

Town of Algoma Comprehensive Plan Update 2040



Town of Algoma Comprehensive Plan Update 2040

Town of Algoma

December 16th, 2020

Prepared by the
East Central Wisconsin Regional Planning Commission

TOWN OF ALGOMA, WISCONSIN

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

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CHAPTER 1

INTRODUCTION

CHAPTER 1: INTRODUCTION

INTRODUCTION

Located in northeast Wisconsin, immediately west of the City of Oshkosh, the Town of Algoma is strategically located along the southern shores of Lake Butte des Morts. With a population of nearly 7,000¹ people, the Town offers residents a high quality urbanizing environment with easy access to urban and natural amenities. The Town encompasses about 6,731 acres² and includes a mix of residential, commercial, institutional and recreational land uses.

PLANNING HISTORY

Algoma enjoys a long history of land use and comprehensive planning. This comprehensive plan updates an earlier comprehensive plan that was originally adopted in 2007. To comply with the “Smart Growth” legislation (Wisconsin Statutes 66.1001), a comprehensive plan “shall be updated no less than once every 10 years”. This plan update maintains compliance for this legislation.

PURPOSE AND SCOPE

The purpose of the comprehensive plan is to assist local officials in making land use decisions that are harmonious with the overall vision of the Town’s future. Developing a comprehensive plan is a proactive attempt to define the policies and guidelines for future development. Comprehensive planning decisions evaluate existing facilities and future needs; promote public health, safety, community aesthetics, orderly development and preferred land use patterns; and foster economic prosperity and general welfare in the process of development. The plan evaluates what types of development will best benefit the community’s interests and long-term vision, while at the same time providing flexibility for landowners and protecting property rights.

PLAN COMPONENTS

The Town of Algoma Comprehensive Plan Update 2040 identifies a 20-year planning horizon and encompasses four major components:

1. A profile of the demographic, economic, and housing characteristics;
2. An inventory and assessment of the environment, community facilities; and agricultural, natural, and cultural resources;
3. Vision, goals, policies, strategies, and action items; and
4. A series of land use maps that depict existing and optimum land use patterns.

¹ WDOA, 2019 final population estimate, 6,908 people.

² Based on 2015 existing land use.

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The Algoma Comprehensive Plan addresses the nine elements required by Wisconsin Statutes §66.1001 and an additional chapter with appendices to better communicate and illustrate the intent of the plan.

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

Included within each element (Chapters 2-10), there is an introduction, an element goal, summary of key points and narrative, and framing concepts with strategies to achieve the stated goal. The goals, framing concepts, and strategies for each plan element provide an overall framework for the development of the Town of Algoma over the next twenty years within that stated element. This framework is meant to guide the implementation of the comprehensive plan by the staff, Planning Commission, and Town Board regarding future land use policies, regulations, and individual decisions with each considered somewhat flexible in application. Town of Algoma policies and ordinances should be reviewed annually and revised as necessary to accommodate for these goals, strategies, and action steps outlined in the comprehensive plan.

The comprehensive plan document was formatted in a manner which utilizes a consistent structure to develop and prepare the Town for productive growth:

- **Vision:** An aspirational description of what is to be achieved or accomplished in the mid-term and long-term future for the Town of Algoma. It is intended to serve as a clear guide for choosing current and future courses of action. It describes how the community will look, feel, and function over the next 20 years. The overall plan vision is contained in this Introduction Chapter.
- **Goals:** Broad and general expressions of a community's aspirations, towards which the planning effort is directed. The theme-oriented goals tend to be long-term and more of an ends rather than means. One overarching goal was developed for each of the plan elements.
- **Framing Concepts:** Framing Concepts were derived from the data analysis (Chapters 2-10 and Appendices) and discussions with the Plan Committee throughout the planning

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process. These provide more detailed discussions of key issues that were identified as well as big ideas expressed in relation to the goals. The Framing Concepts may include descriptions of overarching themes that this plan looks to achieve, or specific themes that are seen in the Town and what can be improved upon.

- **Strategies:** These are more specific and provide measurable objectives to help achieve the Chapter's goal. Strategies help guide action steps. Town policies should be reviewed so strategies can be completed.
- **Action Steps:** Action Steps show how to make these goals and strategies a reality. Outlining short-term, mid-term, and long-term steps the Town of Algoma can do to help achieve the goals in this plan. Creating a timeline for Action Steps can help keep the Town on track for achieving these steps as well as create resources to facilitate future action.
 - Short-term action steps can be achieved within one or two years.
 - Mid-term action steps are aimed to be completed between two and five years.
 - Long-term action steps are future actions that should be taken completed or more years out. Long-term action steps are larger projects that may take a lot of collaboration between partners and stakeholders.

OVERALL PLAN VISION

Based on the discussions with the Planning Committee during the plan development process, as well as resident opinions through Westward Ho Visioning Workshop, the following overall vision for land use within the Town over the next twenty years is as follows:

In 2040, the Town of Algoma is a thriving suburban community with housing, employment, and retail uses serving its residents and workforce. The importance on quality of life is reflected through strategic investments in amenities, which better create and connects its neighborhoods and community gathering places.

INTERRELATIONSHIPS BETWEEN PLAN ELEMENTS

Although all required elements are presented as separate chapters, it is important to recognize that they are interrelated. For instance, transportation infrastructure allows for the movement of goods, services, and employees; likewise, land use and zoning affects the types of housing that can be built within the Town, thus affecting the affordability of housing.

Chapter 10: Implementation integrates the element goals and action steps into one table. Map 10 -1, Future Land Use depicts future land use and illustrates key items that affect land use that were identified in the other elements. These include, but are not limited to, natural resources,

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growth areas, potential upgrades to transportation infrastructure (trails and roads) and public infrastructure.

INTERRELATIONSHIPS BETWEEN PLAN ELEMENTS

In addition to the individual goals stated within each element, the plan also addresses the following 14 goals outlined in Wisconsin Comprehensive Planning legislation Act 9 that was passed in 1999.

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 and state governmental 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 interest 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 that meets the needs of all citizens, including transit dependent and disabled citizens.

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PLANNING PROCESS

The Town's comprehensive plan was drafted in several phases over several months of planning. Each phase provided opportunities for public involvement, as specified in the Public Participation Plan (Appendix A).

The phases included the following key components:

1. Plan Kickoff Meeting with the Comprehensive Plan Committee.
2. Regular postings of draft plan materials and meeting notices on Algoma's website: https://townofalgoma.org/comp_plan_update/.
3. Scheduled (public) Comprehensive Plan Committee meetings to review, prepare, and discuss inventory information and policy / strategy responses:
 - a. Facilitation of a Westward Ho Visioning Workshop- Inventory/Analysis and Issue Identification;
 - b. Drafting of Goals, Strategies, and Framing Concepts for each element;
 - c. Preparation of plan implementation table with Action Items, along with a future land use map; and
 - d. Facilitation of an Intergovernmental Meeting.
4. Making plan available for the required 30-day review period.
5. Holding a Public Hearing; and
6. Town Board Adoption.

INTERGOVERNMENTAL MEETING

The Town hosted an Intergovernmental Meeting on September 28, 2020. Invitations, which included a link to the plan documents and future land use map, were sent to neighboring and overlapping jurisdictions, county departments, local governmental units, state agencies and those with non-metallic mineral interests within the Town.

The meeting was designed as an open forum for the Town to gather information from its neighboring communities and overlying governmental entities to determine effective ways in which they can better collaborate, communicate, and coordinate to help achieve the goals set forth in the comprehensive plan.

East Central Wisconsin Regional Planning Commission presented at the Intergovernmental Meeting. Feedback was gathered from the Sanitary District as well as the City of Oshkosh. The Algoma Sanitary District noted the importance of installing sewer and water lines in the most efficient way possible, and the solution was to include a map with the future land use and the lines overlaid. The City of Oshkosh gave input on the annexation area of 2023, and the solution was confirming the land use and the annexation boundary. The Town Treasurer noted that the Steinhilber Wetland should remain a protected area.

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PLAN ADOPTION

PUBLIC HEARING:

After the required public hearing held in accordance with State Statutes, the comprehensive plan went before the Comprehensive Plan Committee on December 9th, 2020 (Resolution 2020-07) and the Town Board on December 16th, 2020 and was adopted unanimously by Resolution 2020-08 (Appendix B).



CHAPTER 2

ISSUES & OPPORTUNITIES

CHAPTER 2: ISSUES & OPPORTUNITIES

INTRODUCTION

The purpose of the Issues and Opportunities Element is to define a desired vision for the Town of Algoma with respect to future land use. Section 66.1001 (2) (a) of the Wisconsin Statutes requires that the Issues and Opportunities Element include a “statement of the overall goals, objectives, policies, and programs of the governmental unit to guide the future development and redevelopment of the governmental unit over the planning period.” This chapter contains two major sections:

1. A summary of the public participation process and information on key points gathered during the plan update process, and;
2. A review of key demographic information and a narrative that was used to create the vision, goals, framing concepts, strategies and action steps.

GOAL

Accommodate the needs and service demands of a growing and changing population.

SUMMARY OF PUBLIC INPUT OPPORTUNITIES

Public input was sought early in the planning process per the adopted Citizen Participation Plan. Input was gathered through a number of methods in order to better identify issues and opportunities, as well as used to draft the vision, goals and action steps.

1. Public Meetings (entire process) – There was an opportunity for public comment during each of the Plan Committee meetings.
2. Plan Committee SWOT Analysis - A series of four questions were posed to the Town’s Plan Committee at one of the initial meetings to better gauge their impressions of the current comprehensive plan, along with identifying future issues and opportunities to be considered during the plan update process. A summary of comments submitted by the Plan Committee members are contained on the following pages.
3. Public Workshops (May, 2018) - A public open house workshop entitled “Westward Ho” was held on May 23rd, 2018 which focused on the Town’s previously identified West Side Growth Area. Over 70 people participated in the workshop. Some valuable information was collected during the workshop regarding topics associated with the



CHAPTER 2: ISSUES & OPPORTUNITIES

future development of the Town. A summary of the workshop results can be found as a separate document (https://townofalgoma.org/comp_plan_update/). Some of these comments and ideas were integrated into the Town's final Year 2040 Land Use Plan and Map.

4. Public Comment Period- There was a public comment period for community members to submit input on the draft plan before the comprehensive plan is approved. The public comment period was October 9th through November 9th.

TOWN OF ALGOMA PLANNING COMMITTEE - SWOT ANALYSIS RESULTS

On May 17, 2018, the Planning Committee was asked a series of four questions. A total of 6 people provided input and 67 comments were received. Below is a summary of their responses.

- What are the “STRENGTHS” of the Town’s current comprehensive plan, land use regulations, land use decision making process, or other aspects of how the community’s future and ‘change management’ is addressed?
 - Current comprehensive plan: maps, projections, full spectrum of topics concerning the Town and its future, detailed goals and objectives, allows for future park expansion, well thought out, and easy to read and understand.
 - Land use decision making process: nimble, easy to use by Planning Commission.
 - Community: family focused, low tax base, prime for growth, business attraction to USH 21 area, good leadership, and change in leadership (forward thinking people) in the Town has been very good.
 - Regulations: protect neighborhoods.
- What are the “WEAKNESSES” of the Town’s current comprehensive plan, land use regulations, land use decision making process, or other aspects of how the community’s future and ‘change management’ is addressed?
 - Current comprehensive plan: boiler plate language; limited thought in some areas; plan is not always followed; the goals and objectives of the plan have not served as the basis for a specific annual plan from which progress can be evaluated and actions can be prioritized; the plan is heavy on the narrative and does not serve well as an operating strategic plan for the Town to manage; and changes in the comprehensive plan.
 - Community future and “change management”: transportation planning either inadequate or failed in execution; change in the rate of population growth has not been accounted for; forecast and allocate tax and annual revenues; new or different ideas for development that do not fit for the Town; and is there enough money in the budget, should we or must we borrow the money - let's not go overboard.

CHAPTER 2: ISSUES & OPPORTUNITIES

- Community: old mindset by longtime residents; and mismatch between people wanting lower taxes and nicer amenities.
- Land use decision making process: Planning Commission should be part of the decision-making policy.
- What are the “OPPORTUNITIES” that the Town of Algoma has with respect to planning for its future? What trends can’t be ignored?
 - Planning: thoughtful information to aid decisions for the next decade; an easier process for the next comprehensive plan update; opportunities to examine what has been accomplished and what has not to determine if the outstanding items continue to be needed; opportunity to address housing for retiring/elderly people who wish to downsize and stay in the Town, need for alternative housing developments - i.e. condos, apartments; Parks - walking trails/biking trails - future use of quarry once it is no longer operational; local restaurants / coffee shop, while well written, the current comprehensive plan should be monitored, revised as necessary and reviewed every few years; maybe more commercial businesses should be brought in along the Hwy 21 corridor and the area between Hwy 21 and south to Witzel; and local and state organizations to help with ideas for the future.
 - Trends: a relatively decent amount of land exists for future home development; “prime” commercial land exists across from Aurora Hospital; community populations continue to grow with relatively stable families; young, family demographic; higher income earners with expendable income; green space, trees, location; growth of Oshkosh and what the western neighborhoods will need/want; desire for more walking, biking, hiking, options to errands/parks/etc.; infrastructure including chronic stormwater management issues; and address high end multi-unit planned community.
- What are the “THREATS” to the Town’s current quality of life? What may impact the Town in terms of developing or implementing a land use vision in the future?
 - Quality of life: reduction in taxes with loss of home/property through annexation, people wanting lower taxes may not be willing to kick in more money to make the Town better with amenities, roads, etc.
 - Impacts to future land use vision: failure to plan for the inevitable continued growth based on the proximity to Oshkosh and the attraction of the Town; unrealistic land use planning; significant new housing is being developed just outside and west of the Algoma border, where buyers are finding greater value from lots; greater financial benefits exist for school administrators to bring Omro students into Oakwood Elementary than to accept Oshkosh area students - as more Omro students are brought to the school, less opportunities exist for Oshkosh students and families to move to this community; old mindset of a quiet town and not wanting commercial around/behind their houses; consequences of inaction and letting the Town know; lack of citizen involvement and insufficient

CHAPTER 2: ISSUES & OPPORTUNITIES

communication by the Town resulting in lack of support for actions; encroachment of city and loss of developable land; zoning to allow for multi-use property as in apartment / condo use; financial implications of not enough taxes currently collected to fund parks, trails, and major road improvements.

SUMMARY OF KEY POINTS AND NARRATIVE

Changes in population and household characteristics, combined with existing and future development patterns and policy choices, will determine how well the Town will be able to meet the future needs of its residents.

POPULATION TRENDS AND PROJECTIONS

THE FACTS:

- The Town experienced a significant gain in population between 1990 and 2010, growing by 95% or from 3,492 people in 1990 to 6,822 people in 2010.
- Growth in the Town slowed considerably between 2010 and 2017 with the addition of 137 persons.
- The WDOA's circa 2013 population projections forecast that the Town will continue to have steady growth through 2040, but at a slower rate.
- The population estimate for the year 2020 in the Town is 7,770, based on Census data.
- Rounds of property annexations occurred in 2013 and 2018, with a third round of annexations scheduled for 2023.
- Moving forward, the Town is projected to have an increase of 2,771 persons between the years 2017 and 2040.

WHAT IT MEANS:

Historically the Town has experienced a steady and rapid growth rate, especially compared to the county and the state. WDOA projections indicate that the Town will continue to see steady growth, though at a slightly slower pace during the planning period. The Town has expressed concern that perhaps the WDOA projections are high. New development such as Lake Vista and Remington and potentially the development of the Quarry will increase the Town's population. Based on this information and the amount of space available for residential development leads one to assume that the Town's projected 2040 population of 9,730 residents may occur.

CHAPTER 2: ISSUES & OPPORTUNITIES

AGE AND SEX STRUCTURE

THE FACTS:

- Females comprised approximately 49.6% of the population between the 2014-2018 planning period.
- The Town's median age is 46 years old between 2014-2018, which was higher than Winnebago County at 38.2 years old.
- The largest segment of both the male and female populations is contained in the 44 to 54 year age cohort.
- Approximately 19% of the population is over 65 years old or older.
- Persons under the age of 18 years made up about 22.4% of the population.

WHAT IT MEANS:

With the Town's median age just under the age of 50, over the next 10 years, it is expected that the number of persons reaching retirement age will increase over the planning period. With a larger percentage of people under the age of 18, there will be a fair number of young adults entering the work force. The Town will continually see a change in demands for services and infrastructure. Impacts could be felt in many ways, including housing types that match the needs of this segment of the population, additional recreational or leisure amenities and access to public transportation for medical services, grocery shopping, etc.

RACE AND ETHNICITY

THE FACTS:

- Whites comprised approximately 94% of the population in the Town, compared to 92.1% in Winnebago County and 85.6% of the state's population.
- According to the American Community Survey 2014-2018 planning period, the Asian population made up a total of 5.1% of the Town's total population.
- The Black or African American population in the Town made up 0.4% of the total population.
- The Hispanic or Latino population made up around 0.4% of the population in the Town of Algoma during 2014-2018.

WHAT IT MEANS:

While whites still vastly outnumber other races, the Town's population is becoming more diverse from a racial and ethnic standpoint. In order to grow, the community may need to become more diverse. Racial diversity can lead to a number of changes in community dynamics. Understanding differences in culture, race and ethnic groups facilitates acceptance and creates a more welcoming community for all.

CHAPTER 2: ISSUES & OPPORTUNITIES

HOUSEHOLD STRUCTURE AND TRENDS

THE FACTS:

- Household size in the Town decreased slightly from 2.94 persons per household in 2000 to 2.78 persons per household in 2010.
- From the ACS 2014-2018 dataset, the average persons per household in the Town was 2.59.
- The Town's average household size has remained somewhat higher than the county and the State of Wisconsin in both time periods.
- Over 80% of the households in the Town were family households in both 2000 (86.2%) and 2010.
- Individuals living alone, age 65 years old and older, nearly doubled between 2000 and married couple families (husband and wife) made up 75.9% of all households in the Town in 2010 and 80.2% in 2000.
- ACS 2014-2018 data showed:
 - Owner occupied housing made up 93.5% of the total housing stock in the Town.
 - There were approximately 2,729 total households in the Town of Algoma.
 - Approximately 5.2% of households spoke a second language and had persons over the age of 5.

WHAT IT MEANS:

Even though the Town's household size is decreasing yet remains higher than the county and the state, indicating the strong presence of family households. As the household size continues to decrease over the planning period, the presence of married couples and families should remain strong, when compared to the county and the state. Married couples may be better off than single parent households; this is especially true of single mother households. Household that are better off financially have more disposable income that can be spent on maintaining properties and donating money for civic needs. Decreases in household size and an aging population, may create an additional need for diverse housing units and accommodating infrastructure to fit individual needs. This could include larger homes for married couple and family households, and different housing for single individuals and an elderly population.

