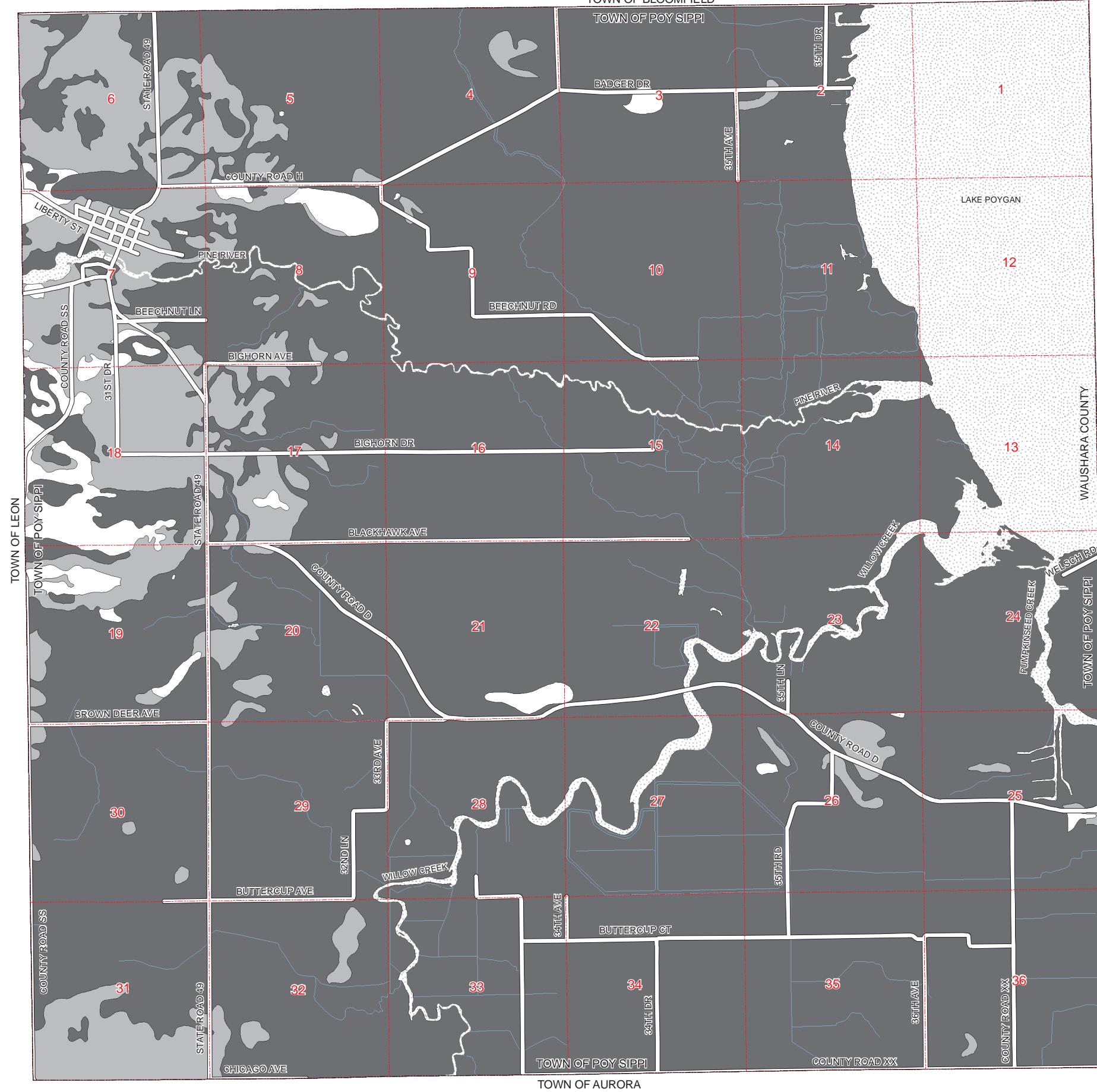


2,000 0 2,000  
Feet

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-FEBRUARY 2007

## EXHIBIT 7-3 TOWN OF POY SIPPI SOIL POTENTIAL FOR BUILDING SITE DEVELOPMENT



2,000 0 2,000

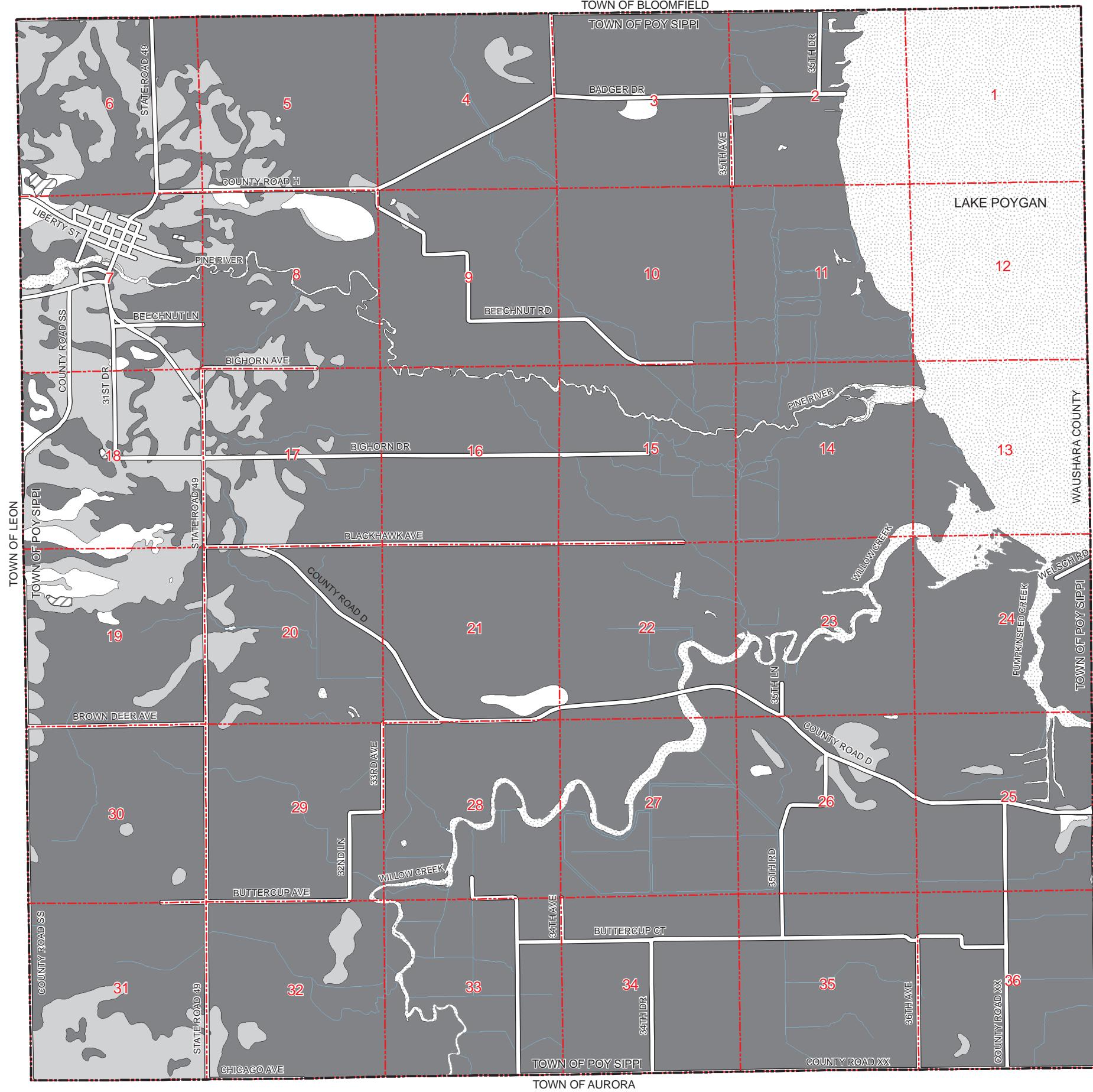
Feet  
Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-FEBRUARY 2007  
MP d:/group/aurora/buildingsite\_11x17.mxd

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Source: USDA-NRCS, 1982. Waushara County, 2003.  
Digital Base Data provided by Waushara County, 2005.

## EXHIBIT 7-4

### TOWN OF POY SIPPI SOIL LIMITATIONS FOR SEPTAGE SPREADING



- None to Slight - Soils relatively free of limitations that affect the intended use or the limitations are easy to overcome.
- Moderate - Soils with moderate limitations resulting from the effects of slope, wetness, soil texture, soil depth, groundwater, etc. Normally the limitations can be overcome with correct planning, careful design, and good management.
- Severe - Soils with severe limitations resulting from the effects of slope, wetness, soil texture, highwater table, etc. Soils rated as having severe limitation are severe enough to make the use of the soil doubtful for the proposed use. Careful planning and above-average design and management are required. This often includes major soil reclamation work.
- No Rating
- Water