CHAPTER 2: ISSUES & OPPORTUNITIES

EDUCATION

THE FACTS:

- The Town had a slightly higher percentage of residents age 25 or older who graduated from high school or higher in 2014-2018 than the county and the state at 95.8%.
- The Town had a significantly higher percentage of residents age 25 or older who received a bachelor's degree (32.0%) in 2014-2018.
- Residents who have received their graduate degree or higher comprised 13.9% of the total Town population.

WHAT IT MEANS:

The Town is generally better educated than the county and state as a whole. Since those with a bachelor's degree can expect to earn about twice as much as a high school graduate, this would indicate that Town residents should have more buying potential and disposable income. Algoma could capitalize on this in many ways moving forward by recruiting employers to the Town that rely on this disposable income.

INCOME

THE FACTS:

- Of the 5,791 population in the Town, 3,851 people are over the age of 16 and in the labor force.
- The ACS 2014-2018 Estimates show that the median household income in 2018 dollars was \$85,216, which is significantly higher than both Winnebago County (\$56,589) and the State of Wisconsin (\$60,773).
- The mean household income for the State of Wisconsin is \$77,687 while Winnebago County's mean household income is \$79,230. The Town of Algoma's mean household income is \$105,171.
- Those with annual household incomes of \$100,000 or more made up about 43% of the Town's total households.

WHAT IT MEANS:

Since a somewhat large percentage of Algoma's household income is from earnings, access to employment opportunities is a strong determinant in meeting the income needs of residents. The Town's population is fairly well off financially when compared to the county and the state.

CHAPTER 2: ISSUES & OPPORTUNITIES

POVERTY STATUS

THE FACTS:

- Approximately 3.3% of persons lived below the poverty level in the Town, according to the American Community Survey 2014-2018 estimates.
- Between 2005-2009 and 2014-2018, the percentage of people living below the poverty line more than doubled in the Town from 1.4% to 3.3%.
- Approximately 1.5% of families lived below the poverty level in the Town, according to 2014-2018 American Community Survey 5-Year Estimates.

WHAT IT MEANS:

While not a large share of the population, some people within Algoma are struggling financially. Those struggling financially may not have access to a vehicle and may therefore have difficulty accessing employment, groceries, services and health care. They may also have difficulty finding affordable housing. It will be important for the Town to provide amenities for struggling community members, households and families.

FRAMING CONCEPTS AND STRATEGIES

2a: AGING IN PLACE

Aging in place is a concept that can be thought of in two ways. First, is when an individual makes a conscious decision to stay in their home of choice for as long as they can. As they grow older, supplementary services may be needed to facilitate their living conditions and maintain comfort and quality of life. The second is from a community perspective which broadens the concept to include opportunities being made for any resident to live their full life within the same community. Therefore, aging in place is more a function of the community's overall "livability".

The Town of Algoma must continually evaluate the "livability" of the community and its ability to enable residents to "age in place." Changes in housing types, access to services, and transportation choices will occur as an individual's life changes over time - i.e. single, married, children, empty-nest, retirement, and end of life care. Town development initiatives will be key factors to enable residents to access the necessary amenities and services they require locally as they age.

Strategy 2a-1: Make the Town of Algoma a more "livable" community over the next twenty years in order to increase opportunities to age in place. Resources for review and consideration include:

CHAPTER 2: ISSUES & OPPORTUNITIES

- AARP's Network of Age-Friendly Communities. A resource for neighborhoods, cities, and towns across the country, the network reiterates AARP's vision: healthy, sustainable communities will benefit residents of all ages.
- AARP Livability Index: The Livability Index scores neighborhoods and communities across the U.S. for the services and amenities that impact your life the most.
- APA's Policy Guide for Aging in Community: APA recognizes that the aging of the population creates a unique opportunity and responsibility to apply sound planning approaches and policy to improve communities to serve the spectrum of needs and abilities of older adults.

Strategy 2a-2: Integrate sound-decision making into land use policies using a framework that examines variables affecting livability and aging in place, such as:

- Mobility/Transportation
- Access to food
- Programs and services
- Built environment
- Access to health services
- Social interaction/engagement
- Housing/Affordability
- Access to information
- Public security/safety
- Civic participation
- Volunteerism
- Leadership Succession

2b: DIVERSITY AND EQUITY

The national and state population trends are changing rapidly in terms of race, ethnicity, sexual orientation, and income disparity. Issues and opportunities associated with this changing population should be addressed proactively at a community level. Diversity and inclusivity is becoming increasingly important as younger generations have become accustomed to it, if not demand it, in the places that they live. The Town of Algoma is not immune to these changes and demographic data has shown that the population is changing in terms of race, ethnicity and those with lower incomes. Algoma should strive to ensure inclusivity, diversity and equity is part of its land use plan and the land use decision-making process.

Strategy 2b-1: Expand diversity in planning and civic leadership by implementing strategies for reducing barriers to participation and cultivating diverse leaders.

Strategy 2b-2: Implement strategies for reducing barriers to participation in government committees and organizations to increase diversity through planning and civic leadership.



CHAPTER 3

AGRICULTURAL, NATURAL & CULTURAL RESOURCES

CHAPTER 3: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

INTRODUCTION

Agricultural, natural, and cultural resources give definition to a community and strongly affect quality of life. Outside of the urban areas of Winnebago County, a tapestry of working farms and stands of woodlands dot the landscape and contribute greatly to the area's identity and culture. While agricultural acreage and the number of farms have been on the decline in Winnebago County for the past several decades, agriculture is still an important component of the area economy. Natural features such as topographic relief, lakes, streams, wetlands and soils have also had a significant bearing on historic and current land use and development patterns. The ability to understand and make the connection between environmental characteristics and their physical suitability for future development is necessary in preparing the Town's future land use map. Appendix C-3 contains detailed information about agricultural, natural and cultural resources in the Town of Algoma.

GOAL

Manage the transition of agricultural lands to urban uses, while recognizing the importance of conserving, protecting and enhancing the Town's natural and cultural resource base.

SUMMARY OF KEY POINTS AND NARRATIVE

Below is a summary of the key environmental points with a brief narrative and what they collectively mean for the future of the Town:

AGRICULTURAL RESOURCES

THE FACTS:

- Approximately 34 acres of farmland per year were converted to other uses within the Town of Algoma between 2000 and 2015.
- In 2015, about 1,992 acres or 29.6% of the land in the Town was in cropland.
- A majority of the Town's soils are highly suitable for agriculture.
- The Town does not have any community gardens established at this time.
- The Town of Algoma does not specifically regulate or prohibit urban farming uses, such as beekeeping and raising of chickens within residential or commercial zoned areas.

CHAPTER 3: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

WHAT IT MEANS:

Farming and the processing of farm products are still important sources of income and employment within the Town and county; therefore, the protection of remaining productive farmland is important. Currently, slightly more than a quarter of the land in the Town remains in agriculture and outside of the sewer service area. However, the conversion from farmland to other uses has been occurring over time and municipal services are being extended to service those areas. The scheduled annexation of Town properties by the City of Oshkosh is likely to place added pressure to develop farmland to maintain a strong tax base.

GEOLOGY AND SOILS

THE FACTS:

- The bedrock geology of the Town consists of two distinct formations that divide the area.
- There are a total of 36.7 acres (0.5%) of high bedrock, mainly located in the quarry.
- The only area of high suitability for sand and gravel is located along Leonard Point Road which is nearly completely developed; therefore this resource can no longer be accessed.
- The major dominant soils group in the Town of Algoma is the Kewaunee-Manawa-Hortonville association.
- An examination of the soils information indicates that the entire Town is very limited for conventional onsite systems.

WHAT IT MEANS:

Soils support the physical base for development and agricultural within the Town. Due to high groundwater, much of the Town is very limited for conventional onsite individual septic systems. To offset this problem, most new platted subdivisions and areas noted for development will be served by municipal water and sewer. Existing homes will be encouraged to use municipal water and sewer as arsenic is prevalent in the north east corner of the Town. Developers should use best practices to mitigate the potential limitations of building in areas of high groundwater.

WATER RESOURCES

THE FACTS:

- The Town of Algoma is located entirely within the Upper Fox River Basin and the Lake Butte des Morts Watershed.
- Lake Butte des Morts is the dominant surface water feature near the Town of Algoma.

CHAPTER 3: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

- There are a few unnamed detention ponds with three named detention ponds, along with several unnamed drainage easements located throughout the Town assist with stormwater management.
- Honey Creek is the only navigable stream in the Town.
- While Sawyer Creek is not within the Town of Algoma, it does contribute to the Town's overall drainage patterns.
- The Steinhilber Wetland is about 34 acres and owned by the Town of Algoma. It is located in the northeastern corner of the Town.

WHAT IT MEANS:

Lake Butte des Morts provides recreational opportunities and a visual focal point for the community. The view from lakefront properties draws home construction and a tax base for the community. There are no more building sites available along the lake, and development is occurring in other areas. Sawyer Creek, though it is not necessarily within the Town limits, carries tremendous volumes of water during peak runoff periods for the Town. Honey Creek, the navigable stream within the Town, provides habitat for wildlife and also assist with stormwater management.

FLOODPLAINS AND WETLANDS

THE FACTS:

- Floodplains in the Town of Algoma are largely concentrated in the marshy areas east of N. Oakwood Road, as well as along Sawyer Creek, west of Clairville Road. There are approximately 282 acres of floodplains within the Town of Algoma.
- The major wetland areas in the Town of Algoma include the Steinhilber Wetland, the wetland south of the STH 21 and Leonard Point Road intersection, and a large parcel south of Witzel Avenue. There are approximately 20 acres of wetlands greater than 5 acres and about 300 acres of wetlands less than 5 acres.

WHAT IT MEANS:

Wetlands and floodplains are two very important natural features that control and moderate the volume of stormwater within the Town's watersheds. Floodplains store floodwaters, thus helping to reduce the amount of floodwaters downstream. Wetlands serve several vital functions such as flood control, water quality improvement, groundwater recharge and wildlife habitat. The Winnebago County Shoreland-Wetland Ordinance applies to wetlands that are five acres or larger. However, many of the wetland areas in the Town are small scattered sites which are less than 5 acres in size.

CHAPTER 3: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

GROUNDWATER

THE FACTS:

- A total of 43% (2,884 acres) of the Town of Algoma has high groundwater levels.
- According to a report prepared by the Wisconsin Geological and Natural History Survey, a large portion of the Town has high (4-8 inches/year) infiltration rates which are estimated to become stream base flows or continue down and eventually become groundwater recharge.
- About three-quarters of the community have moderate levels of groundwater contamination susceptibility.
- While the Town of Algoma lies within the WDNR Arsenic Advisory Area, all wells are located below the St. Peter Sandstone and should be monitored for contamination concerns.

WHAT IT MEANS:

Since much of the Town has high groundwater recharge potential and high groundwater contamination susceptibility. Protecting these areas will help safeguard the quality of the areas drinking water supply. The quality of ground and surface water is greatly impacted by human activity or land uses. Contaminants found in drinking water can negatively impact health. Therefore areas of high groundwater levels should be developed using best management practices to mitigate high groundwater levels on building foundations and basements, and persistent drainage ditch problems.

STORMWATER, EROSION AND NONPOINT SOURCE POLLUTION

THE FACTS:

- In February of 2020, the U.S. Environmental Protection Agency approved the Total Maximum Daily Loads for Phosphorus and Total Suspended Solids Upper Fox and Wolf Basins Report.
- The Town is actively working toward implementing its 2018 Stormwater Management Plan goals by building stormwater detention ponds, pursuing funding for maintenance of existing detention ponds and Honey Creek, and making improvements to the existing stormwater drainage easements as financially feasible.
- The Town of Algoma is a member of the Northeast Wisconsin Stormwater Consortium (NEWSC).

CHAPTER 3: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

WHAT IT MEANS:

Surface water quality can be impacted by both urban and rural point and non-point sources. In Algoma, waterway pollutants are derived from urban paved (roads and parking lots) and lawn fertilizers and agricultural runoff. A TMDL was approved in February 2020 for phosphorus and total suspended solids. To restore the waters within the Upper Fox River Basin, the TMDL will identify sources of pollutants and reductions necessary to address water quality impairments. The Town of Algoma and surrounding communities should follow these guidelines and recommendations as they are laid out in the report.

WILDLIFE RESOURCES

THE FACTS:

- A total of 311.6 acres of woodlands exist within the Town. Two woodland areas are located on either side of the east-west portion of Leonard Point Road, one is on the Town of Algoma line between STH 21 and Leonard Point Road, and the largest is between STH 21 and Witzel Avenue, west of Clairville Road extended.
- Areas providing wildlife habitat include the Steinhilber Wetland area in the northeast part of the Town.
- Sawyer Creek Nature Preserve is located just outside of the Town of Algoma limits to the east.
- Sheldon Nature Area is located near Oakwood Elementary School between Omro Road and Sheldon Drive.

WHAT IT MEANS:

Woodlands, wetlands and stream corridors provide valuable habitat for birds, mammals and other animals. While scattered habitat provides a safe place, their fragmented arrangements eliminate the ability for animals to safely travel from one habitat to another. Isolated wildlife habitats can be improved through strategic planning and planting plans that restore and connect these areas to larger habitats.

RARE, THREATENED, ENDANGERED SPECIES

THE FACTS:

- Wisconsin DNR Natural Heritage Inventory lists a total of seven animals, two plants and one community type in the Town.
- The Steinhilber Wetland should be preserved for stormwater management as well as for wildlife.

CHAPTER 3: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

- There is a large wetland area south of the STH 21 and Leonard Point Road intersection that should be preserved.

WHAT IT MEANS:

Several endangered or threatened species and one natural community exist in the Town. Due to the sensitive nature of this information, the location of these species is not identified in this report. While these species have been identified, it does not mean that others do not exist, or that others may not be found in the future. Therefore the maintenance and expansion of all habitat areas in the Town will ensure that a high quality landscape exists for both plant and animal species. The largest threat to habitat, next to development, is the introduction/proliferation of non-native (invasive) species. The Town should take appropriate steps to protect areas of critical habitat from the infestation of non-native species.

CULTURAL RESOURCES

THE FACTS:

- At this time, there is only one Town of Algoma listing in the National Register; the Bell Site Indian Burial Grounds, located between Leonard Point Road and Lake Butte des Morts in the Bell Haven Subdivision.
- A total of 64 properties within the Town of Algoma are shown on the Wisconsin Architectural and History Inventory.
- There are no historical markers located in the Town.

WHAT IT MEANS:

The Bell Site Indian Burial Grounds is a Native American burial site is a noteworthy cultural resource and should be protected located along the south side of Lake Butte des Morts in the Bell Haven Subdivision. The inventory of historical properties in the Wisconsin Architectural and History Inventory is a living document and frequently adds properties. Therefore, the Town should continue to review the Wisconsin Historical Society for the most up to date information.

CHAPTER 3: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

FRAMING CONCEPTS AND STRATEGIES

3a: NATURAL RESOURCES AND GREENSPACE

Water resources play an important role in the growth of communities, as well as the surrounding ecosystem. Allowing for proper stormwater management of the water resources in the Town of Algoma will help prevent flooding and assist with improving water quality.

Greenspace allows community members to access outdoor space within their neighborhoods, and can also help mitigate the impacts of stormwater. Implementing Greenspace practices into a community can help reduce overall costs of stormwater management. Lake Butte des Morts is an important water resource within the Town of Algoma, Winnebago County, and throughout the region. It is imperative that this resource be protected. According to the Wisconsin DNR, Lake Butte des Morts is an impaired waterway with excess algae growth.

Strategy 3a-1: Review and approve site plans that facilitate the use of Greenspace and trails into developments.

Strategy 3a-2: Actively promote and protect local and regional groundwater supplies by updating and implementing the Stormwater Management Plan.

Strategy 3a-3: Work with developers to include green space within new developments to preserve natural habitat.

Strategy 3a-4: Educate Town officials and the public on potential implications of rising lake levels in the Town of Algoma.

3b: AGRICULTURAL RESOURCES

The Town of Algoma has seen a decrease in agriculture throughout the Town while development has increased. Preserving these farms and supporting working agriculture would contribute to the Town's economy. Proper education of farming aspects within the municipal boundaries allow for growth of urban farming types, as well as support of the farmers in the Town.

Strategy 3b-1: Support farmers and farm operations within the Town.



CHAPTER 4

HOUSING

CHAPTER 4: HOUSING

INTRODUCTION

The planning for all types of housing will help ensure that Algoma can accommodate the short and long-term needs of its current and future residents. The design, location, and density of housing developments impact the overall appearance and functionality of a community. These developments affect the cost and efficiency of other Town components, such as roadways, parks and recreation, municipal operations, emergency services, economic development, and public utilities.

The “Smart Growth” Legislation requires that the housing element contain objectives, policies, goals, maps and programs to meet current and future housing needs of the Town of Algoma. This is done by developing and promoting policies that provide a range of housing choices for Town residents that meet the needs of all income levels, age groups, and persons with special needs. An assessment of age, structural, value, and occupancy characteristics of the Town’s housing stock is also required. This chapter and Appendix C-4 address these requirements.

GOAL

Promote housing that ensures public health, safety and welfare of the Town’s residents including the elderly, disabled and residents of all income levels.

SUMMARY OF KEY POINTS AND NARRATIVE

Below are a summary of the key housing points and a brief narrative of what they mean:

HOUSING DEMAND AND HOUSEHOLD SIZE

THE FACTS:

- Historically, the Town of Algoma has experienced a strong demand for housing, with an estimated increase of 1,424 units between 1990 and 2018.
- Nearly two-thirds of the current residents moved into the Town between 1980 and 1999.
- During the 1990-2010 time period, household size decreased from 2.89 persons per household to 2.78 according to Census data.
- Based on the American Community Survey, the average persons per household dropped from 2.64 to 2.59 comparing the 2013-2017 and 2014-2018 data.
- In 2018, there were 15 single family residential building permits approved, and 2 two family residential building permits approved, according to the Wisconsin Department of Administration.
- The Town can anticipate an increase of approximately 1,059 new households between 2015 and 2040, according to WDOA’s estimates.

CHAPTER 4: HOUSING

- Annexations occurred in 2013 and 2018, there will be more annexations in 2023 and another in 2043.

WHAT IT MEANS:

The demand for housing in a particular area or community can be influenced by a number of factors, including amenities, safety, affordability, schools, proximity to employment opportunities, and general population growth. The Town of Algoma continues to have strong rates of housing growth as compared to the rest of Winnebago County. This trend is expected to continue since the current and planned housing options are desirable for families, retirees, and individuals with higher incomes. The historic housing mix indicates that a large percentage (90+%) of new building permits will likely be for single family structures and that less than 10 percent will be duplexes or multifamily structures. However, the increased demands for alternative single family housing or multi-family dwelling styles should be considered when crafting the Future Land Use Map (Map 10-1).

There is projected to be a strong growth in households over the planning period. This growth is likely to be driven by younger families who desire to live in Algoma because of its proximity to jobs and for the amenities it provides. While household sizes are generally larger in Algoma as compared to other Winnebago County communities, household sizes are projected to decline towards the later years of this planning period. Traditionally, single family homes are large in size, constructed with a full basement, and built on larger lots. Land consumption impacts are a concern when looking at the relationship between household size and building lots. The fewer persons per household, the more houses are needed to accommodate the same population.

HOUSING VALUE AND AFFORDABILITY

THE FACTS:

- The Town of Algoma's median housing value was approximately \$215,900 during the 2014-2018 ACS 5 year period.
- When compared with Winnebago County, the Town's median value of owner occupied homes is about 25% higher during the 2014-2018 ACS time period.
- The median contract rent for the Town of Algoma was \$837, which was higher than the \$744 average in Winnebago County.
- In 2014-2018, approximately 19.8% of households had a mortgage that was not affordable, and approximately 22.5% of households had rent costs that were not affordable for their income.

CHAPTER 4: HOUSING

WHAT IT MEANS:

Home values within the Town have been consistently higher than other communities in Winnebago County, as are monthly rent rates. The Town of Algoma generally serves the higher end of the housing market with the larger homes, lot sizes, and median housing value. As a result, homes are newer and of higher value, causing the price to be more substantial. Lots along Lake Butte des Morts, which are among the highest value lots, are currently all sold or built. Looking forward, the Town is going to continue to build medium to low density housing to accommodate for the high end housing market. It will be beneficial to the Town to develop medium density housing, such as townhomes to incorporate more affordable housing.

HOUSING CHARACTERISTICS

THE FACTS:

- According to the 2014-2018 ACS, the Town of Algoma's occupied housing stock was primarily composed of owner-occupied units, which accounted for about 92.6% of occupied housing units, while rentals accounted for just over 6.5%.
- In 2014-18, the Town of Algoma exhibited a vacancy rate of 0.3% for owner occupied units, and 0.0% for year round rentals, indicating that housing units were in short supply.
- Of the 2,755 residential units in the Town, about 56% of the residential structures were built between 1990 and 2014.
- Single family structures are the dominant residential type in the Town of Algoma, accounting for 98.5% of units according to the 2014-2018 ACS 5-Year Estimates.
- As of 2020, there were three Community Based Residential Facilities, one adult family home, and one nursing home within the Town of Algoma.

WHAT IT MEANS:

Home ownership is of high importance to Algoma residents, although trends are beginning to show that rental properties and duplexes with exterior maintenance contracts are in increasing demand due to lifestyle changes and an aging population who desire to continue living in the Town. It is important Algoma has affordable housing options available to all segments of the population, including the elderly and those in need of assisted living options and the younger demographic who prefer to rent or own a smaller home. In many parts of the U.S., more efforts are being made to ensure that people can "age in place" through the construction of new housing types or even small community-based developments.

CHAPTER 4: HOUSING

FRAMING CONCEPTS

4a: COMMUNITY DESIRES

The Town of Algoma continues to have consistent single family housing growth that is initiated by higher income earners, retirees, and families. When compared with Winnebago County, the Town's median value of owner occupied homes is about 25% higher. There are lots available for housing development in several neighborhoods, including Olde Apple Acres, Bellhaven Estates, and Lakevista Estates. Lakevista Estates is planning for a portion of the development to be dedicated to townhouses that will be desirable for those individuals seeking to downsize but continue to reside in the Town. The quarry and Remington Development are potential sites for multi-family homes within the community.

Strategy 4a-1: Identify areas within the Town of Algoma that can accommodate higher density or mixed-use developments.

Strategy 4a-2: Monitor housing market conditions within the Fox Valley area in order to better accommodate changes and the population's desires.

Strategy 4a-3: Review potential infill sites for mixed-use development and a range of housing options.

Strategy 4a-4: Support elderly housing projects and new housing that would meet the affordable housing needs of Town residents.

Strategy 4a-5: Support the creation of/allowance for new housing designs and ownership models that increase the amount of diverse and affordable housing available to residents.



CHAPTER 5

TRANSPORTATION

CHAPTER 5: TRANSPORTATION

INTRODUCTION

A safe, effective, and efficient transportation system is an important element and catalyst for sustainable growth in the Town of Algoma. Evaluating the Town's transportation system requires the assessment of the roads, pedestrian and cyclist amenities (non-motorized), public transit, rail, and air designed for transporting goods and people.

Wisconsin's Smart Growth Legislation requires that the transportation element consist of objectives, policies, goals, maps and programs that guide the development of various transportation modes. These modes include: highways, transit, transportation for those with disabilities, bicycles, pedestrian, railroads, air transportation, trucking, and water. This element serves to assess the current situation of these transportation modes, determine what the Town envision the system to encompass in the future, and establish a plan to accomplish those goals. This chapter, along with Appendix C-5 addresses these requirements.

GOAL

To provide a safe, efficient and environmentally sound transportation system that offers personal mobility to all segments of the population, and supports the economy of the Town of Algoma and the region.

SUMMARY OF KEY POINTS AND NARRATIVE

Below are a summary of the key transportation points and a brief narrative of what this means:

LOCAL ROADS AND HIGHWAYS

THE FACTS:

- Traffic volumes have generally increased between 2016 and 2019, along WIS 21, however; volumes near the WIS 21/I-41 interchange have decreased from approximately 6,800 in 2016 to 4,500 in 2019 (Map 5-1 Transportation Facilities).
- Traffic volumes have generally increased between 2016 and 2019 on many minor arterials including Oakwood Road and 9th Avenue, however; CTH E (Witzel Ave.) and CTH K (20th St.) have decreased by about 9% (Map 5-1 Transportation Facilities).
- As of 2019, the STH 21 Planning Study has concluded and stopped short of officially mapping future highway needs and designating STH 21 as an expressway. STH 21 could be designated as an expressway when it is expanded to 4 lanes from Algoma to Omro.
- Plans to develop a "West Side Arterial", connecting WIS 21 to WIS 44 have been discussed for years and would be the extension of Clairville/Leonard Point Road to STH 21.

CHAPTER 5: TRANSPORTATION

- The Town is also involved with developing reconstruction plans for Omro Road scheduled for 2021. The Honey Creek Road bridge improvement will be included with the Omro Road reconstruction.
- The Town is in the early stages of improvement discussions for Leonard Point Road, Oakwood Road, and the Clairville/Leonard Point Road extension. A roundabout at STH 21 and Leonard Point Road should be considered when looking at this project to ensure safety for all users, as well as bicycle and pedestrian accommodations.
- When Oakwood Road is up for reconstruction consideration, traffic calming mechanisms and bicycle and pedestrian facilities should be incorporated into the plan.

WHAT IT MEANS:

As new development occurs during the planning period, it is likely that congestion will increase. Much of that new traffic will be generated by new residents moving to Algoma, however; the Town is located in a place whereby it also serves as a “through route” (WIS 21) for commuters coming from Omro, Winneconne and communities to the west who work in various locations throughout the Oshkosh and Fox Cities urbanized areas. Future land use may be impacted along the expanded WIS 21 corridor due to development pressures. Plans for WIS 21 include the future conversion to an expressway facility, and the finalization of the West Side Arterial plan are important to the Town’s future land use and development patterns.

ROAD CLASSIFICATIONS AND CONDITIONS

THE FACTS:

- In total, there are approximately 53.3 miles of urban functionally classified roads in the Town as follows (Map 5-1):
 - 5 miles of urban principal arterial roads on three separate segments;
 - 4.5 miles of urban minor arterials on six segments;
 - 7.8 miles of urban collector road; and
 - 36 miles of urban local roads.
- Of the 36 miles of urban local roads, approximately 9% (4.65 miles) of will require structural improvements (rating fail to fair) that could involve pavement recycling, overlay and patching.
- There are no rustic roads designated in the Town of Algoma.
- All bridges but the one on WIS 21 are rated sufficient.

WHAT IT MEANS:

Roads support all types of land uses and can be expensive to build and maintain. The Town’s Capital Improvement Plans are usually prepared in a 3-year rolling planning timeframe that outline proposed projects, projected costs, year to be implemented, and potential funding mechanisms. Transportation related projects (public works) consume a majority of the total CIP

CHAPTER 5: TRANSPORTATION

budget for any given year. With limited revenues, the Town is focused on in-fill development and ensuring any new developments are built with multi-modal infrastructure that is easier and more cost-effective to maintain.

PUBLIC TRANSIT

THE FACTS:

- Very limited transit service by GO Transit exists within the extreme eastern portion of the Town along its border with the City of Oshkosh.
- GO Transit recently updated its Transit Development Plan which calls for encouraging more Transit Supportive Development.
- Disabled and senior citizens (60 years and older) can utilize services provided by Winnebago County's ADA and Senior Transportation Programs.

WHAT IT MEANS:

During the planning period, it is possible that public transit demands could increase. An aging population, mobility preferences of younger generations, as well as changes in the housing market, will drive this demand. Existing programs may currently serve the Town's needs, however; proper funding, support, and coordination will be necessary to continue meeting service needs and perhaps expanding services throughout the planning period. The GO Transit's TDP - Transit Development Plan, calls for development densities of at least four households per acre or four jobs per acre which is somewhat higher than many of the existing densities found in the Town of Algoma.

BICYCLE AND PEDESTRIAN FACILITIES

THE FACTS:

- The Town has limited bicycle accommodations that only include paved shoulders or recreation area trails. Additionally no substantial pedestrian oriented facilities are provided along existing roadways.
- Algoma has a strong culture of outdoor living where bicycling and walking/exercising is a way of life.
- Future improvements to main Town roads, such as N. Oakwood Road and Leonard Point Road will be evaluated for the need for pedestrian friendly amenities like bike lanes and sidewalks.
- Omro Road will be reconstructed in 2021 and 2022 with bicycle and pedestrian facilities added.
- Sheldon Nature Area and Jones Park offer walking and biking amenities for community residents and visitors.

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WHAT IT MEANS:

Over the past 10 or so years, the demands for more and safer bicycle and pedestrian accommodations have increased greatly within the Town of Algoma, as well as the Oshkosh area as a whole. Residents are looking at these modes of transportation for recreation and exercise purposes, but also as an alternative method of commuting to work. The Town of Algoma has not invested significant local dollars on improving bike/ped infrastructure over this time period and more work needs to be done in order to locate the right facilities in the right places, as well as to improve safety. Planned facilities, at this point, generally reflect regional trail network extensions and no localized trail plans have been developed.

FREIGHT TRANSPORTATION

THE FACTS:

- Appleton International Airport (ATW) provides regional air transportation. In general, the total passengers served by Appleton International Airport have increased. In 2016-2017, passenger activity increased 7 percent; the largest percent increase of the four largest commercial airports (Milwaukee, Madison and Green Bay).
- Wittman Regional Airport in Oshkosh is classified as a Large General Aviation (GA) airport and does not provide commercial air service. It is, however, a vital tourism / economic development entity for Winnebago County.
- There is currently one active railroad line running through the Town of Algoma with a 286,000 pound railcar limit. The line is operated and maintained by Wisconsin and Southern Railroad (WSOR). No direct passenger rail service is offered near the Town of Algoma.
- At the regional level, I-41 and STH 21 are fully functioning truck routes with no limits on semi-trailer lengths. STH 91 is a designated truck route, limiting trailer lengths to 75 feet.
- The only designated trucking terminal within the Town of Algoma is at the current Fox Graphics property located on STH 21.
- There are no commercial ports in the Town of Algoma.

WHAT IT MEANS:

Given the location of the Town of Algoma along STH 21, truck freight transportation is a key part of its transportation system, but not necessarily a huge part of the Town's economy. The continued growth of ATW offers increased opportunities for regional growth as it improves services in a competitive manner.

CHAPTER 5: TRANSPORTATION

FRAMING CONCEPTS AND STRATEGIES

5a: COMPLETE STREETS

Land use and transportation are inextricably linked. People travel from residential areas to their place of work. Others drive to shop or obtain services from commercial districts. Industry relies on transportation to move goods and commodities. How people and businesses choose to move throughout a community and the reasons for doing so vary greatly. Motor vehicles are still the top choice of transportation; however, more and more people are choosing to walk, bike or take public transit to reach their destinations. Hence, the Town of Algoma should make a shift in its traditional street design policies in order to foster increased mobility and better connectivity. One method of doing so is to develop a Complete Streets Policy. Complete streets are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders for all ages and abilities.

Strategy 5a-1: Communicate the Complete Streets policy concept and development strategies to community members and developers, noting that the policy is not a “one size fits all” approach.

Strategy 5a-2: Review information and resources on the Complete Streets topic to gain a better understanding of its application and value. Resources that can be viewed immediately can be found here:

- <http://www.ecwrpc.org/complete-streets-presentations/>
- <https://smartgrowthamerica.org/program/national-complete-streets-coalition/>

5b: TRANSPORTATION ACCOMMODATIONS AND AFFORDABILITY

Local roads and streets are key components of the Town of Algoma’s transportation network. They provide direct access to homes and businesses, as well as critical for the movement of goods and services. The financial resources to maintain local roads are becoming increasingly scarce due to the cost and the inability of the Town to raise taxes because of the levy limits imposed on local municipalities by the state.

Due to these factors, many communities have begun to identify and institute new sources of transportation funding, such as wheel taxes, transportation utilities, or through modified property assessment policies. Regardless of the funding constraints, the construction and maintenance of new roadways within the Town of Algoma will be critical to its future in terms of land use, growth and economic development.

There has been significant research on the benefits of multimodal transportation facilities. Specifically, providing opportunities for physical activity improves public health, increases safety for all roadway users, enhances economic vitality, promotes equity, and reduces congestion and

CHAPTER 5: TRANSPORTATION

pollution. Providing multimodal opportunities ensures people are able to travel to places regardless of whether they have access to a vehicle or the ability to drive.

Strategy 5b-1: Review existing and new potential funding sources for local road maintenance.

Strategy 5b-2: Look for gaps in the current multimodal network, especially between residential and pedestrian infrastructure, then evaluate the potential need for these facilities.

Strategy 5b-3: When roadways are reconstructed or developed, coordinate with the community to implement bicycle and pedestrian infrastructure.

Strategy 5b-4: Work with the Appleton (Fox Cities) Transportation Management Area and Oshkosh Metropolitan Planning Organization to be included in the upcoming Bicycle and Pedestrian Plan update.

Strategy 5b-5: Secure funding for the expansion of the Westside Arterial in the Town.



CHAPTER 6

UTILITIES & COMMUNITY FACILITIES

CHAPTER 6: UTILITIES & COMMUNITY FACILITIES

INTRODUCTION

A primary responsibility of a community is to maintain quality, cost effective government services. Municipalities must continuously maintain, upgrade, and expand existing facilities to serve existing taxpayers, as well as future businesses and residents.

Wisconsin Smart Growth Legislation requires the Utilities and Community Facilities Element to be a compilation of objectives, policies, goals, maps and programs to guide the future development of these facilities in the Town of Algoma. An inventory of the current facilities is required; more importantly, the Legislation requires this element to provide guidance as to how the Town can meet projected needs at the appropriate time and in the appropriate manner. The following section offers a summary of the detailed inventory contained in Appendix C-6. This chapter includes framing concepts and strategies. Action steps are located in the Implementation chapter.

GOAL

Promote the provision of government services and facilities in an efficient, environmentally sound, sustainable, and socially responsible manner.

SUMMARY OF KEY POINTS AND NARRATIVE

Below are a summary of the key utilities and community facilities points and a brief narrative of what this means:

PUBLIC UTILITIES

THE FACTS:

- The Algoma Sanitary District No. 1 provides sewer and water services to many of the homes and businesses in the Town of Algoma, Town of Omro and portions of the City of Oshkosh.
- 0.554 MGD is currently being sent to the Oshkosh Treatment plant today. A total of 0.838 MGD of capacity would be needed by 2040 based on residential projections, which is well under the 2.08 MGD under contract.
- Algoma currently uses a combination of underground stormwater, open ditch and basins to control stormwater runoff. Under Wisconsin Administrative Code NR216, the Town is required to have an MS4 general permit.
- In 2018, the Town of Algoma approved its Stormwater Quality Management Plan.
- The Algoma Sanitary District municipal water system is capable of serving the entire protected boundary area of the Town of Algoma. The water system has adequate source

CHAPTER 6: UTILITIES & COMMUNITY FACILITIES

and volume of water production and storage to serve 2,000 homes and can expand as demand increases.

- Since the Town does not have a mandatory hook-up requirement for existing properties, not all properties within the sanitary district have access to public water. New development is required to use the hook-ups. The current policy states that if seventy percent (70%) of a street requests water, the sanitary district may install a watermain for those who desire to connect, and are within a reasonable proximity to the watermain.
- Algoma Sanitary District No. 1 has a Wellhead Protection Plan and Ordinance.
- The Town is a part of the Oshkosh Sewer Service Area.

WHAT IT MEANS:

Essential public services such as sewer, water, stormwater management and waste disposal are critical to the quality of life and overall safety of Town residents. Careful planning and coordination with future growth, development and major land use or transportation changes is needed to ensure that proper investments are made at the right time in order to maximize benefits and ensure the efficiency of service provision. While these basic systems are generally adequate to accommodate new growth throughout the planning period, some investments in maintenance or expansion may be needed. Some important items to keep in mind which may affect or alter planning for these services/facilities include:

1. An update of the Oshkosh Sewer Service Area Plan will be initiated by the ECWRPC within the regularly scheduled updates and the Town should be involved in that plan update process.
2. With the implementation of the Lower Fox River TMDL by the WDNR, some aspects of stormwater management may change and should be monitored by the Town. Communities are looking at more actively managing stormwater and drainage. Periods of significant rainfall have shown that stormwater, when not properly managed, can cause significant property damage to property and residential structures. In addition, unmanaged stormwater can negatively impact the quality of the streams, rivers and lakes in the watershed. The Town of Algoma will need to continue implementing the strategies outlined in the 2018 Stormwater Management Plan to address both current and future stormwater issues.
3. A stormwater utility could potentially be used to fund projects to address present drainage issues; however, the Town has already examined this option and it did not result in a financially feasible outcome.