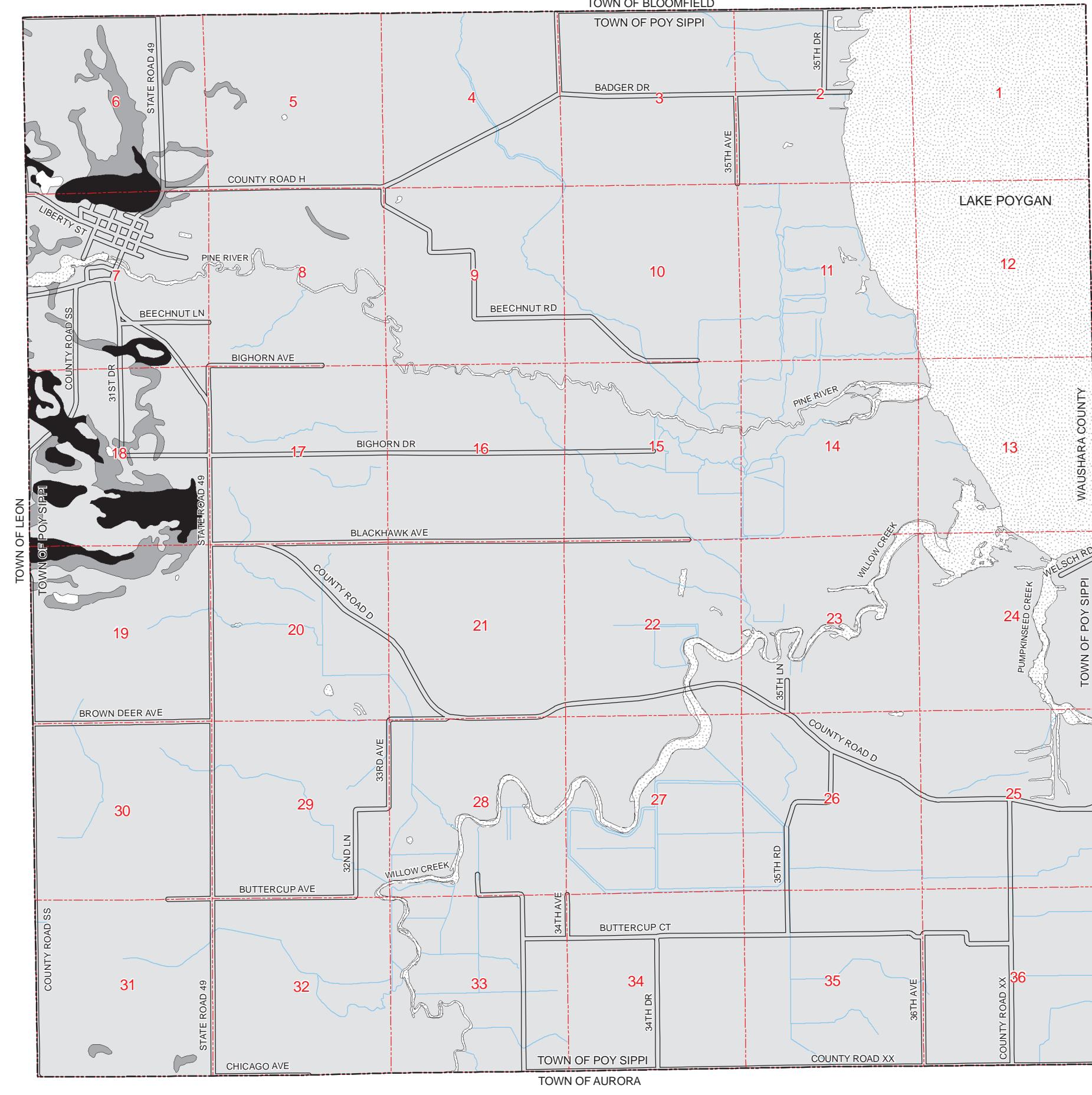
Source: USDA-NRCS, 1982. Waushara County, 2003.  
Digital Base Data provided by Waushara County, 2005.



2,000 0 2,000  
Feet

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-FEBRUARY 2007



## **EXHIBIT 7-5 TOWN OF POY SIPPI STEEP SLOPE**

# Slope

0-5.9%

6-12%

>12%

No Slope

Water

Source: USDA-NRCS, 1982. Waushara County, 2003.  
Digital Base Data provided by Waushara County, 2005.