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ENERGY AND TELECOMMUNICATIONS

THE FACTS:

- American Transmission Company (ATC) owns and maintains a number of transmission lines in the area. Wisconsin Public Service (WPS) provides power to the entire Town.
- ANR Pipeline Company (ANR) own TC Energy and maintains gas transmission lines that intersect the Town.
- Multiple phone companies, ranging from land-based to cellular service, provide telephone and data services for Algoma residents. There are 3 registered cellular towers/antennas in the Town.
- Due to the proliferation of internet service providers (ISP), area residents can choose from several national and local ISP's.
- Recently, a number of communities surrounding Lake Butte des Morts and Lake Poygan have engaged in preliminary discussions with private sector companies who may be able to extend broadband fiber to residents and businesses around the lake using micro-duct conduit technology.
- In July 2020, Governor Tony Evers created a Task Force on Broadband access.¹

WHAT IT MEANS:

The Town is well positioned with respect to energy and telecommunications services throughout the planning period. Although these services are provided by larger corporations and entities, the Town will need to address issues related to the siting of facilities within its municipal boundary.

PARKS AND RECREATION FACILITIES

THE FACTS:

- The Town of Algoma is presently served by three public parks: Jones Park, Kewaunee Park, and Town Hall Park, in addition to the Steinhilber Marsh Nature Area and Sheldon Nature Center, which is owned and maintained by the Oshkosh Area School District. The Public Landing with access to Lake Butte Des Morts and the Wooden Bridge that connects Rasmussen Road and Westbreeze Drive are also owned by the Town.
- The Town has a current deficiency of 20.6 acres of local community recreational space for its population base. Future projections based on the 10 acres per 1,000 capita standards and the population projections from the Wisconsin DOA, this deficit growing to 48.3 acres during the life of the plan.
- With the three public parks, there is a total of 14.9 acres of parkland. With the parks and other recreational facilities within the Town, there is a total of 75 acres available.

¹ <https://www.wpr.org/sites/default/files/eo080-broadbandtaskforce.pdf>.

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- The Town’s 2009 Comprehensive Outdoor Recreation Plan should be updated within the next planning period.
- Within this planning period, the Town should review the addition of a municipal park complex as part of a new Municipal Complex.
- There is a pedestrian nature trail on the western side of the Town Hall Park that loops through the woods.² There may be a trail developed in the Lake Vista development.

WHAT IT MEANS:

Even with the recently constructed 10 acre Jones Park, the Town is still limited in its park and recreation amenities based on state recommended guidelines based on current and future population projections. Additionally, recent public sentiments for new trails and trail connections should be considered not just from a transportation (walkability) perspective, but from a recreational standpoint as well. Trail facilities are vital components to fostering healthy lifestyles and are becoming increasingly important as an amenity to attract residents of all ages to a community.

OTHER FACILITIES

THE FACTS:

- There are no cemeteries within the Town of Algoma.
- The Town of Algoma does not have a hospital. However, the Aurora Medical Center – and Mercy Medical Center are located nearby in the City of Oshkosh.
- Currently, there is one licensed nursing home within the Town with a capacity of 50 beds called Eden Rehabilitation Suites and Green House Home Inc.
- Two childcare facilities are located within the Town.
- Algoma residents are served by the Oshkosh Public Library in the City of Oshkosh and by the Carter Memorial Library in the City of Omro.
- The Algoma Town Hall, located at 15 North Oakwood Road, was originally built by the Town as a school facility in 1947. The Town Hall may not meet current needs of the Town.
- The Town Hall is equipped with a natural gas fueled generator and serves as the area’s Emergency Operations Center.

WHAT IT MEANS:

Beyond basic services, a number of other public and private facilities exist within the Town that provide direct services essential for performing activities of daily living. As the population ages, additional nursing homes and assisted living facilities will need to be built to address the needs of older residents. On the contrary, as households with dual-incomes start or continue to have

² <https://townofalgoma.org/our-town/parks-and-recreation/>.

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children, the importance of reliable and affordable childcare will also play a critical role in maintaining the economy. Lastly, it is important that a Municipal Complex be evaluated that will include the Fire Department and a wide range of recreational amenities.

PUBLIC SAFETY AND EMERGENCY SERVICES

THE FACTS:

- The Town of Algoma does not have a Police Department. Policing is provided through a contract with a contract with the Winnebago County Sheriff's Office.
- The Town of Algoma does not have a jail. Situations involving incarceration are handled at the Winnebago County Jail.
- Algoma residents are served by the Winnebago County Court System.
- The Town-owned Fire Department is completely staffed by 28 active volunteers who serve as firefighters and first responders.
- The Town of Algoma has an ISO fire rating of 6, where 1 is the best fire protection rating and 10 is the worst rating.
- Mutual aid agreements are in place with neighboring communities, such as the City of Oshkosh and the Town of Omro for those events that exceed the capacity of the Algoma Fire Department.
- The Chief of the Algoma Fire Department serves as the Deputy Emergency Management Director for the Town and reports to the Winnebago County Emergency Management Director in the event of a man-made or natural disaster.
- Ambulance service is provided through a contract with the City of Oshkosh.

WHAT IT MEANS:

Adequate fire protection and emergency response services are important not only for keeping communities safe, but for providing prospective residents and businesses with lower insurance rates and the peace of mind that, in the event of a fire, they will be protected. In general, the Town's emergency response services provide good service and are expected to have adequate capacity to accommodate growth. However, since the Algoma Fire Department is staffed by volunteers, there are concerns regarding the ability to recruit and retain individuals during this planning period.

PUBLIC EDUCATION AND SCHOOL FACILITIES

THE FACTS:

- Two public school districts serve the Town of Algoma (Oshkosh Area School District and Omro School District). The Oshkosh Area School District covers the majority of the Town of Algoma. The Oshkosh Area School District is currently working on a master plan for the

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school system and a draft report was being completed at the time of this element's preparation and hence, future facility needs are not available at this time.

- Oakwood Elementary School is the only public school located in the Town and is slated for improvements within the next several years.
- One private school is located in the Town of Algoma. It is the Wyldewood Christian School.
- There are no institutions of higher education in the Town of Algoma, however; UW-Oshkosh and Fox Valley Technical College have facilities nearby in the City of Oshkosh.

WHAT IT MEANS:

Education of the Town's residents is critical for quality of life and economic development. Good local schools and school districts are key factors to sustain population growth and attract new employers to the Town. The quality of the Oshkosh Area School District's facilities and programs are of particular importance in terms of the Town's continued ability to attract young families and support businesses. The Town has ample access to post-secondary education opportunities that are located throughout the region.

FRAMING CONCEPTS AND STRATEGIES

6a: PUBLIC AND PRIVATE COSTS FOR INFRASTRUCTURE AND SERVICES

Aside from the local road system, many other services are provided by the Town of Algoma and are of high importance to residents. Early in this planning period, the Town would like to construct a new municipal complex to accommodate for the growing population and necessary facilities. The overall examination of the community's infrastructure conditions, as well as its costs to build and maintain are critical to meeting the demands of the community, residents, and businesses alike.

Strategy 6a-1: Plan for the eventual expansion of municipal facilities such as sanitary, fire, police, local government, and parks as new growth occurs during the planning period.

Strategy 6a-2: Utilize appropriate tools and mechanisms like PASER Ratings, to monitor infrastructure conditions and needs.

Strategy 6a-3: Encourage developers to include recreational amenities such as parks, trails, and greenspace within their proposed developments.

Strategy 6a-4: Research, assess and consider the creation of a Town of Algoma Stormwater Utility or Transportation Utility.

Strategy 6a-5: Maintain and expand public services and utilities as needed during the planning period in a cost effective and balanced way.

CHAPTER 6: UTILITIES & COMMUNITY FACILITIES

Strategy 6a-6: Maintain existing infrastructure and when necessary, expand infrastructure to accommodate planned growth and development.



CHAPTER 7

ECONOMIC DEVELOPMENT

CHAPTER 7: ECONOMIC DEVELOPMENT

INTRODUCTION

This section inventories the Town's labor force characteristics, provides an analysis of its existing economic base, and highlights the various assets and opportunities that Algoma has with respect to attracting additional businesses to broaden and diversify its economic base. It is important to note that with the COVID-19 pandemic, there will be economic impacts and those are still unknown at this time. This chapter, along with Appendix C-7 (Economic Development Inventory) addresses the Wisconsin Smart Growth law requirements.

GOAL

Create a growing and sustainable economy for all residents through careful planning and the designation of commercial land that fit within the character of the of Town of Algoma.

SUMMARY OF KEY POINTS

Below are a summary of the key economic development points and a brief narrative describing what they mean:

CURRENT LABOR FORCE

THE FACTS:

- According to the 2014-2018 ACS 5-Year Estimates, 66.5 percent of the Town of Algoma population over 16 years of age was in the civilian labor force. This was higher than Winnebago County's labor participation rate of 65.6% and just lower than the State of Wisconsin's labor participation rate of 66.7%.
- U.S. Census information notes that between 2000 and the 2012-2016 time periods, the Town's labor force grew by 21% as compared to an approximate 20% increase in total population.
- The unemployment rate is at record lows within Winnebago County and the state in 2018 after reaching highs of 7.8% and 8.6% respectively during 2010. The unemployment rate for 2020 may be affected by the COVID-19 pandemic.
- The Town had a significantly higher percentage of residents age 25 or older who received a bachelor's degree (32.0%) or higher (13.9%) in 2014-2018 in comparison to the State and Winnebago County which were each around 19.5%.

WHAT IT MEANS:

Labor force trends are often used as an indicator to determine a community's economic development vitality and performance. Labor force trends can demonstrate the rate of growth of

CHAPTER 7: ECONOMIC DEVELOPMENT

the labor force as well as the extent potential workers are able to find jobs. The Town has generally had a large, educated work force. Community members within the Town of Algoma most likely travel to the City of Oshkosh and surrounding communities for work. Additionally, the Town continues to attract young families, including those with high levels of education. Overall, the low unemployment rates are of concern only in the sense that it has been difficult for employers within the Town (and the region and the state) to fill available skilled and unskilled workforce positions. The employment rate in 2020 increased due to the COVID-19 pandemic. The annual unemployment rate is still not known as this plan is being finalized during 2020. Within Winnebago County, the monthly unemployment rate reached its highest point in April 2020 at 13.2 percent, in July 2020 the unemployment rate was at 6%.

COMMUTING PATTERNS

THE FACTS:

- The mean travel time for residents in the Town of Algoma is 18.5 minutes. This is slightly lower than the State average of 22 minutes, and just higher than Winnebago County's average of 18.4 minutes.
- About 25% of Town residents travel 10 to 14 minutes to work and about 15% of residents travel 15 to 19 minutes to work.
- Based on the data provided by the U.S. Census Bureau, there are 127 residents who live and work within the Town; 3,558 residents who live in the Town of Algoma but work elsewhere, and 1,249 people who do not live in the Town but work within the community.
- The top workplace destinations outside of Algoma include the City of Oshkosh (42%), the City of Fond du Lac (4.8%), and the City of Appleton (4.8%).
- Top places for workers that come into the Town of Algoma for employment include the cities of Oshkosh, Appleton, and Fond du Lac.

WHAT IT MEANS:

Based on commuting information, it can be concluded that the majority of the residents are traveling outside of Algoma for work. There are three larger metropolitan areas located on Lake Winnebago: City of Oshkosh, City of Appleton, and City of Fond du Lac. These cities are home to most of the region's larger firms or businesses. The Town of Algoma can be described as a bedroom community with a niche of providing higher end housing options for all segments of the population. Because so many community members are traveling outside of the Town for work, it will be important to keep roadways maintained within the municipality.

CHAPTER 7: ECONOMIC DEVELOPMENT

EMPLOYMENT SECTORS

THE FACTS:

- Based on 2020 ESRI Business Analyst NAICS data, the Town's main sectors of employment include Other Services (14.6%), Construction (13.8%), and both Health Care and Social Assistance (10.8%).
- The employees who work within the Town of Algoma live in the City of Oshkosh (21.4% of employees).
- A total of 117 businesses with 926 employees existed within the Town of Algoma in 2020.
- The top 30 companies' sales made up over \$187 million. The total companies' sales in the Town were over \$214 million.
- The top four occupations for Town residents were Educational, Health and Social Services (28.6%); Manufacturing (20.0%); and Retail Trade (12.6%).

WHAT IT MEANS:

Algoma is positioned to focus on recruiting and establishing smaller retailers, commercial business, and professional services. The primarily residential community has the incomes to support these types of employers and these types of businesses fit the character of the Town. Since the top occupations so diverse, it offers the opportunity to attract similar businesses to Algoma.

INDUSTRIAL AND BUSINESS PARKS AND DEVELOPMENT SITES

THE FACTS:

- There are no business or industrial parks within the Town of Algoma. Several designated business/industrial parks exist nearby in the cities of Oshkosh and Omro to accommodate manufacturing businesses.
- No Tax Increment Finance Districts exist within Algoma at this time; however, the Town is eligible to create such districts under the state's guidelines.
- Algoma is a member of the Greater Oshkosh Economic Development Corporation and the Oshkosh Area Chamber of Commerce. These organizations assist existing and new businesses with financing and technical assistance.
- The Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment maintains a listing of brownfields and contaminated sites. As of 2018, this website lists 19 entries for the Town of Algoma, of which only 1 site is considered "open."
- There are two 20+ acre properties on and near N. Oakwood Road that are fully serviced by municipal water and sewer and ideal for mixed-use developments.

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- The 60+ acre old quarry on Leonard Point Road is being marketed for mixed-use development that would include recreation, housing, retailers, and hospitality.

WHAT IT MEANS:

Town officials and its residents have not expressed an interest or a need to establish a business or industrial park in Algoma. Larger manufacturers and assembly plants have the opportunity to locate in nearby industrial parks with the necessary support amenities while still providing good jobs to Town residents. With new opportunities for the use of TIF financing, additional opportunities for other types of business growth (office, service, retail) may exist in other parts of the Town that fit its character. Business development is mostly likely to occur along the State Highway 21 corridor and along the western arterial, which is the extension of Clairville Road to the north. Lastly, even though there are 19 properties within the Town impacted with potential contamination (brownfields), all but one has been properly addressed and none pose significant impediments for future development or redevelopment.

FRAMING CONCEPTS AND STRATEGIES

7a: TALENT ATTRACTION AND WORKFORCE DEVELOPMENT

Economic development, job growth, and business retention/attraction were the leading issues raised during the update of the Town of Algoma's Comprehensive Plan. This is especially important given levy caps and the annexation of Town properties to the City of Oshkosh with the next round of annexations occurring in 2023.

Strategy 7a-1: Support infill and redevelopment opportunities which will allow for business growth without the need for providing additional support infrastructure.

Strategy 7a-2: Maintain and improve infrastructure, amenities, and emergency services in order to remain attractive to new businesses.

Strategy 7a-3: Work with area economic development entities to highlight and promote business growth opportunities in the Town of Algoma.

Strategy 7a-4: Enhance the Town of Algoma municipal services by increasing the staff capacity.

7b: OPPORTUNITIES AND INCENTIVES FOR COMMERCIAL AND RETAIL GROWTH

The types and quality of housing options in a community is often a decisive factor for individuals and families in choosing where to live. It is important to continually assess the Town's housing

CHAPTER 7: ECONOMIC DEVELOPMENT

market and establish a variety of housing options that meet the diverse needs of its residents and the longer-term demands of the market.

Over the past 10 years, large shifts in the housing market have occurred as the baby-boomer generation retires and as the younger Millennial Generation (and subsequent Generation Z) moves into the home ownership phase. The continued presence of single parent families and the overall issue of housing affordability, it has become apparent that many –communities are struggling to meet the changing demands for both the rental and homeownership markets.

By proactively planning for a more diverse housing stock, the Town of Algoma can not only address the overall need for affordable housing, but also the mismatch between housing and employment within the community.

Strategy 7b-1: Intersperse diverse housing, mixed-use buildings, and recreational facilities and amenities throughout the community within in new proposed developments and areas noted for infill development.

Strategy 7b-2: Monitor the housing market conditions through the Oshkosh Community in order to better accommodate changes and the population’s desires.

Strategy 7b-3: Ensure the future land use map designates mixed-use areas, such as the old quarry, and Remington, Irvine, and Nerenhausen developments.

Strategy 7b-4: Continually assess the need to create economic development tools, such as a TIF District to promote both business and housing development.



CHAPTER 8

LAND USE

CHAPTER 8: LAND USE

INTRODUCTION

Land use directly influences, or is influenced by, all of the other chapters outlined in this plan. The location and types of housing, infrastructure, economic development, parks and recreation, natural features, agriculture land, etc. provide a full tapestry of land uses within a given community. Land use policy decisions often have far-reaching and long-lasting impacts on a community. These policy decisions influence how and where the community will develop, areas set aside for preservation, locations identified for redevelopment to a higher and better use, and environmentally sensitive that are designated for the protection of wildlife and wildlife habitat. This chapter describes existing land uses and projects future land use changes and trends.

GOAL

To encourage a pattern of community growth and development that will provide a quality living environment throughout the community.

SUMMARY OF KEY POINTS AND NARRATIVE

Below are a summary of the key housing points and a brief narrative of what this means.

LAND USE INVENTORY 2015

THE FACTS:

- The Town of Algoma encompasses approximately 6,731 acres. Based on the 2015 Land Use data, approximately a third or 32 percent of the land within the Town is developed.
- The Town's protected area encompasses approximately 3,644 acres or about 54 percent of the Town's land area.
- About 1,630 acres of the lands within the Protected Area is vacant (cropland, woodland, open other land: Map 8-2).

WHAT IT MEANS:

The Cooperative Plan between the City of Oshkosh and the Town of Algoma, dated January 16, 2004 established a long-term boundary agreement that limits the City of Oshkosh's extraterritorial jurisdiction and annexation within the Town's "Protected Area". This agreement designates a finite amount of land within Algoma that can be used for future development. Given this situation, it is important to maximize the development and redevelopment (i.e. quarry) of the land for purposes that can financially sustain the Town.

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DEVELOPMENT AND MARKET TRENDS

THE FACTS:

- According to the Wisconsin Department of Administration, 104 building permits for new residential construction were issued in the Town of Algoma between 2010 and 2017.
- On average, 13 residential building permits were issued per year between 2010 and 2017.
- According to information on file at the Wisconsin Department of Administration, about 1,186 acres was annexed by the city between 2000 and 2018. There will be another round of annexations in the year 2023.
- Overall, the Town's land value was higher in 2009 at \$133,280,300 and then decreased to \$124,528,400 (-6.6%) in 2013 as a result of the economic downturn that began in 2008. Since 2013, the equalized land value has been increasing, and has surpassed the level it was in 2009. In 2018, the Town of Algoma Land Value was \$145,368,500.

WHAT IT MEANS:

The Town continues to see steady amounts of new development, especially in housing. The construction of Lakevista Estates began in 2020 and will include 89 single family residences. Two of the Town's existing housing developments, Belhaven Estates and Olde Apple Acres, are experiencing a consistent number of new homes being built each year. The remaining condos plated on Timberline Drive will be finished in 2021. In addition, some of the Town's older homes are being updated and remodeled by new residents moving to Algoma. The Town issues on average 13 new residential building permits each year. Unlike many other municipalities, Algoma has not experienced dramatic decreases in home values during economic slow periods due to the fact demand for homes continually out-paces supply.

LAND USE DENSITY AND INTENSITY

THE FACTS:

- Density is broadly defined as a "number of units in a given area¹". For the purposes of this plan, residential densities are defined as the number of housing units per square mile of total land area (units/square mile), excluding water.
- Between 2000 (198 units/sq. mi.) and 2010 (289.2 units/sq. mi.), residential densities increased in the Town of Algoma by 91.2 units per square mile.
- Intensity is the degree of activity associated with a particular land use. Therefore intensity is defined as the measure of the units per acre of residential development. Between 2000 and 2015, residential single-family land use intensities are estimated to

¹Measuring Density: Working Definitions for Residential Density and Building Intensity, November 2003. Design Center for American Urban Landscapes, University of Minnesota.

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have increased from 1.4 units per acre to 1.8 units per acre. Multi-family land use increased from 1.2 units per acre to 3.4 units per acre.

WHAT IT MEANS:

Residential densities have increased slightly over the past 10 to 15 years. However, the Town is still developing much of its residential areas at a relatively low, suburban density. Infrastructure location and parcel/lot sizes are the two most important factors in determining land use density and intensity in a community. Multi-family development is normally restricted to areas where sanitary sewer is available, as in the case in the Town of Algoma. While individual neighborhoods are walkable, they are not connected by designated bike and pedestrian routes. As a result, residents are often walking on heavily traveled main roads that do not have sidewalks or marked bike lanes to get from one neighborhood to the next. The reconstruction of Omro Road in 2021 will include sidewalks and bike lanes since it is a collector road and does connect a number of neighborhoods.

LAND USE CONFLICTS

THE FACTS:

- With the establishment of the 2004 Cooperative Agreement with the City of Oshkosh, the Town is able to plan for and invest in development in its Protected Area.
- Much of the undeveloped land uses in the Town are still agricultural, but mostly of a cash crop nature with few animal husbandry operations. This may cause a land use conflict along the urban and rural interface in the western part of the Town.

WHAT IT MEANS:

With continued development of the Town, the rural/urban interface will move further west and into existing rural and agricultural areas. The plan should seek to minimize the conflict between land uses, through well-thought out land use planning and policy recommendations.

The Town should continue to keep communication open with affected entities (City of Oshkosh, Town of Omro, Winnebago County, Oshkosh School District, and Algoma Sanitary District), so future land use proposals can be discussed and/or reviewed in a timely manner prior to final approval.

FUTURE LAND USE PROJECTIONS

THE FACTS:

- It is estimated that by 2040, there will be approximately 3,774 housing units or about 1,321 additional housing units in the Town.

CHAPTER 8: LAND USE

- The Town can plan for future growth by trying to incorporate multi-use or multi-family development with infill projects.
- 335 acres of land will be needed for single family and two-family homes and 6 acres of land will need to be allocated for multi-family development for a total of 342 acres dedicated for new residences.
- It is determined that an additional 62 acres of commercial and an additional 15 acres of industrial acreage will be needed by 2040.
- To meet future housing and population projects, an additional 63 acres of land should be devoted to recreational uses.
- Based on the Future Land Use Map, the Town has approximately 2,827 acres of land left to develop.

WHAT IT MEANS:

The actual rate and amount of future growth communities experience can be influenced by a number of internal and external factors. First and foremost, projections are not predictions. Projections are typically based on historical growth patterns and the composition of the current land use 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, future growth that slows or increases will affect the overall 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, communities can maximize the net benefits of their public infrastructure by encouraging denser growth patterns that maximize the use of land resources while minimizing the impact on the natural resource base. This is visualized in the Future Land Use Map 8-3.

FRAMING CONCEPTS AND STRATEGIES

8a: A DISTRICT APPROACH TO LAND USE

The Town of Algoma is experiencing a large amount of growth (type= housing) in comparison to the other towns and incorporated municipalities in the region. Having proper land use categories to accommodate for the continued growth will help manage infrastructure investments and protect neighboring land uses. This will also assist with accomplishing the land use goal of encouraging a pattern of community growth and development that will provide a high quality of life and a sustainable community.

Strategy 8a-1: Utilize a set of “land use categories,” to manage current and future land use. Each land use category with existing or new zoning districts provides basic policy direction as well as a framework for future zoning actions and infrastructure investments.

CHAPTER 8: LAND USE

- Agricultural
- Residential
- Commercial
- Industrial
- Transportation
- Utilities/Communications
- Institutional Facilities
- Recreational Facilities
- Water Facilities
- Woodlands
- Open Other Land

Agricultural: Broadly classified as land that is used for crop production.

Residential: Residential land is classified as land that is primarily for human habitation.

Commercial: Represents the sale of goods and services and other general business practices. This includes retail and wholesale trade, services, and other uses.

Industrial: Categorized as a broad category of activities that involve the production of goods.

Transportation: Includes land uses that directly focus on moving people, goods, and services from one location to another.

Utilities/Communications: Any land use that aids in the generation, distribution, and storage of electric power, natural gas, and telecommunications.

Institutional Facilities: Defined as land for public and private facilities dedicated to public services.

Recreational Facilities: Classified as land uses that provide leisure activity opportunities for citizens.

Water Facilities: Water features consist of all surface water including lakes, streams, river, ponds, and similar features.

Woodlands: Forested areas that are characterized by a predominance of tree cover. Woodlands are divided into two subcategories: general woodlands and planted woodlands.

Open Other Areas: Includes land that is currently vacant and not developed in a manner similar to the other land use categories.

Detailed definitions of each land use category are located in the Appendix C-8.

CHAPTER 8: LAND USE

Winnebago County Zoning Districts:

- R-1: Rural Residential
- R-2: Suburban Residential
- R-3: Two-Family Residential
- R-4: Multi-Family Residential
- R-8: Manufactured/Mobile Home Community
- PDD: Planned Development District
- B-1: Local Service
- B-2: Community Business
- B-3: General Business
- I-1: Light Industry
- I-2: Heavy Industry
- A-1: Agribusiness
- A-2: General Agriculture
- M-1: Mixed Use
- EXT: City of Oshkosh Extraterritorial Zoning Jurisdiction

Below is a chart that displays the current land use category and the zoning districts that fall within these categories.

Land Use Category	Applicable Zoning District
Agricultural (irrigated and non-irrigated cropland)	PDD, A-2, R-1, R-2, R-3, B-2, B-3, EXT
Residential (single family, multi-family, farmsteads)	PDD, A-2, R-1, R-2, R-3, B-1, B-2, B-3, EXT
Commercial	PDD, A-2, R-2, I-1, I-2, B-1, B-2, B-3, EXT
Industrial (quarries, industrial facilities)	A-2, R-1, R-2, B-2, B-3, EXT
Transportation	PDD, R-1, R-2, R-3, I-1, I-2, B-1, B-2, B-3, EXT
Utilities/Communications	A-2, R-1, R-2, B-2, EXT
Institutional Facilities	A-2, R-1, R-2, B-2, B-3
Recreational Facilities	A-2, R-1, B-3
Water Facilities	A-2, R-1, R-2, R-3, I-2, B-1, B-2, EXT
Woodlands (planted woodlands, general woodlands)	A-2, R-1, R-2, B-2, B-3, EXT
Open Other Land	PDD, A-2, R-1, R-2, R-3, I-2, B-1, B-2, B-3, EXT

Strategy 8a-2: Incorporate future infill development sites into the Planned Development Districts as well as residential development.

CHAPTER 8: LAND USE

8b: VIBRANT NEIGHBORHOODS

Vibrant residential neighborhoods that showcase the community's value, pride, and identity will assist in key areas such as housing maintenance, property values and crime reduction. Fostering such environments requires coordination and collaboration between public agencies, private developers, community groups, and individual homeowners/tenants, as well as improved cohesion and capacity for action at the neighborhood level. Many goals and strategies outlined in the comprehensive plan aim to strengthen overall neighborhood character and identity.

Strategy 8b-1: Seek out information and educate decision-makers on the benefits of organized and well-planned neighborhoods.

Strategy 8b-2: Adequately prepare for future development and changes to provide the most cost-effective services possible.

Strategy 8b-3: Consider Planned Development Areas as being of higher priority for growth over the planning period.

8c: INFILL AND REDEVELOPMENT

During the planning period, some of the areas of the Town of Algoma may need to be addressed in terms of redevelopment and infill. Redevelopment is a challenging and complicated task that requires a high level of collaboration between the community, property owners, other agencies, and ultimately the developer. The Town of Algoma may consider employing a number of programmatic strategies to support infill and redevelopment efforts.

Strategy 8c-1: Support infill and redevelopment within the community.

Strategy 8c-2: Create new mechanisms to facilitate the redevelopment of underutilized lands within the Town of Algoma.

Strategy 8c-3: Develop a deeper understanding of the housing market and regional housing needs, and work with developers to target market gaps.



CHAPTER 9

INTERGOVERNMENTAL COOPERATION

CHAPTER 9: INTERGOVERNMENTAL COOPERATION

INTRODUCTION

The relationship a municipality has with school districts, neighboring communities, the county, the Regional Planning Commission, the state, and the federal government can impact residents in terms of tax rates, planning, financial resources, 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. Detailed information and an inventory of all units of government are contained in Appendix C-9, Chapter 10 contains action steps, while this chapter contains framing concepts and strategies.

GOAL

The Town of Algoma will strive to communicate and work with surrounding political entities, seeking ways to conduct joint planning and develop service agreements.

SUMMARY OF KEY POINTS AND NARRATIVE

Below are a summary of the key intergovernmental points and a brief narrative of what this means:

ADJACENT UNITS OF GOVERNMENT

THE FACTS:

- The Town of Algoma shares its borders with the City of Oshkosh and the Towns of Omro to the west, and Nekimi on the south, all of which are located in Winnebago County.
- At this time, the Town of Algoma has only one formal cooperative boundary agreement, that being with the City of Oshkosh.
- The Town is subject to extraterritorial reviews by the City of Oshkosh.
- The City of Oshkosh has established extraterritorial zoning in the Town; this covers areas of the Town outside of the Protected Area.
- The Town of Algoma is under Winnebago County zoning.

WHAT IT MEANS:

The Town's current arrangement with the City of Oshkosh goes a long way in terms of providing confidence in making future land use decisions.

CHAPTER 9: INTERGOVERNMENTAL COOPERATION

OVERLAPPING UNITS OF GOVERNMENT

THE FACTS:

- Two public school districts provide education to Town of Algoma residents: the Oshkosh Area School District (OASD) covers the majority of the Town of Algoma. A Small area along the Town of Omro/Town of Algoma border is part of the Omro School District. The Oakwood Elementary School is located on N. Oakwood Road.
- There are no institutions of higher education in the Town of Algoma. However, the University of Wisconsin-Oshkosh, located in the City of Oshkosh offers academic and professionally oriented bachelors and master degrees in a wide range of fields. The Town is within the Fox Valley Technical College district, which offers a wide variety of two year technical degrees.
- The Town is part of the Oshkosh Sewer Service Area (SSA) and hence, future sewered development must adhere to this plan administered by the East Central Wisconsin Regional Planning Commission.
- The Algoma Sanitary District provides sewer and water services (although water systems are not part of the SSA planning jurisdiction) to homes and businesses in the Town of Algoma, Town of Omro, and portions of the City of Oshkosh.
- Town of Algoma residents are served by the Oshkosh Public Library at 106 Washington Avenue in the City of Oshkosh and by the Carter Memorial Library at 405 E Huron Street in the City of Omro.
- The Town of Algoma is under County Zoning and land use decisions are subject to the review and approval of Winnebago County. In addition, the Town of Algoma and the county must interact and cooperate regarding land divisions, on-site sanitary systems, highway system planning and special zoning (e.g. including shoreland-wetland, floodplain areas, etc.).
- Winnebago County, and thus the Town of Algoma, are members of the East Central Wisconsin Regional Planning Commission (ECWRPC). The Town is included in several important regional plans including the Oshkosh MPO Long Range Transportation/Land Use Plan and the Oshkosh Sewer Service Area Plan.
- The WDNR is responsible for the regulation, protection, and sustained management of natural resources including stormwater management within the state.
- WisDOT deals with issues related to all transportation uses in the planning area. WisDOT evaluates existing transportation infra-structure for bicycle and pedestrian trails as well as assists in planning efforts for future trails.

CHAPTER 9: INTERGOVERNMENTAL COOPERATION

WHAT IT MEANS:

Cooperation and communication between the Town of Algoma and its overlapping jurisdictions is critical to the provision of services and the quality of life for its residents. The Town of Algoma's future plans for land use, infrastructure improvements and expansions, and economic development will rely on close communication and coordination with other affected entities. Periodic and timely sharing of information regarding desired land uses, densities, and development patterns and planned land use changes will help ensure the appropriate infrastructure and services will be in place to meet the future needs of the Town of Algoma residents. At times, specific agreements may be needed between the Town of Algoma and neighboring entities for the provision of additional services.

FRAMING CONCEPTS AND STRATEGIES

9a: INTENTIONAL COMMUNICATION

In order to effectively implement the comprehensive plan, the Town of Algoma will need to work closely with its neighboring jurisdictions and Winnebago County on land use and transportation issues along common borders. As with all municipalities, Algoma has some reliance on its neighboring communities in terms of employment, workforce commuting, municipal services, and economic Planning. The growth and types of growth in one community can have important effects on neighboring jurisdictions. The Town of Algoma and City of Oshkosh established a cooperative boundary agreement in 2004. An agreed upon schedule of annexations have and will occur from 2015 to 2023.

Implementing the comprehensive plan involves a great deal of consideration and actual decision-making at both staff and elected official levels. Internal and external stakeholders may be impacted by future land use decisions, therefore a process should be put into place to ensure consistent communication before, during, and after large projects are approved.

Various activities and actions affecting land use and the implementation of this plan will occur on a continuous basis after its adoption. Ensuring the Town has a formal process for communicating with various stakeholders and property owners will help ensure transparency and promote trust within the broader region.

Strategy 9a-1: Continue to establish formal procedures for the notification of stakeholders on individual decisions related to land use.

Strategy 9a-2: Continue to cultivate relationships with internal organizations and external stakeholders.

Strategy 9a-3: Continue to utilize and leverage social media opportunities in order to share information.



CHAPTER 10

IMPLEMENTATION

CHAPTER 10: IMPLEMENTATION

INTRODUCTION

A Smart Growth Comprehensive Plan serves a community by establishing priorities for the future, evaluating available resources, and providing a means for addressing 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 on a continual basis. If a plan is to be successful, it must be implemented meaningfully and aggressively.

This chapter briefly discusses the roles and responsibilities of the Town of Algoma with respect to implementing, maintaining, and updating the comprehensive plan. Framing concepts and strategies are located in each chapter as they relate to the goal, and action steps are addressed in this chapter.

GOAL

Assure a system of effective and orderly growth and development processes that leads to achieving the established vision for the community.

ROLE OF THE PLAN

All land use controls governing the Town of Algoma must be consistent with the adopted comprehensive plan. The Town's Planning Commission is responsible for ensuring this plan is used as a guide to update and/or replace ordinances in order to reflect the goals of this plan. When the Plan Commission reviews any petitions for development, the plan should be reviewed; any recommendations for future development must be based on the identified goals, strategies, recommendations, visions, and proposed land use patterns within this plan. If the Planning Commission must ultimately make a decision inconsistent with the plan, the plan must be amended to reflect the change in policy. Other plans, such as the Park and Open Space Plan, serve as implementation tools for the comprehensive plan.

RESPONSIBILITY

BOARD

When facing land use proposals, the Planning Commission and Board members will have to make complex decisions based upon the comprehensive plan, the goals of the applicant, technical advice from staff, citizen input, and their own judgment on the specific development. The comprehensive plan provides much of the factual information a Board member will need for decision making. Board members must familiarize themselves with the contents and overall goals of the plan in order to assure the plan is reflecting the long-term vision of the Town.

CHAPTER 10: IMPLEMENTATION

PLANNING COMMISSION

The powers and duties of Planning Commissions have been established by Wisconsin Statutes. The Town of Algoma Planning Commission is the primary entity responsible for implementing and updating this comprehensive plan. Commission members should be knowledgeable about the contents, visions, goals, strategies and recommendations of the comprehensive plan.

Moreover, the Planning Commission must promote active citizen participation in future planning efforts and should strive to keep the citizens and elected officials informed of any technical issues and proceedings regarding current planning issues. The Planning Commission is responsible for periodic amendments to the comprehensive plan so regulations and ordinances are in compliance with plan. Likewise, the Planning Commission must review all new and existing ordinances to verify they are compliant with the goals, strategies and recommendations of the comprehensive plan.

CONSISTENCY

According to the Wisconsin State Statutes Section 66.1001(1) (am) consistent with means “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan”.

INTERNAL CONSISTENCY¹

Beginning on January 1, 2010², if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan³: official mapping; local subdivision; county, city, village and town zoning; shorelands or wetlands in shoreland zoning.

In 2015, Wisconsin Act 391 was signed into law. Section 17 of Act 391 created a new section of the Wisconsin Statutes that says “A conditional use permit that may be issued by a political subdivision does not need to be consistent with the political subdivision’s comprehensive plan”. While it might seem that the enactment of Act 391 changed the consistency requirement, it did not since the issuance of a conditional use permit is not the enactment or amendment of an ordinance. Additionally, if community chooses, they are still able to list consistency with the comprehensive plan as evaluating applications for conditional uses, since this is a local decision, and not a state mandate.

¹ Perspectives on Planning, May 2016, Department of Urban and Regional Planning University of Wisconsin-Madison/Extension. 2015 Wisconsin Act 391: Consistency Revisited, by Brian W. Ohm.

² *Wisconsin Act 372* delays the consistency requirement until January 1, 2012 for local governments who applied for but not received a comprehensive planning grant from the WDOA. It also gives WDOA discretionary authority to grant consistency extensions to grant local governments who have received a comprehensive planning grant.

³ Wisconsin State Statutes 66.1001(3).