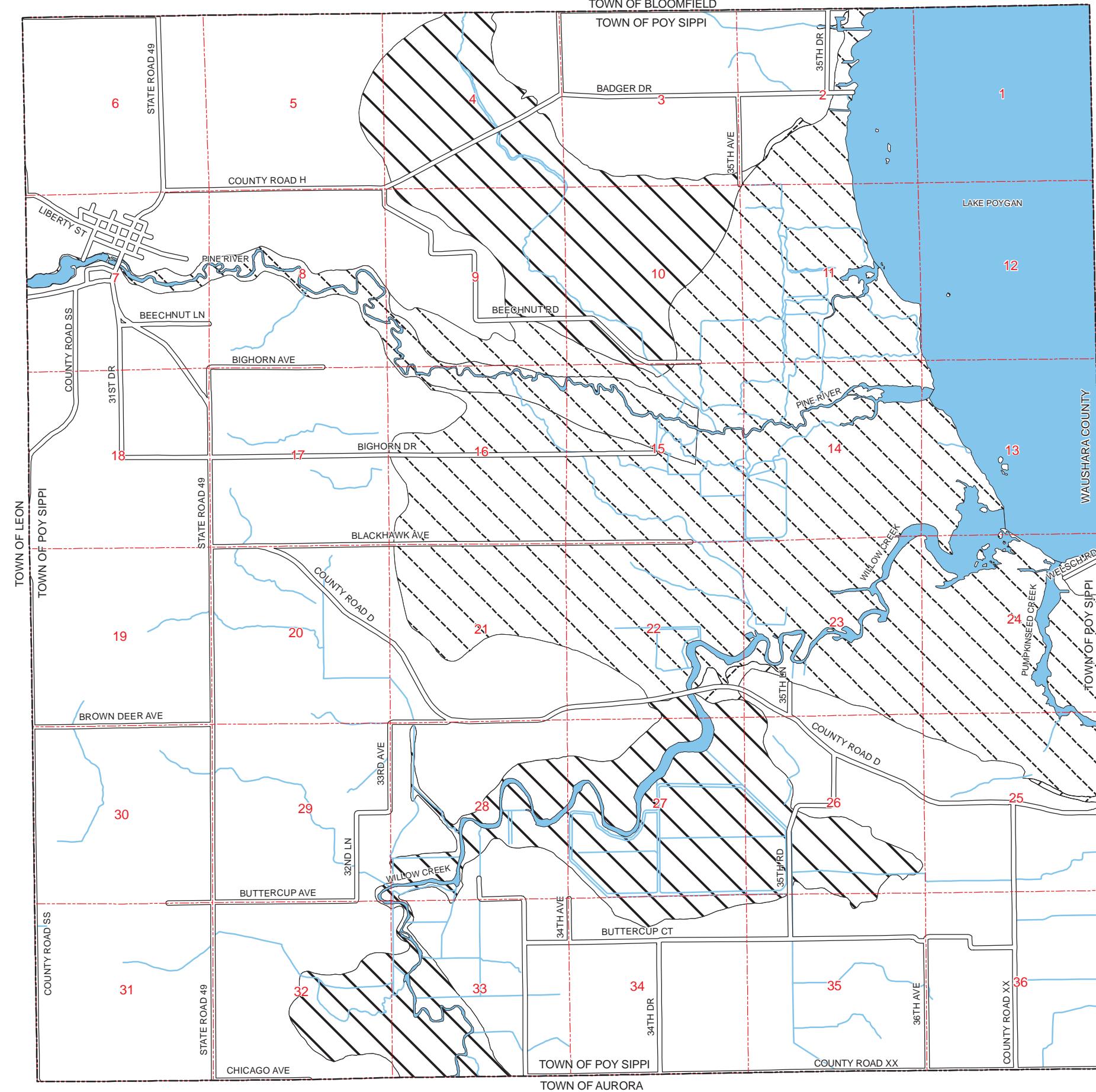


2,000 0 2,000  
Feet

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-FEBRUARY 2007

## EXHIBIT 7-6 TOWN OF POY SIPPI FLOODPLAINS



Source: FEMA, 1985. Waushara County, 2001.  
Digital Base Data provided by Waushara County, 2005.



2,000 0 2,000  
Feet

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-FEBRUARY 2007

# **EXHIBIT 7-7**

## **TOWN OF POY SIPPI**

## **WDNR WETLANDS**

This map indicates wetlands that have been designated on the Wisconsin Department of Natural Resources' Wisconsin Wetland Inventory Maps. Wetland areas five acres or greater are regulated under the Waushara County Shoreland/Wetland Zoning Ordinance. This map does not reflect all areas that may be considered wetlands by the U.S. Department of Agriculture, or all wetlands that may be under the jurisdiction of the U.S. Army Corp or Engineers.

## Wetlands Greater Than 5 Acres



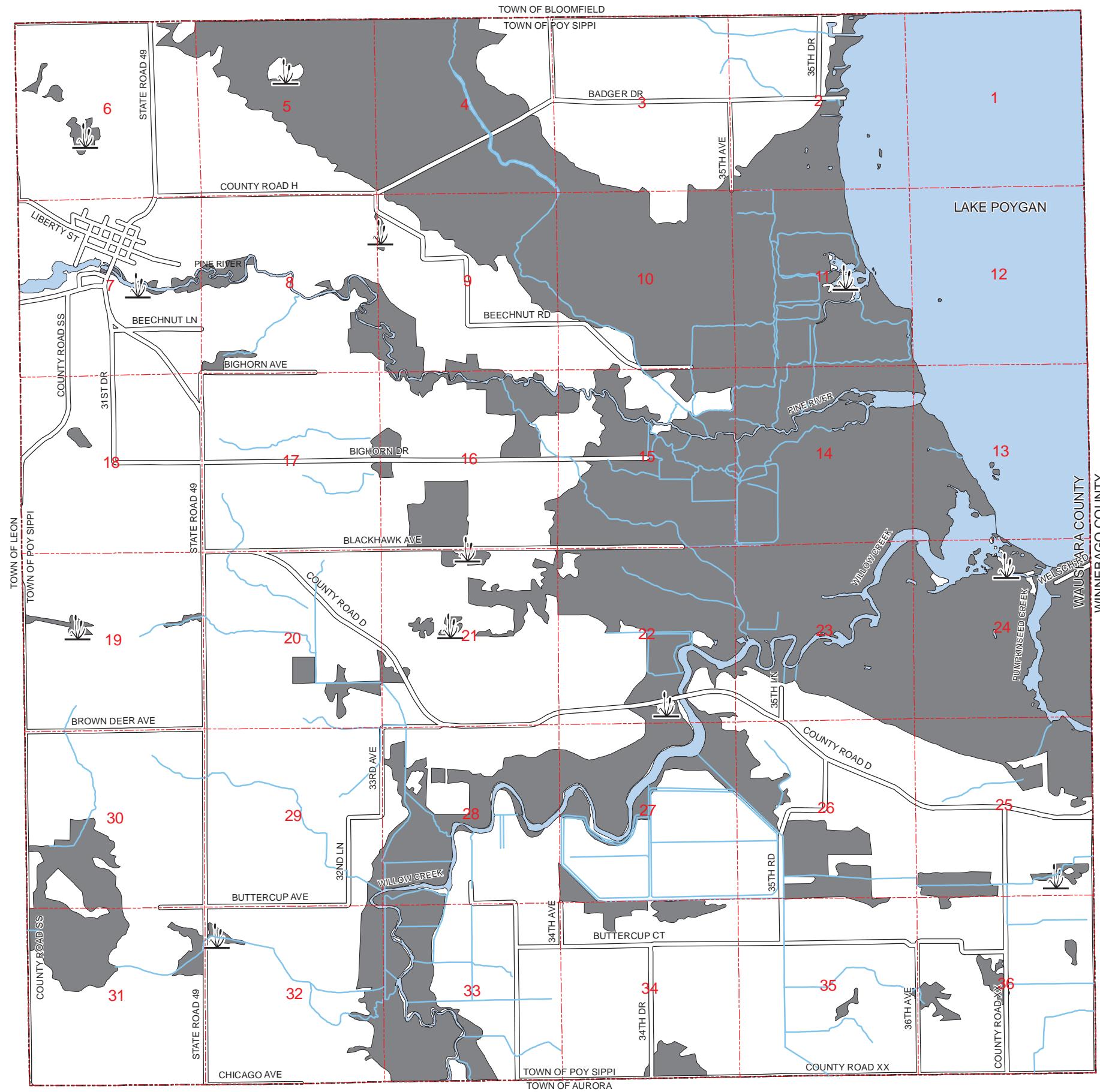
 Wetlands Less Than 5 Acres

Source: USDA-NRCS, 1982. Waushara County, 2003.  
Digital Base Data provided by Waushara County, 2005.