CHAPTER 10: IMPLEMENTATION

While not included in the Wisconsin State Statutes Section 66.1001, other sections of the State Statutes also require some type of consistency/conformity/accord/relationship with comprehensive plans. Tax increment financing districts⁴ must be in “conformity” with the comprehensive plan; construction site erosion control and storm water management ordinances must “accord and be consistent with any comprehensive zoning plan”⁵; architectural conservancy districts, business improvement districts, and neighborhood improvement districts must have a “relationship” to the comprehensive plan;⁶ and urban redevelopment plans must be in “accord” with the comprehensive plan.⁷

EXTERNAL CONSISTENCY

It is not only important to maintain internal consistency, but communities should also be aware of other planning documents and their relevance to the community’s comprehensive plan. An attempt should be made to maintain consistency with these plans, if possible. Some types of plans include state transportation plans, regional plans, county plans and local comprehensive plans and other planning documents.

OTHERS

Cooperative boundary agreement plans need to describe how they are consistent with each participating municipalities’ comprehensive plan;⁸ while counties and regional planning commissions are allowed to comment on the effect that the cooperative boundary agreement may have on the county development plan or regional master plan. Water supply plans must include an analysis of how the plan supports and is consistent with any applicable comprehensive plan; farmland preservation plans must be “consistent with the comprehensive plan”;⁹ and cities, villages, towns and counties “may deny an application for approval of a wind energy facility if the proposed site “is in an area primarily designated for future residential or commercial development, as shown in a map that is adopted, as part of a comprehensive plan ... before June 2, 2009, or as shown on such maps after December 31, 2005, as part of a comprehensive plan” update.¹⁰

MONITORING PROGRESS

It is the Planning Commission’s responsibility to monitor the progress of the implementation of the comprehensive plan using the Framing Concepts within each chapter and the action steps within this Implementation Chapter. The progress of the plan should periodically be reported to

⁴ Wis. Stat. §§66.1105(4)(g) for cities and villages and 60.85(3)(g) for towns.

⁵ Wis. Stat. §59.693(6) for counties, Wis. Stat. §60.627(5) for towns, Wis. Stat. §61.354(5) for villages, Wis. Stat. §62.234(5) for cities.

⁶ Wis. Stat. §§66.1007(1)(f)4; 66.1109(1)(f)4; and 66.1110(2)(d).

⁷ Wis. Stat. §66.1303(3)(b).

⁸ Wis. Stat. §66.0307(3)(c).

⁹ Wis. Stat. §91.10(1)(f).

¹⁰ Wis. Stat. §66.0401(4)(f)2.

CHAPTER 10: IMPLEMENTATION

the Town Board. Additionally, the Planning Commission should annually review the goals, strategies, policies and actions and address any conflicts which may arise between the elements of the plan.

UPDATING THE PLAN

A comprehensive plan must be updated at least once every ten years.¹¹ However, it is strongly recommended that the Planning Commission annually review both the implementation schedule and current planning decisions to ensure compliance with the overall goals of the plan and continued consistency with the overall vision of the community. This annual review should also be used to determine if a “major” plan amendment is required.

The comprehensive plan is a dynamic document. The plan should be updated when new demographic, economic, and housing data are released by the U.S. Census Bureau. It is anticipated that the land use element will likely require updating over the course of the plan due to growth and change that the Town may experience. Other elements are less likely to need updates. Furthermore, as community values change, some goals, strategies, policies and actions may no longer be relevant. The update to a plan should take less time than the full comprehensive planning process, but should include public participation.

ADOPTING THE PLAN OR UPDATE

As directed by Wisconsin State Statutes 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. The vote shall be recorded in the official minutes of the plan commission; the resolution shall refer to maps and other descriptive materials that relate to one or more elements of the comprehensive plan.

The Town Board and Planning Commission may spend time reviewing, revising and requesting revisions to the recommended plan. The Town Board shall draft an ordinance adopting the plan and publish a class 1 public notice 30 days prior to the hearing on the proposed ordinance to adopt the final “recommended plan”. The Town Board must provide an opportunity for written comments to be submitted by public and there must be a response to those comments. In addition, a public hearing must be held on the ordinance. By majority vote, the Town Board must approve the ordinance. One copy of the adopted comprehensive plan, or an amendment to the plan, shall be sent to the following:

¹¹ Wisconsin State Statutes 66.1001(2)(i).

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- 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 that is adopted or amended;
- the Wisconsin Department of Administration (notification required, only);
- East Central Wisconsin Regional Planning Commission; and
- the public library that serves the area in which the local government unit is located.

FRAMING CONCEPTS AND STRATEGIES

10a: PLAN CONSISTENCY

The comprehensive plan was developed sequentially with supportive goals, framing concepts, policies, strategies and action items. Hosting a Community Workshop and additional Plan Committee discussions assisted in the identification of key issues for each of the nine elements of the plan. This information, combined with analyses of data, was used to create a desired “overall” vision, and goals for each comprehensive planning element were developed. The identified vision, goals, framing concepts, policies, strategies and action items expressed in this plan were used to prepare the Future Land Use Map (Map 10-1).

Beginning January 1, 2010, all local governments engaging in any of the following land use related actions must ensure that these actions are consistent with their local comprehensive plan: official mapping, local subdivision regulation, zoning ordinances, and zoning of shorelands or wetlands in shoreland areas. Thus, if a governmental unit engaged in subdivision regulation or zoning, such actions are required to have some undefined measure of consistency with the plan. For example, if a residential subdivision were approved, that subdivision must be consistent with the plan. Likewise, the application of the zoning ordinance, or any amendment thereto or variance therefrom, must be consistent with the plan.

The law did not initially define the meaning of “consistent with”, however; within months of passage, several amendments were made to these provisions. One of which adds a definition of “consistent with” to mean “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan” (66.1001(1)(am)).

Strategy 10a-1: Maintain internal consistency through a standard review process for all listed actions against the nine elements of the comprehensive plan.

Strategy 10a-2: Maintain external consistency through a standard review process against other existing plans for neighboring communities and overlapping jurisdictions.

CHAPTER 10: IMPLEMENTATION

Existing Plans to Consider for External Consistency Review

State Plans:

- Connections 2050 Long Range Transportation Plan (currently being updated)
- Connections 2030 Long Range Transportation Plan (multi-modal transportation plan)
- Wisconsin State Airport System Plan 2030
- Wisconsin Rail Plan 2030
- Wisconsin State Freight Plan
- Wisconsin State Bicycle Transportation Plan 2030

Regional Plans:

- ECWRPC - Comprehensive Plan, 2030 (adopted May 2008)
- ECWRPC - Oshkosh Sewer Service Area Plan
- ECWRPC – Omro Sewer Service Area Plan
- ECWRPC – Oshkosh MPO Long-Range Transportation & Land Use Plan
- GO Transit – Transit Development Plan

County Plans:

- Winnebago County Outdoor Recreation Plan
- Winnebago County Comprehensive Plan
- Winnebago County Farmland Preservation Plan
- Winnebago County Land and Water Resource Management (LWRM) Plan
- Winnebago County All-Hazard Mitigation Plan

Local Plans:

- Town of Omro Comprehensive Plan
- Town of Nekimi Comprehensive Plan
- Town of Greenville Comprehensive Plan
- City of Oshkosh Comprehensive Plan

10b: PLAN EVALUATION AND UPDATES

A comprehensive plan is meant to be a living document. It is prepared at a single point in time using information generated at that time. Moving forward, it is likely that some conditions will change from the paths which were projected or predicted (market forces, economics, demographics, etc.). There may also be changes in the opinions and attitudes of the Town of Algoma's residents and businesses with respect to meeting their needs and desires.

CHAPTER 10: IMPLEMENTATION

Being prepared for change is critical to the planning process. Periodic review of new information, market trends and other forces which may alter land use decisions is a necessary part of any comprehensive planning process. Additionally, Wisconsin State Statutes call for periodic updates of the plan – at least once every 10 years – in order to revisit issues and opportunities associated with changing conditions.

As such, the Town of Algoma needs to place a high priority on monitoring and evaluating the goals, framing concepts, policies, strategies and action items which are contained in the plan. Alterations and amendments to these guiding statements may be required in the future and processes should be in place for which to examine and modify the plan's content when necessary.

Strategy 10b-1: Develop formalized procedures for the amendment and updates of the comprehensive plan.

Strategy 10b-2: Continually monitor development conditions and factors so as to proactively respond to changing social, economic and market conditions.

Strategy 10b-3: Complete an annual assessment of accomplishments and obstacles for completing the Action Steps outlined within this plan.

CHAPTER 10: IMPLEMENTATION



**Town of Algoma Comprehensive Plan
Update 2040
Implementation Tables**

CHAPTER 2: ISSUES AND OPPORTUNITIES					
Type	Content	Responsibility	Timeframe	Priority	Measurement/Notes
Action Step 2a-1	The Plan Commission should prepare a more detailed "livability study" which evaluates a number of the variables listed to better understand their options and impacts. For example, an examination of factors related to housing such as new housing styles (co-housing arrangements, accessory units, etc.); how transit may better serve aging populations; the details of housing construction principles such as Universal Design; reducing site/building maintenance, or; how changes in the zoning regulations could improve affordability.	Planning Commission, Administrator	Mid-term		
Action Step 2a-2	Work with the development and the homebuilding community to encourage that all new housing be designed and constructed in a manner which is more "age friendly".	Planning Commission, Administrator	Short-term		
Action Step 2a-3	Review existing zoning ordinance for potential "age friendly" changes, including: the definitions associated with the term senior, use of floating zones, special use permits, or allowance of accessory dwelling units.	Planning Commission, Administrator	Short-term		
Action Step 2b-1	Improve website and services to allow for the translation of land use and development related activities to Spanish.	Clerk	Short-term		
Action Step 2b-2	Review ordinances, policies and processes related to land use and development activities for changes that improve equity and inclusivity during the engagement process.	Planning Commission, Administrator	Short-term		
Action Step 2b-3	Review ordinances, policies and processes for improvements that could remove barriers to transportation and employment for all residents.	Planning Commission, Administrator	Short-term		

CHAPTER 3: AGRICULTURAL/NATURAL RESOURCES					
Type	Content	Responsibility	Timeframe	Priority	Measurement/Notes
Action Step 3a-1	Ensure there is ongoing communication with property owners that reside at or near the urban and rural interface.	Clerk	Ongoing		
Action Step 3a-3	Enforce ordinances that are written to preserve the Town's natural areas.	Administrator, Planning Commission	Ongoing		
Action Step 3a-4	Maintain an inventory and condition of all Town natural areas.	Administrator, Planning Commission	Short-term		
Action Step 3a-5	Work with appropriate stakeholders to identify and maintain wetlands, floodplains, and watersheds with the Town.	Administrator, Planning Commission	Short-term		
Action Step 3a-6	Purchase the property around Honey Creek detention pond to utilize for stormwater management.	Planning Commission, Administrator	Mid-term		
Action Step 3b-1	Work with farmers and rural property owners on methods to reduce stormwater runoff from farm fields.	Administrator	Ongoing		
Action Step 3b-2	Monitor and inform property owners on the types of farming activities that are allowed with the Town.	Clerk	Short-term		

CHAPTER 4: HOUSING					
Type	Content	Responsibility	Timeframe	Priority	Measurement/Notes
Action Step 4a-1	Work to provide information to eligible homeowners on financial resources for home improvements and modifications.	Clerk	Ongoing		
Action Step 4a-2	Provide information to realtors on Town amenities, including local and county ordinances, stormwater initiatives, and drainage easements.	Clerk	Short-term		
Action Step 4a-3	Designate a variety of housing types within new mixed-use developments.	Planning Commission, Administrator	Mid-term		
Action Step 4a-4	Encourage future housing developments to include walking paths and recreational amenities.	Administrator	Mid-term		
Action Step 4a-5	Identify opportunities to include walking paths and recreational amenities within existing neighborhoods	Administrator	Project by project		
Action Step 4a-6	Encourage developers to build continuum of care facilities to allow residents to age in place and remain in the Town.	Administrator, Planning Commission	Long-term		

CHAPTER 5: TRANSPORTATION					
Type	Content	Responsibility	Timeframe	Priority	Measurement/Notes
Action Step 5a-1	Encourage the incorporation of bicycle and pedestrian facilities for any roads being proposed or improved.	Administrator, Developers, Planning Commission	Project by project		
Action Step 5b-1	Conduct an annual assessment of road and infrastructure conditions.	Administrator, Planning Commission	Annually		
Action Step 5b-3	Create a rolling 3-year maintenance program for roads and right of ways.	Administrator	Mid-term		

CHAPTER 10: IMPLEMENTATION

Action Step 5b-4	Allocate funding on an annual or biennial bases to address road and right of ways improvements.	Administrator, Planning Commission	Annually		
Action Step 5b-5	Maintain plans for major road improvements within the Town's Capital Improvement Plan and Transportation Improvement Program in the Oshkosh Area Metropolitan Planning Organization.	Administrator, ECWRPC	Ongoing		
Action Step 5b-6	Apply for grant funding when available to help finance future road improvements.	Administrator, Treasurer	Short-term		
Action Step 5b-7	Work with the Wisconsin Department of Transportation to ensure there is safe access from and onto STH 21.	Administrator, Planning Commission, ECWRPC	Mid-term		
Action Step 5b-8	Maintain service contracts with Winnebago County Highway Department and private contractors to plow snow and maintain right of ways.	Administrator, Clerk	Annually		
Action Step 5b-9	Design and replace the wooden bridge connecting Rasmussen Road and Westbreeze Drive.	Administrator	Long-term		
Action Step 5b-10	Work with the Wisconsin Department of Transportation and the City of Omro to review the potential of designating STH 21 as an expressway.	Administrator, ECWRPC, WI DoT	Mid-term		
Action Step 5b-11	Work with East Central Wisconsin Regional Planning Commission or a consultant to complete a transportation utility study.	Administrator, ECWRPC	Long-term		

CHAPTER 6: COMMUNITY FACILITIES					
Type	Content	Responsibility	Timeframe	Priority	Measurement/Notes
Action Step 6a-1	Develop, implement and maintain a master plan for all community facilities (water, sanitary, storm, parks, streets & buildings) and integrate into regular updates of the Capital Improvements Plan.	Administrator	Mid-term		
Action Step 6a-2	Work with East Central Wisconsin Regional Planning Commission or a consultant to complete a stormwater utility study.	Administrator, ECWRPC	Long-term		
Action Step 6a-3	Complete a Staff Capacity Management Plan to obtain information on the likelihood of developing a police department.	Administrator, ECWRPC	Mid-term		
Action Step 6a-4	Continue to implement the Stormwater Management Plan 2018 to accommodate a growing population in the Town of Algoma.	Administrator	Ongoing		
Action Step 6a-5	Further develop the MS4 Drainage System in the Town of Algoma using the Stormwater Management Plan.	Administrator	Ongoing		
Action Step 6a-6	Inventory, assess, and create a maintenance schedule for Town-owned drainage easements.	Administrator	Annually		
Action Step 6a-7	Inventory, assess, and create a maintenance schedule for Town-owned drainage ponds.	Administrator	Annually		
Action Step 6a-8	Maintain membership in the Northeast Wisconsin Stormwater Consortium (NEWSC) to assist with meeting the conditions outlined in the Town's stormwater permit.	Administrator	Annually		
Action Step 6a-9	Distribute materials available through NEWSC to educate residents and property owners on best environmentally friendly practices to maintain their homes and yards.	Clerk	Ongoing		
Action Step 6a-10	Work with all utility providers to ensure there are sufficient service levels throughout the Town.	Clerk	Ongoing		
Action Step 6a-11	Update the 2009 Town of Algoma Park and Open Space Plan to align with the goals outlined in the Wisconsin Statewide Comprehensive Outdoor Recreation Plan.	Administrator, Planning Commission	Mid-term		
Action Step 6a-12	Apply for funding that can help invest in parks, trails and green space within the Town of Algoma to expand the environmental corridor past Town Hall Park, Jones Park, The Sheldon Nature Area, and Kewaunee Neighborhood Park.	Administrator, Treasurer	Mid-term		
Action Step 6a-13	Create improvement plans for each of the Town-owned parks and recreational amenities to expand for all groups and interests.	Administrator, Planning Commission	Mid-term		
Action Step 6a-14	Assess the need for an additional park in the western part of the town to include additional recreational opportunities and non-motorized paths.	Administrator	Mid-term		
Action Step 6a-15	Conduct a study to determine the Town's long-term facility and staffing needs and the type and composition of a future municipal complex to include location.	Administrator, ECWRPC	Short-term		
Action Step 6a-16	Maintain a current list of maintenance needs with cost estimates and include them as part of the annual budget and Capital Improvement Plan.	Administrator, Treasurer	Annually/ Ongoing		
Action Step 6a-17	Start the process of developing a new municipal complex for the Town of Algoma. Establish a committee of town officials and residents to oversee the project.	Administrator, Planning Commission	Long-term		
Action Step 6a-18	Review annually policing and ambulance service contracts with the Winnebago County Sheriff's Oshkosh and Oshkosh Emergency Medical Service.	Administrator	Annually		
Action Step 6a-19	Design and budget for stormwater management facilities consistent with adopted stormwater management plans that have been or will be prepared /amended.	Administrator, Planning Commission	Mid-term		

CHAPTER 10: IMPLEMENTATION

Action Step 6a-20	Analyze and review ways to retain and control water in Honey Creek and its tributaries to ensure that excessive volumes of rain will not flood the SW quarter of the Town of Algoma. The northern end of the town near Horse Shoe Road should also be looked at for ways to reduce flooding. Any mitigation project resulting from this analysis would also allow safer water flows to Lake Butte des Morts.	Administrator, Planning Commission	Mid-term		
Action Step 6a-21	Create a Storm Water Assessment for the Town of Algoma.	Administrator, Planning Commission	Mid-term		
Action Step 6a-22	Implement the recommendations for a regional detention pond system along Honey Creek (to Lake Butte de Morts) listed in The Stormwater Management Plan (McMahon v. 2018).	Administrator, Planning Commission	Mid-term		
Action Step 6a-23	Utilize and maintain the following detention ponds: EB4 Thackery Dr. Detention Basin, WB2-WB6 Highway 21 and Leonard Point Road Detention Basin, and Leonard Point Lane Detention Basin.	Administrator, Planning Commission	Ongoing		
Action Step 6a-24	Apply for mitigation funding to purchase NOAA weather radios for county residents.	Administrator, Planning Commission	Short-term		
Action Step 6a-25	Evaluate the need for constructing tornado shelters to serve vulnerable residents and construct facilities where needed.	Administrator, Planning Commission	Short-term		
Action Step 6a-26	Apply for federal and state grants to enhance the capability of local fire departments.	Administrator, Planning Commission	Short-term		

CHAPTER 7: ECONOMIC DEVELOPMENT

Type	Content	Responsibility	Timeframe	Priority	Measurement/Notes
Action Step 7a-1	Maintain membership in designated local, regional, and statewide organizations that can assist Algoma with promoting and facilitating business development.	Administrator	Annually		
Action Step 7a-2	Participate in local market studies to determine the best economic development opportunities for the Town.	Administrator	Short-term		
Action Step 7a-3	Maintain and distribute information on Algoma through both print materials and the Town's website.	Clerk, Administrative Assistant	Ongoing		
Action Step 7a-4	Promote infill development where municipal services are already present.	Administrator, Plan Commission	Ongoing		
Action Step 7a-5	Conduct a position and wage study every three years to ensure wages and benefits in the municipality remain competitive with surrounding communities.	Administrator, Treasurer, ECWRPC	Every 3 years		
Action Step 7a-6	Allocate funding in the annual operating budgets for the hiring of new staff to fill identified service gaps with necessary equipment and supplies to support those positions.	Administrator, Plan Commission, Board, Treasurer	Annually		
Action Step 7b-1	Ensure there is suitable land available for businesses within the Town's future land use map.	Administrator, Plan Commission	Short-term		
Action Step 7b-2	Establish and maintain appropriate economic development incentives.	Administrator, Treasurer	Annually		
Action Step 7b-3	Ensure all new development have the required infrastructure and stormwater mitigation facilities included in their overall site plan.	Administrator, Developer, Plan Commission	Project by project		
Action Step 7b-4	Work with realtors and business development staff to recruit new retail, commercial, and service businesses to the Town.	Administrator, Community Development	Ongoing		
Action Step 7b-5	Work with realtors and business development staff to identify suitable development for the redevelopment of the old quarry.	Administrator, Plan Commission, Board	Short-term		
Action Step 7b-6	Review development proposals for development of a business district or more commercial growth.	Administrator, Board, Plan Commission	Project by project		

CHAPTER 8: LAND USE

Type	Content	Responsibility	Timeframe	Priority	Measurement/Notes
Action Step 8a-1	Approve projects in the Planned Development District that align with surrounding land use categories and minimize conflict between land uses.	Planning Commission, Administrator	Ongoing		
Action Step 8a-2	Maintain current drainage easement maps for reference to educate property owners.	Planning Commission, Administrator	Ongoing		
Action Step 8a-3	Maintain current land use, zoning, and future land use maps for reference in future planning projects.	Planning Commission, Administrator	Ongoing		
Action Step 8b-1	Work to educate residents on the resources and processes, such as building permits that are in place to guide development and property.	Administrator, Clerk/Administrative Assistant	Ongoing		
Action Step 8b-2	Ensure there is green and open space included within new development.	Administrator, Planning Commission	Project by project		
Action Step 8b-3	Maintain current floodplains, wetlands, and watershed maps in order to identify sensitive natural areas and wildlife corridors.	Administrator, Planning Commission	Ongoing		
Action Step 8c-1	Approve projects that allow for redevelopment in the Town.	Administrator, Planning Commission	Project by project		

CHAPTER 10: IMPLEMENTATION

CHAPTER 9: INTERGOVERNMENTAL COOPERATION					
Type	Content	Responsibility	Timeframe	Priority	Measurement/Notes
Action Step 9a-1	Meet regularly with the City of Oshkosh officials to discuss development and redevelopment within the extra territorial area.	Administrator	Ongoing		
Action Step 9a-2	Meet regularly with the Town of Omro officials to discuss development along the town's common border and future improvements to Leonard Point Road.	Administrator	Ongoing		
Action Step 9a-3	Work with Winnebago County to ensure both Town and County ordinances are followed when planning for new development and redevelopment of existing properties.	Administrator	Ongoing		
Action Step 9a-4	Attend intergovernmental meetings, such as those scheduled by Winnebago County Towns Association, Wisconsin Towns Association, Oshkosh Area MPO, Greater Oshkosh Economic Development Corporation for distribution of information and promote cooperation.	Administrator	Ongoing		
Action Step 9a-5	Establish and maintain contacts with Winnebago County that will promote cooperation, efficiency, and cost savings.	Administrator	Ongoing		
Action Step 9a-6	Consistently reach out to local media prior to land use decisions being made and utilize social media to share information.	Administrator	Ongoing		

CHAPTER 10: IMPLEMENTATION					
Type	Content	Responsibility	Timeframe	Priority	Measurement/Notes
Action Step 10a-1	To maintain internal consistency, any amendment to the plan should be accompanied with an overall review of all nine elements and their associated goals, framing concepts, policies, strategies and action items.	Administrator, Planning Commission	Ongoing		
Action Step 10a-2	Share proposed plan amendments with neighboring and overlapping jurisdictions to seek comment on issues relating to consistency with existing plans.	Administrator, Planning Commission	Ongoing		
Action Step 10b-1	Once per year evaluate progress on plan implementation activities and review major growth targets and changes in market conditions.	Board, Planning Commission, Administrator	Annually		
Action Step 10b-2	Every 5 years, review and update as necessary major growth targets and strategies and begin identifying plan elements that may need updating and/or enhancing.	Board, Planning Commission, Administrator	5 years (2025)		
Action Step 10b-3	Every 10 years, conduct a comprehensive update of the Comprehensive Plan and background elements as necessary.	Board, Planning Commission, Administrator	10 years (2030)		
Action Step 10b-4	Consider amendments to the plan not more than twice per year. Such amendment requests may come from a resident or property owner of the community or internally through the Planning Commission based on the particular issue at hand.	Board, Planning Commission, Administrator	Ongoing		
Action Step 10b-5	Develop a guidance document to use internally which contains criteria and direction for considering amendments to the Comprehensive Plan.	Planning Commission, Administrator	Short-term		
Action Step 10b-6	Hold periodic meetings (i.e. once per quarter) to proactively discuss issues and initiatives that will keep the Town of Algoma ahead of day to day issues (i.e., meetings with no 'regular' items of business that could focus on topics such as sustainability, affordable housing, autonomous vehicles, etc.).	Planning Commission, Administrator	Ongoing		
Action Step 10b-7	Amend the zoning and subdivision ordinances and other development related ordinances and zoning map to reflect the goals, framing concepts, policies, strategies and action items identified in this plan.	Board, Planning Commission, Administrator	Short-term		



APPENDICES



APPENDIX A

PUBLIC PARTICIPATION PLAN

Resolution No. 2018-03

ESTABLISHING PUBLIC PARTICIPATION PROCEDURES
FOR THE TOWN OF ALGOMA 2040 COMPREHENSIVE PLAN UPDATE

WHEREAS, pursuant to Section 66.1001 of the Wisconsin Statutes, any program or action of a local governmental unit that affects land use, including but not limited to zoning, subdivision regulation and official mapping, shall be consistent with that local governmental unit's adopted comprehensive plan beginning January 1, 2010, and such plan must address the nine elements as required by Wisconsin Statutes Section 66.1001(2); and

WHEREAS, the Town of Algoma has prepared the *Town of Algoma Year 2026 Comprehensive Plan*, adopted on February 21, 2007, that will be amended to comply with the authority and procedures established by Section 66.1001 and Section 62.23 of the Wisconsin Statutes; and

WHEREAS, Section 66.1001(4)(a) of the Wisconsin Statutes requires that the Town Board adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation including open discussion, communication programs, information services and public meetings for which advance notice has been provided, and that such written procedures shall also provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the Town Board of the Town of Algoma believes that regular, meaningful public involvement in the comprehensive planning process is important to assure that the resulting comprehensive plan reflects the desires and expectations of the public; and

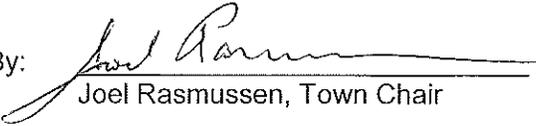
WHEREAS, the Plan Commission has reviewed the *Public Participation Plan* and has recommended approval; and

WHEREAS, the attached "Public Participation Plan" developed for the *Town of Algoma 2040 Comprehensive Plan Update* includes written procedures designed to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

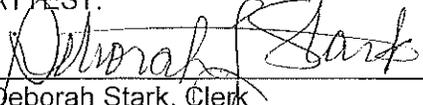
NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Algoma hereby adopts the *Public Participation Plan for the Town of Algoma 2040 Comprehensive Plan Update* as its public participation procedures to fulfill the requirements of Wis. Stats. Section 66.1001 (4)(a).

This resolution was adopted by the Town of Algoma Town Board on the 16th day of ~~April~~^{May}, 2018:

TOWN BOARD OF THE
TOWN OF ALGOMA, WISCONSIN

By: 
Joel Rasmussen, Town Chair

ATTEST:


Deborah Stark, Clerk

Public Participation Plan Town of Algoma 2040 Comprehensive Plan Update

Introduction & Purpose

Public participation is an important part of the comprehensive planning process as it helps to ensure that the plan accurately reflects the vision of the community. For a plan to develop, decision makers need to hear ideas, thoughts, and opinions from their citizens and stakeholders. The purpose of this public participation plan is to give citizens the opportunity to participate and learn about their community.

Wisconsin's Smart Growth Comprehensive Planning law requires public participation throughout the comprehensive planning process. Wisconsin Statutes, Section 66.1001(4)(a) requires, in part, that,

“The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide every opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”

This Public Participation Plan actively involves the general public and key community interests in identifying major issues, establishing a shared vision for the community, and creating goals, objectives, and policies which help bring that shared vision to fruition. The Town will use this document as a guide to actively involve community members in the comprehensive planning process by providing them numerous opportunities to offer input and become educated via multiple means of communication.

Comprehensive Plan Update Timeline

Specifically, the update of the Comprehensive Plan will include the preparation of information and analyses as follows. This timeline may be altered based on the pace at which the Town desires to review and address these tasks.

1. (March, 2018) – Adoption of Citizen Participation Plan. Begin work on development of a web based Public Visioning Portal and begin planning for the West Side Growth Area Public Visioning Workshop
2. April-July, 2018) East Central staff will conduct a review of all background elements and will update all pertinent data to the current year (2017), where available, and projected out to the year 2040, where available. GIS maps and data will be updated to reflect current conditions and planned community improvements/changes.
3. (August-October, 2018) A review of the existing plan's vision, goals, objectives, strategies, recommendations, actions or other statements will be conducted for applicability and timeliness with respect to identified issues and opportunities. The background element data, along with information obtained from the Public Visioning Portal and Town Committee/staff input, will be compared to the current plan's vision, goals and objectives in order to provide reasoning for changes to these statements that better reflect the needs and desires of the Town. In addition, trends and topics will be evaluated using the new Local Government Institute's "STEEP" Trends report (<http://bit.ly/2Eanhvi>) as a guide.

4. (May-October, 2018) East Central will identify and analyze the physical infrastructure, long-term maintenance and other development costs related to the new plan goals, strategies and recommendations. With the assistance of Town staff, this information will be put into a spreadsheet format which can be utilized to better examine short and long term costs related to potential growth and development.
5. (May-October, 2018) East Central will conduct an examination of the Town's staffing trends and future capacity as compared to growth and development projections. The overall purpose of this analysis is to improve knowledge and aid in decision-making on the short and long-term provision of government services and functions by the Town as they relate to historic and future growth/land use scenarios;
6. (November-December, 2018) Development of agreed upon Low, Medium, and High Growth Scenarios with input from Town staff and the Plan Commission;
7. (January-April, 2019) Development of an updated Year 2040 Land Use Plan Map (with inset maps as necessary) which depicts future land use opportunities and major infrastructure needs for the selected scenario; Using the aforementioned public input, as well as information generated in the planned 2018 West Side Growth Area Visioning Workshop (to be held in spring/summer of 2018), a conceptual Year 2040 Land Use Plan Map will be developed with significant Town staff and Plan Commission input.
8. (January– April, 2019) The creation of a separate, Town Improvement Plan (play on capital improvement plan) which clearly outlines and contemplates the 'bricks and mortar' projects needed during the first 10 years of the plan's life based on the aforementioned Step #4's spreadsheet analysis, as well as the Year 2040 Land Use Plan Map, which will identify specific areas for development as well as the timing of development. The Town Improvement Plan will also attempt to clearly define those items that are considered to be "needs" versus those that may simply be "desired".
9. (May-October, 2019) East Central will development the final plan document, and coordination of the public review and approval process, including the hosting of an intergovernmental meeting. Once a draft of the plan is complete, an invite will be extended to all adjacent and overlapping units of government for a meeting which solely focuses on the real or perceived impacts of the Town of Algoma's proposed plan on their respective jurisdictions. The Plan Commission will need to consider any feedback prior to the finalization of the plan. East Central will then prepare the final draft plan for public distribution and will assist the Town of Algoma in noticing and posting the required public hearing and presenting the final plan to both the Plan Commission and Town Board. This planning effort will be further enhanced and supported through EC's technical assistance program

Methods of Citizen Participation

The Town of Algoma will use several methods to encourage public input throughout the comprehensive planning process for any future updates and amendments. The methods to be employed are as follows:

Method 1: Plan Commission & Ad Hoc Members

The Town of Algoma will utilize the Plan Commission as the main body responsible for development of the Comprehensive Plan Update. The Town may choose to add additional, ad hoc, non-voting members to the Plan Commission to help guide the comprehensive planning process and discussions. The Plan Commission will be responsible for reviewing data,

prioritizing issues and land use alternatives, overseeing the organization of the Plan, and determining goals, objectives and policies based on information gathered from the public.

Method 2: Public Meetings

Public meetings provide opportunity for both education and input. All Plan Commission and Town Board meetings are open to the public. All agendas and meeting minutes are posted in advance through the Town of Algoma website and published as required by State law. As each chapter of the comprehensive plan is developed it will be reviewed in detail by the Plan Commission at a meeting that is open to the public. Time for public participation will be set-aside at each meeting.

Method 3: News Releases/Website/Social Media

News releases are an effective tool to keep both the public and the press informed about the planning process. The Town of Algoma will utilize news releases to create public awareness about the comprehensive planning process at key times during the process. In addition, the Town will utilize its website and social media (e.g. Facebook and Twitter), and bi-annual newsletter to keep citizens informed on the planning process, to encourage public involvement, and to provide input/comments to Town staff at any time.

Method 4: Online Public Visioning Portal

A web-based Public Visioning Portal will be developed and will incorporate survey and GIS mapping technologies (ESRI StoryMaps) to allow residents and stakeholders to participate in a number of exploratory questions and exercises in order to identify specific land use issues, high priority trends, needed physical improvements, and plan implementation opportunities that will be used to maintain or enhance the current Comprehensive Plan. This process will generate materials that will enhance the Town's current comprehensive plan by adding several more layers of 'depth' to addressing current issues, including the application of specific planning and implementation concepts that were not included in the Town's current plan.

Method 5: Open Houses and Community Events

The Town of Algoma may choose to sponsor open houses, informational meetings, or attend various community events (e.g. farmer's markets, street festivals, etc.) during the comprehensive planning process. This will provide an informal setting for residents to interact with the Town of Algoma staff and give them the opportunity to gather information, ask questions, react to the information and provide both written and verbal feedback.

Method 6: Public Hearings

A public hearing will be held before the Town Plan Commission prior to the adoption of the *2040 Comprehensive Plan Update*. The public hearing will consist of a short presentation summarizing and highlighting the major parts of the planning process and the final draft of the comprehensive plan. Participants will have the opportunity to provide comments about the draft plan. An official public record of the presentation and all comments will be established. The draft plan will be available for review prior to the public hearing. Interested citizens will also have the opportunity to provide written comments prior to the public hearing, which will be read into the hearing.

Future amendments to the Comprehensive Plan will be subject to the public hearing process and the same opportunities for review and comment by the general public as the original approved plan and per Wisconsin Statutes, Section 66.1001(4)(b-d).



APPENDIX B

PLAN ADOPTION DOCUMENTATION

APPENDIX B: PLAN ADOPTION DOCUMENTATION

RESOLUTION NO. 2020 – 07

A RESOLUTION RECOMMENDING APPROVAL OF THE UPDATE TO THE COMPREHENSIVE PLAN FOR THE TOWN OF ALGOMA, WISCONSIN

WHEREAS, pursuant to section 62.23 (2) and (3) of the Wisconsin Statutes, the Town of Algoma 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; and

WHEREAS, in accordance with the general purposes set forth in section 66.1001 of the *Wisconsin Statutes*, the Town Board adopted said Comprehensive Plan for the Town of Algoma, Wisconsin in July 10, 2006; and

WHEREAS, section 66.1001, of the Wisconsin Statutes provides that a Comprehensive Plan shall be updated no less than once every 10 years; and

WHEREAS, the Comprehensive Plan Committee has prepared an update to the 2006 plan, titled the *Town of Algoma Comprehensive Plan Update 2040*; and

WHEREAS, the Comprehensive Plan Committee finds that the *Town of Algoma Comprehensive Plan Update 2040*, contains all the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes*; and

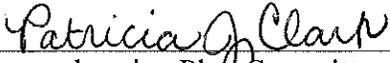
WHEREAS, the Comprehensive Plan Committee has duly noted and held a public hearing on the draft plan, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes and the public participation procedures adopted by the Town Board.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the Town of Algoma Comprehensive Plan Committee hereby approves the *Town of Algoma Comprehensive Plan Update 2040*.

BE IT FURTHER RESOLVED that the Comprehensive Plan Committee does hereby recommend that the Town Board approve a resolution enacting an Ordinance adopting the *Town of Algoma Comprehensive Plan Update 2040*.

Adopted this 9th day of December, 2020

Ayes 6 Nays 0 Absent 0



Comprehensive Plan Committee Chair

ATTEST:



Deborah Stark, Town Clerk

APPENDIX B: PLAN ADOPTION DOCUMENTATION

RESOLUTION NO. 2020 – 08

A RESOLUTION APPROVING THE UPDATE TO THE COMPREHENSIVE PLAN FOR THE TOWN OF ALGOMA, WISCONSIN

WHEREAS, pursuant to section 62.23 (2) and (3) of the Wisconsin Statutes, the Town of Algoma 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; and

WHEREAS, in accordance with the general purposes set forth in section 66.1001 of the *Wisconsin Statutes*, the Town Board adopted said Comprehensive Plan for the Town of Algoma, Wisconsin in July 10, 2006; and

WHEREAS, section 66.1001, of the Wisconsin Statutes provides that a Comprehensive Plan shall be updated no less than once every 10 years; and

WHEREAS, the Comprehensive Plan Committee has prepared an update to the 2006 plan, titled the *Town of Algoma Comprehensive Plan Update 2040*; and

WHEREAS, the Comprehensive Plan Committee finds that the *Town of Algoma Comprehensive Plan Update 2040*, contains all the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes*; and

WHEREAS, the Town has duly noted and held a public hearing on the draft plan, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes and the public participation procedures adopted by the Town Board.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the Town of Algoma Town Board hereby approves the *Town of Algoma Comprehensive Plan Update 2040*.