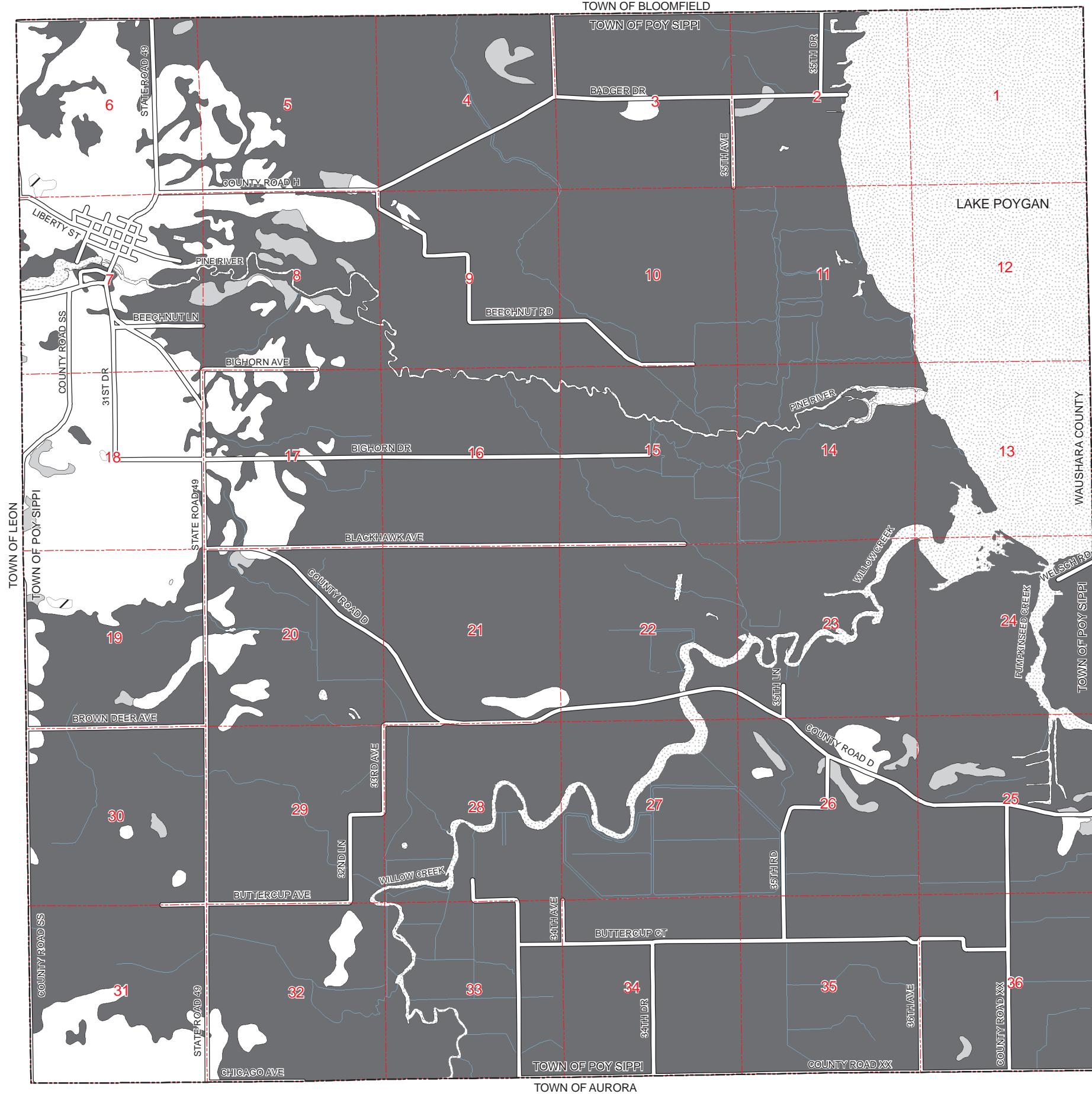


This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-FEBRUARY 2007



## EXHIBIT 7-8 TOWN OF POY SIPPI DEPTH TO GROUNDWATER



Source: USDA-NRCS, 1982. Waushara County, 2003.  
Digital Base Data provided by Waushara County, 2005.

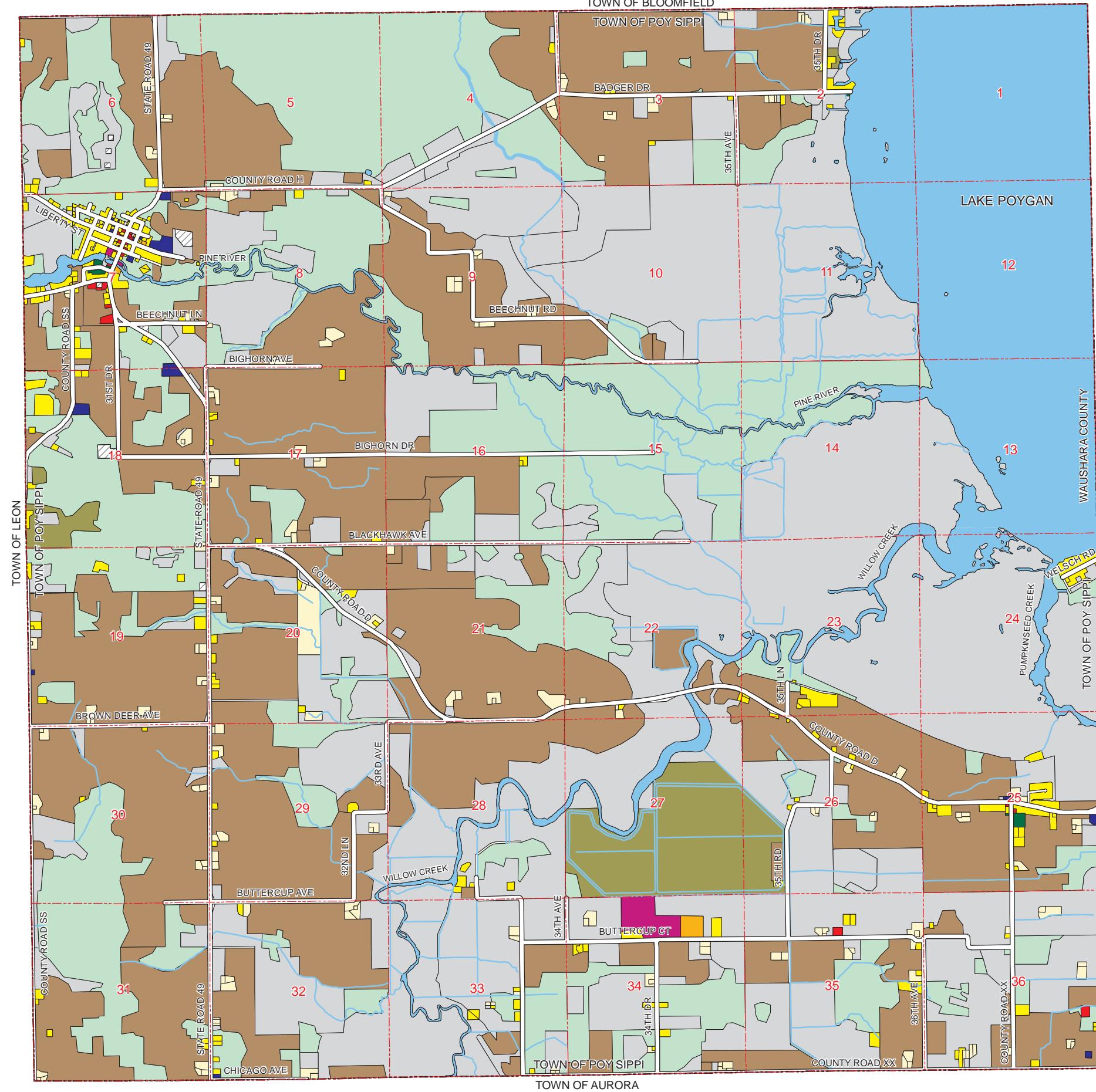


2,000 0 2,000  
Feet

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

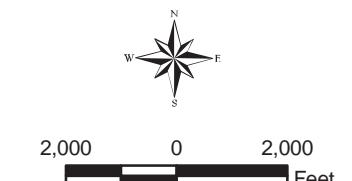
Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-FEBRUARY 2007

## EXHIBIT 8-1 TOWN OF POY SIPPI 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
- █ Water Features
- █ Recreational Facilities
- █ Planted Woodlands
- █ General Woodlands
- █ Open Other Land

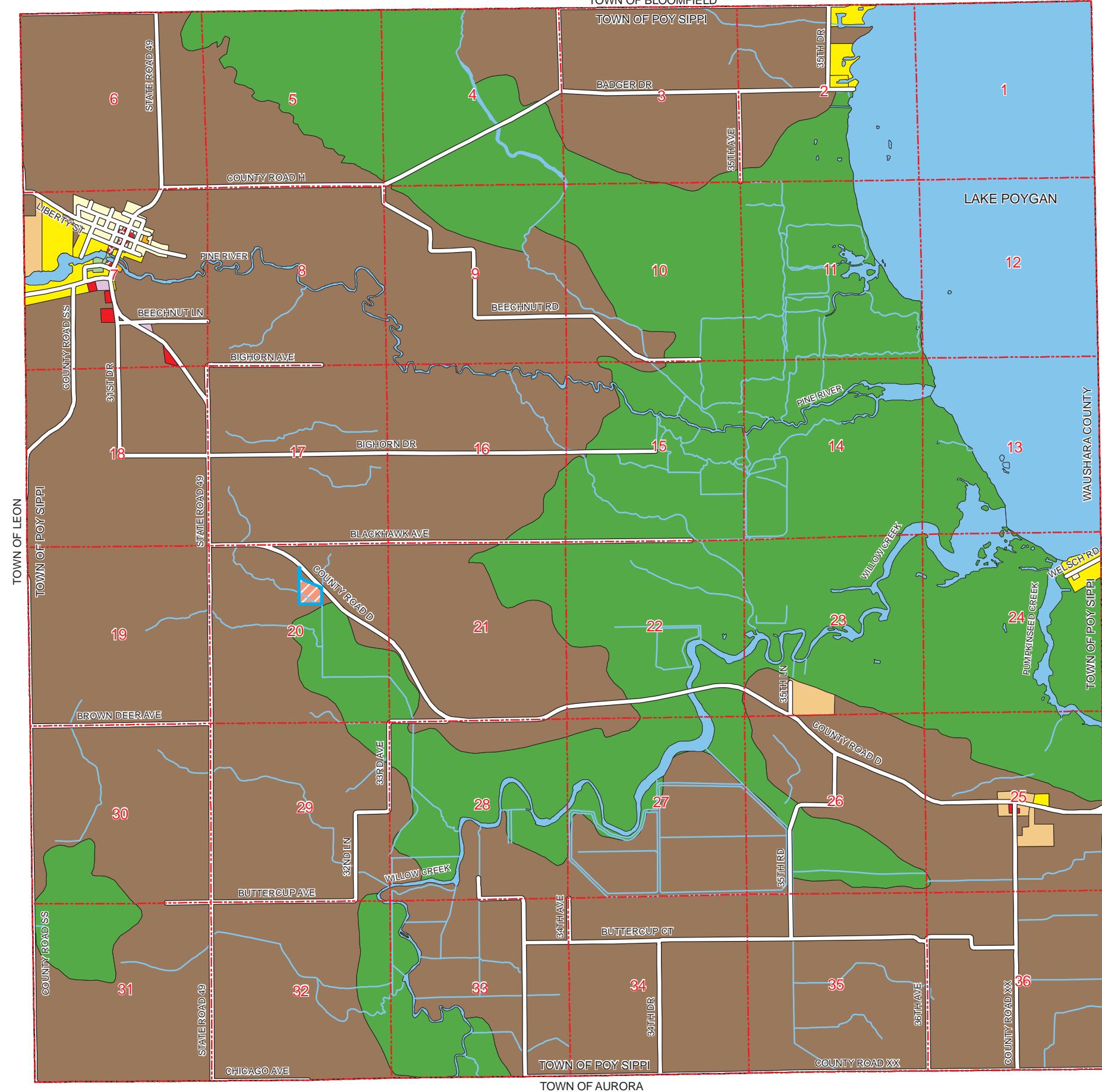
Source: East Central Wisconsin Regional Planning Commission, 2005  
Digital Base Data provided by Waushara County, 2005.



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-FEBRUARY 2007

## EXHIBIT 8-2 TOWN OF POY SIPPI EXISTING ZONING



Source: Waushara County Zoning, 2005.  
Digital Base Data provided by Waushara County, 2005.



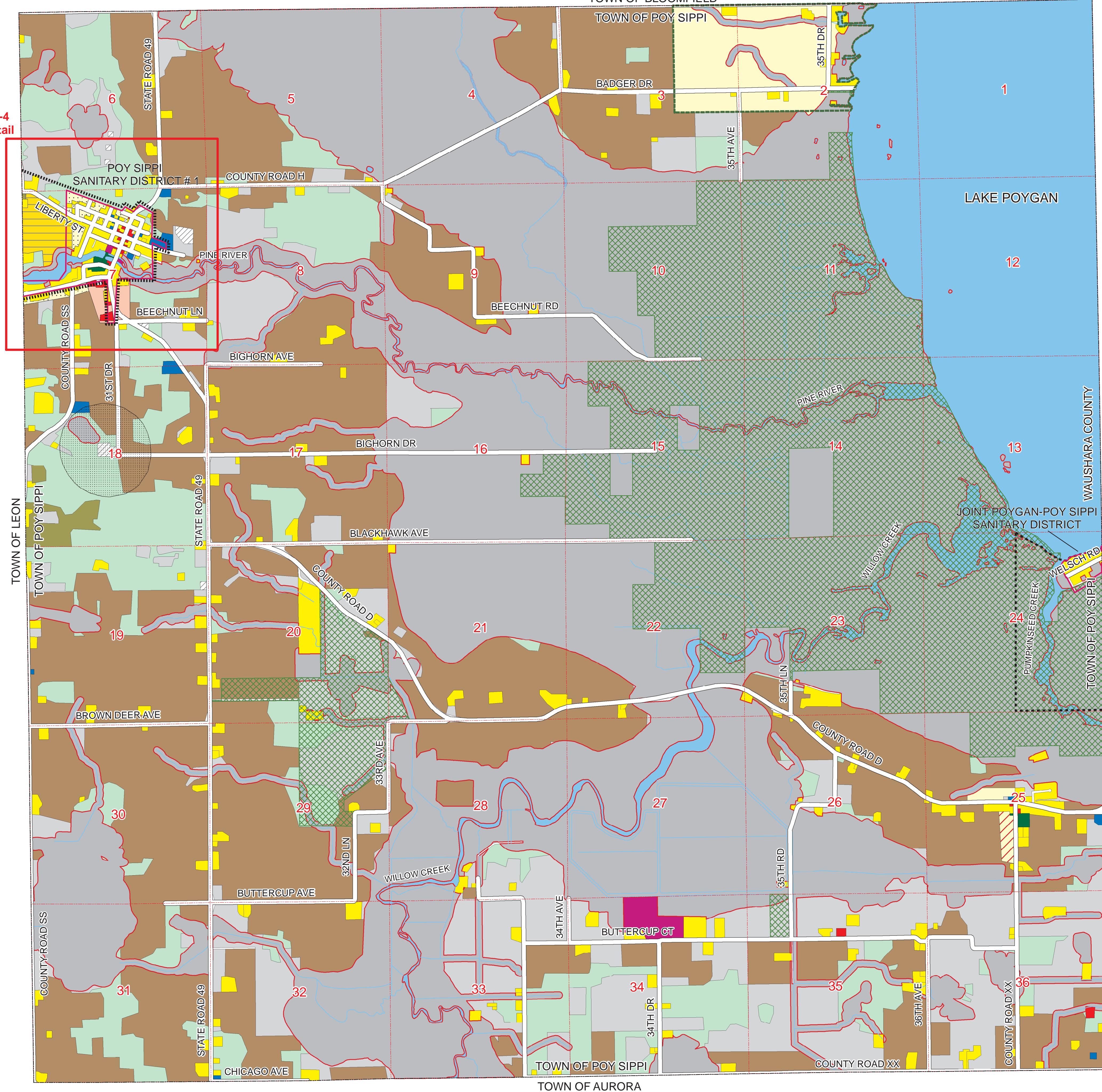
2,000 0 2,000  
Feet

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-FEBRUARY 2007

## EXHIBIT 8-3

### TOWN OF POY SIPPI FUTURE LAND USE MAP



#### Existing Land Use

- Yellow: Residential (Includes Farmsteads and Multi-Family)
- Red: Commercial
- Purple: Industrial
- Blue: Institutional Facilities
- White: Transportation
- Diagonal lines: Utilities/Communications
- Brown: Non-Irrigated Cropland (Proposed Residential 2 Acre Minimum Size Lot)
- Light Blue: Water Features
- Dark Green: Recreational Facilities
- Olive Green: Planted Woodlands
- Light Green: General Woodlands
- Grey: Open Other Land

#### Proposed Land Use

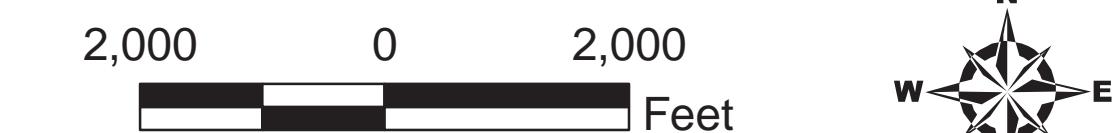
- Red diagonal lines: Future Mixed Commercial/Residential
- Light Yellow: Future Residential

#### Other Features

- Dotted pattern: DNR Owned Land
- White with black dots: 1200' Landfill Buffer
- Light Grey: Resource Management Area (100' Buffer Around Wetlands, Streams, and 100 Year Floodplain)
- White border: Sanitary District Boundary
- Dashed border: Poygan Planning Area Boundary
- Dash-dot border: Poy Sippi Proposed Sanitary District
- Dashed border with green outline: North Lake Poygan Planning Area

\*\* Data for the Poygan Planning Area Boundary and the North Lake Poygan Sewer Service Area Boundary were obtained from the NLPSD. Boundaries were hand digitized off of hard copy data and should be used for reference purposes only.

Source: East Central Wisconsin Regional Planning Commission, 2005.  
Digital Base Data provided by Waushara County, 2005.



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-AUGUST 2007

**EXHIBIT 8-4**  
**UNINCORPORATED**  
**VILLAGE OF POY SIPPI**  
**FUTURE LAND USE MAP**

**Existing Land Use**

<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Residential (Includes Farmsteads and Multi-Family)
<span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Commercial
<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Industrial
<span style="background-color: blue; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Institutional Facilities
<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Transportation
<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Utilities/Communications
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Water Features
<span style="background-color: darkgreen; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Recreational Facilities
<span style="background-color: olive; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Planted Woodlands
<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	General Woodlands
<span style="background-color: lightgray; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Open Other Land
<span style="background-color: brown; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Non-Irrigated Cropland

Proposed Residential  
2 Acre Minimum Size Lot

**Proposed Land Use**

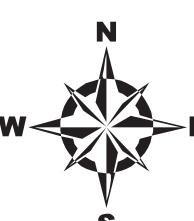
<span style="background-color: pink; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Commercial/Light Industrial Target Area
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Future Cluster Development Target Area
<span style="background-color: dotted; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Sewered Residential Target Area
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Future Library Expansion Area
<span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Future Mixed Commercial/Residential

**Other Features**

<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Resource Management Area (100' Buffer Around Wetlands, Streams, and 100 Year Floodplain)
<span style="border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Poy Sippi Sanitary District # 1
<span style="border: 1px dashed black; display: inline-block; width: 15px; height: 15px;"></span>	Poy Sippi Proposed Sanitary District
<span style="border: 1px solid black; width: 15px; height: 15px; display: inline-block; vertical-align: middle;"></span>	Pedestrian Walkway
<span style="border: 1px solid black; width: 15px; height: 15px; display: inline-block; vertical-align: middle;"></span>	School

Source: East Central Wisconsin Regional Planning Commission, 2005.  
Digital Base Data provided by Waushara County, 2005.

0 500 1,000 Feet



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-AUGUST 2007