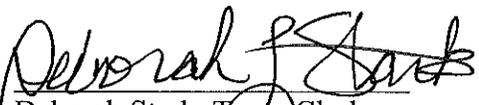
BE IT FURTHER RESOLVED that the Comprehensive Plan Committee does hereby recommend that the Town Board enact an Ordinance adopting the *Town of Algoma Comprehensive Plan Update 2040*.

Adopted this 16th day of DECEMBER, 2020

Ayes 7 Nays 0 Absent 0


Town Board Chair

ATTEST:


Deborah Stark, Town Clerk



APPENDIX C

BACKGROUND INVENTORIES



APPENDIX C-2

ISSUES & OPPORTUNITIES

APPENDIX C-2: ISSUES & OPPORTUNITIES

INVENTORY & ANALYSIS

The following section provides an inventory and assessment of demographic and socioeconomic trends for the Town of Algoma as required by Wisconsin's Smart Growth legislation. This information aids in defining existing community issues and opportunities, as well as identifying available socioeconomic resources. Changes in population and household characteristics, combined with planned development patterns and policy choices, will determine how well the Town will be able to meet the future needs of its residents.

Some data in the following chapter was obtained from the American Community Survey (ACS). The ACS is an ongoing statistical survey by the U.S. Census Bureau representing a sample of the population over a period of time, differing from the Decennial U.S. Census where figures are based on actual counts during a point in time. ACS estimates are tied to decennial population estimates and become less accurate over the decade, meaning estimates are only as accurate as the census count on which they are based.

ACS data can be used to draw conclusions, however, due to the limitations of these estimates, patterns can only be inferred through the data and consequently there is a larger margin of error (MOE). Small sample size increases the MOE, indicating inaccuracy and rendering the data unreliable. As a result, annual fluctuations in the ACS estimates are not meant to be interpreted as long-term trends and caution should be taken when drawing conclusions about small differences between two estimates because they may not be statistically different. It should also be noted when comparing ACS multi-year estimates with decennial census estimates that some areas and subjects must be compared with caution or not compared at all.

POPULATION TRENDS AND PROJECTIONS

The Town experienced a significant gain in population between 1990 and 2010 (Table 2-1 and Figure 2-1). Between 1990 and 2010, the Town grew by about 95% adding about 3,330 additional persons for a total 2010 population of 6,822. This made it the 5th most populous community within Winnebago County.

Growth in the Town slowed considerably between 2010 and 2017 with the addition of only 137 persons. This was caused primarily by the national economic recession in 2008 and a lengthy recovery period and the annexations of Town property by the city in 2013.

According to the Wisconsin Dept. of Administration (DOA), natural increase (births minus deaths) had slightly more of an influence on population increase in Winnebago County during the 2000's, than net migration (number of people leaving an area subtracted from the number of people coming into an area). It is assumed that natural increase continued to have a slightly higher impact on population growth during the 2010's, while migration will play a larger role in population change during the 2020's as the population ages (Table 2-2).

APPENDIX C-2: ISSUES & OPPORTUNITIES

Table 2-1: Historic & Projected Population Growth, 1980 to 2040

Jurisdiction	1980	1990	2000	2010	2015	2017
Town of Algoma	3,249	3,492	5,702	6,822	6,884	6,959
Winnebago County	131,772	140,320	156,763	166,994	168,526	169,053
State of Wisconsin	4,705,642	4,891,769	5,363,675	5,686,986	5,753,324	5,783,278
		% Change 1980-1990	% Change 1990-2000	% Change 2000-2010	% Change 2010-2015	% Change 2015-2017
Town of Algoma		7.48%	63.29%	19.64%	0.91%	1.09%
Winnebago County		6.49%	11.72%	6.53%	0.92%	0.31%
State of Wisconsin		3.96%	9.65%	6.03%	1.17%	0.52%

Jurisdiction	2020	2025	2030	2035	2040	% Change 2017-2040
Town of Algoma	7,770	8,360	8,925	9,375	9,730	2,771
Winnebago County	177,050	183,230	188,680	191,710	193,130	24,077
State of Wisconsin	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635	708,357
	% Change 2017-2020	% Change 2020-2025	% Change 2025-2030	% Change 2030-2035	% Change 2035-2040	% Change 2017-2040
Town of Algoma	11.65%	7.59%	6.76%	5.04%	3.79%	39.82%
Winnebago County	4.73%	3.49%	2.97%	1.61%	0.74%	14.24%
State of Wisconsin	3.84%	3.31%	2.77%	1.57%	0.24%	12.25%

Sources: U.S. Census Bureau, 1980-2010; WDOA Population Estimates 2015, 2017, and WDOA Population Projections, vintage 2013

APPENDIX C-2: ISSUES & OPPORTUNITIES

Table 2-2: Components of Population Change, Winnebago County

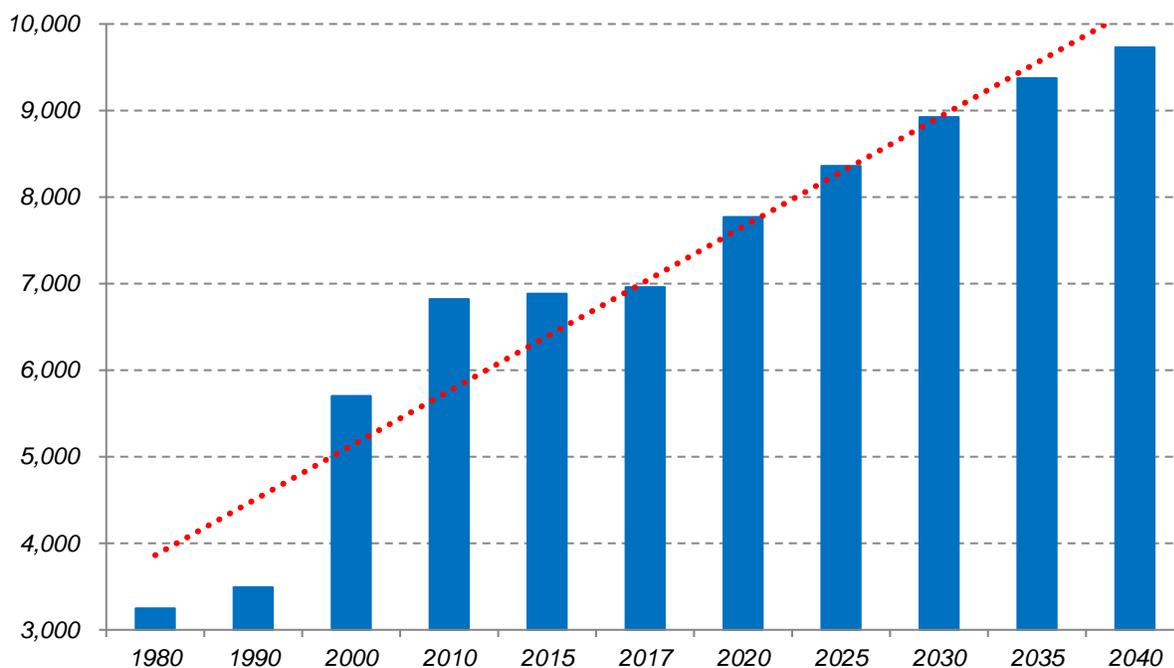
Year	Numeric Change			Percent Change		
	Natural Increase	Net Migration	Total Change	Natural Increase	Net Migration	Total Change
2000-2010	5,907	4,324	10,231	3.8%	2.8%	6.5%
2010-2020	5,581	4,475	10,056	3.3%	2.7%	6.0%
2020-2030	5,001	6,629	11,630	2.8%	3.7%	6.6%
2030-2040	3,377	1,073	4,450	1.8%	0.6%	2.4%

Source: WDOA, Vintage 2013

Moving forward, the Town is projected to have an increase of 2,771 persons, or 39.8% between 2017 and 2040. Over this 23-year period, the average annual growth rate is expected to be 1.73%, or about 120 persons per year.

The largest increases will occur earlier within the planning period and will taper off as 2040 approaches. Five-year change increments show a decreasing rate of growth from 2020 (11.65%) to 2040 (3.79%) as Gen X'ers begin to move into their retirement. A full 50% of the Town's projected population increase (about 1,400 persons) may be realized by 2025 (about 8 years).

Figure 2-1: Historic & Projected Population Growth, 1980 to 2040



Sources: U.S. Census Bureau, 1980-2010; WDOA Population Estimates 2015, 2017, and WDOA Population Projections, vintage 2013

APPENDIX C-2: ISSUES & OPPORTUNITIES

AGE AND SEX STRUCTURE

Females comprised approximately 49.6% of the Town's population (Table 2-4).¹ Much like the county or state, the Town's ratio of males to females has fluctuated over recent decades between which gender was in majority. The life expectancy of females is longer than that of males and this is reflected in the higher median age for females.

During the 2014-2018 planning period, the median age of Town residents was 46 (Table 2-3). This is significantly older than Winnebago County's median age of 38.2 and the State of Wisconsin's median age of 39.3. Reflecting state and national trends, the Town's population has aged dramatically since 2000 when the median age was 41.5 years.

Table 2-3: Algoma Population and Median Age

	2005-2009		2014-2018	
	Estimate	Median Age	Estimate	Median Age
Algoma	6,287	41.5	7,087	46
Winnebago County	161,386	36.9	169,926	38.2
Wisconsin	5,599,420	37.8	5,778,394	39.3

Sources: ACS 2005-2009 & 2014-2018; B01001, B01002 and B01003

The largest segment of both the male and female populations is in the 40 to 64 year age cohort (Table 2-4). This pattern reflects the nature of the Town as being a place where professional workers with families reside. In fact, differing from the county slightly, the Town has a higher proportionate share of school age children (5-19 years) at 7.69%.

Large shifts will be seen in the 40 to 64 age cohort throughout the planning period, thereby increasing the number of retiring residents in the 65+ age cohorts. During the 2014-2018 planning period, the 65+ cohort represented about 19% of the total population. While age cohort projections are not done at a local municipal level, based on national, state and county trends, it is likely that Algoma's 65+ cohort will grow dramatically by the year 2040. This will change will impact future decisions with respect to housing, transportation and services as the current population ages. As individuals age, they may look for affordable housing, housing offering services like landscaping, housing that requires little maintenance, and housing or neighborhoods that offer supportive amenities needed to remain in their homes and communities. Many older residents may need public transportation options to access critical amenities and services.

¹American Community Survey <https://www.census.gov/quickfacts/algomatownwinnebagoountywisconsin>.

APPENDIX C-2: ISSUES & OPPORTUNITIES

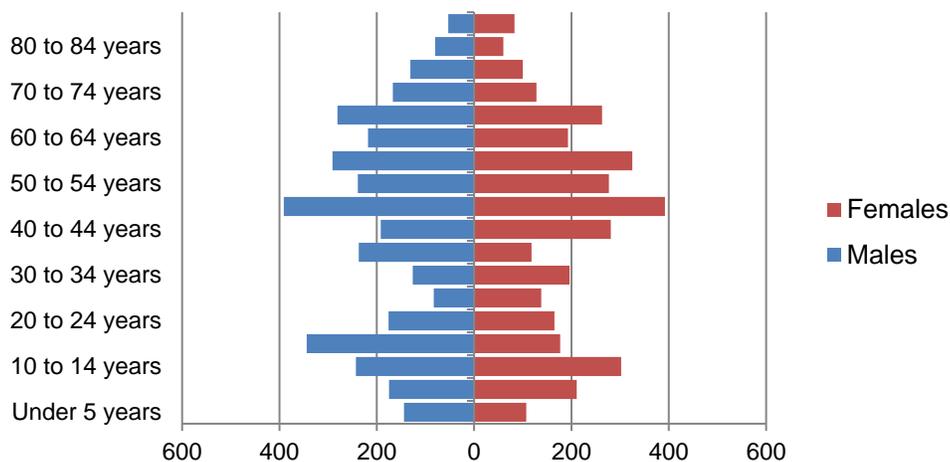
Table 2-4: Algoma Age & Sex Distribution, 2014-2018

	Total		Male		Female	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total population	7,087	100.00%	3,571	50.39%	3,516	49.61%
Under 5 years	251	3.54%	144	2.03%	107	1.51%
5 to 9 years	386	5.45%	175	2.47%	211	2.98%
10 to 14 years	545	7.69%	243	3.43%	302	4.26%
15 to 19 years	521	7.35%	344	4.85%	177	2.50%
20 to 24 years	341	4.81%	176	2.48%	165	2.33%
25 to 29 years	221	3.12%	83	1.17%	138	1.95%
30 to 34 years	322	4.54%	126	1.78%	196	2.77%
35 to 39 years	355	5.01%	237	3.34%	118	1.67%
40 to 44 years	473	6.67%	192	2.71%	281	3.97%
45 to 49 years	783	11.05%	391	5.52%	392	5.53%
50 to 54 years	516	7.28%	239	3.37%	277	3.91%
55 to 59 years	616	8.69%	291	4.11%	325	4.59%
60 to 64 years	411	5.80%	218	3.08%	193	2.72%
65 to 69 years	544	7.68%	281	3.97%	263	3.71%
70 to 74 years	295	4.16%	167	2.36%	128	1.81%
75 to 79 years	231	3.26%	131	1.85%	100	1.41%
80 to 84 years	140	1.98%	80	1.13%	60	0.85%
85 years and over	136	1.92%	53	0.75%	83	1.17%

Green shaded cells represent top three results within column
 Red shaded cells represent Bottom three results within column

Sources: ACS 2014-2018 B01001

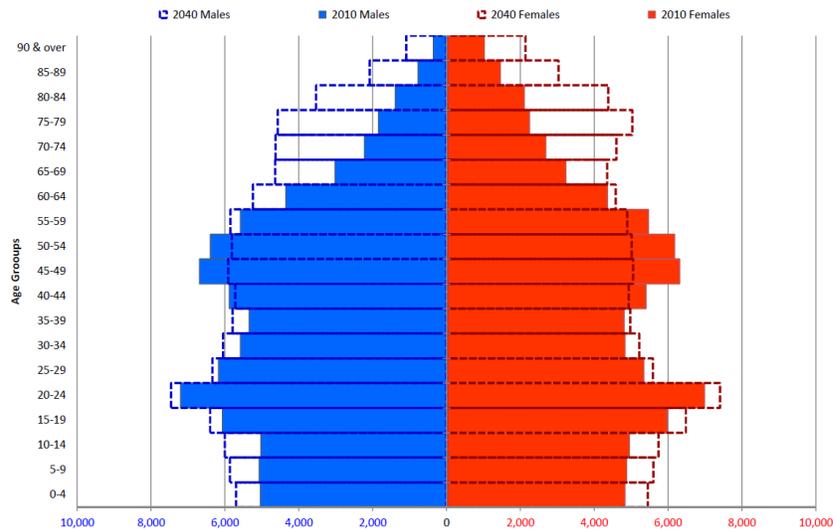
Figure 2-2: Population by Age Cohort, 2018



Sources: ACS 2014-2018 B0100

APPENDIX C-2: ISSUES & OPPORTUNITIES

Figure 2-3: Population Projections by Age Cohort, Winnebago County 2010 & 2040



Source: Demographic Services Center, DOA State of Wisconsin, Vintage 2013 projections

RACE AND ETHNICITY

As the population of the Town, Winnebago County and Wisconsin continues 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. As this occurs, communities will need to address the needs of this changing demographic composition. 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 bring diverse populations closer together to form a stronger community.

In 2014-2018, Whites comprised 94% of the Town population compared to 92.1% in the county and 85.6% of the state's population (Table 2-5). Algoma's population is less diverse than that of the state and Winnebago County. Between 2000 and 2010, the Town experienced a slight increase in the percentage and number of minority persons of 2.1% and 287 individuals.

Significant increases in Asian populations have occurred between 2000 and 2010 within the Town of Algoma. In 2014-2018 the Asian population was approximately 5.1% (359 residents) of the total population in the Town (Table 2-5) ***up from 57 or 1.0%.***

The Black or African American population in the Town made up 0.4% of the total population. This is lower compared to the county's total of 2.3% of the population, and the state which is 6.4%.

APPENDIX C-2: ISSUES & OPPORTUNITIES

Table 2-5: Town of Algoma, Racial Characteristics 2000 - 2018

Subject	Algoma					
	2000		2010		2014-2018	
RACE	Number	%	Number	%	Estimate	%
Total population	5,702	100%	6,822	100%	7,087	100%
One race	5,667	99.4%	6,762	99.1%	7,076	99.8%
White	5,583	97.9%	6,535	95.8%	6,662	94.0%
Black or African American	11	0.2%	17	0.2%	28	0.4%
American Indian and Alaska Native	8	0.1%	5	0.1%	17	0.2%
Asian	57	1.0%	194	2.8%	359	5.1%
Native Hawaiian and Other Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	8	0.1%	11	0.2%	10	0.1%
Two or More Races	35	0.6%	60	0.9%	11	0.2%
HISPANIC OR LATINO						
Hispanic or Latino (of any race)	40	0.7%	88	1.3%	29	0.4%
Mexican	23	0.4%	50	0.7%	11	0.2%
Puerto Rican	5	0.1%	7	0.1%	6	0.1%
Cuban	4	0.1%	-	0.0%	0	0.0%
Other Hispanic or Latino	8	0.1%	31	0.5%	8	0.1%
Not Hispanic or Latino	5,662	99.3%	6,734	98.7%	7,058	99.6%

Source: U.S. Census 2000/2010 (P3,P4,PCT11) and ACS 2014-2018 B02001 and B03001

The percentage and number of Hispanics also increased in the Town between 2000 and 2010 based on Census data. In 2010, Hispanics comprised 1.3% of the population, nearly double that of 0.7% in 2000 (Table 2-6). Although Hispanics are the fastest growing ethnic group in the United States, they currently comprise less than four percent of the county's and less than six percent of the state's population. However, like the nation, this segment of the population is one of the fastest growing in the area. Between 2000 and 2010, the Hispanic population within Winnebago County almost doubled, increasing from 2% in 2000 to 3.5% in 2010. At the state level, the Hispanic population increased from 3.6% in 2000 to 5.9% in 2010.

APPENDIX C-2: ISSUES & OPPORTUNITIES

Table 2-6: Town of Algoma, Hispanic or Latino Population 2000 and 2010

Subject	2000		2010	
	Number	Percent	Number	Percent
Total population	5,702	100	6,822	100.0
Hispanic or Latino (of any race)	40	0.7	88	1.3
Mexican	23	0.4	50	0.7
Puerto Rican	5	0.1	7	0.1
Cuban	4	0.1	0	0.0
Other Hispanic or Latino [5]	8	0.1	31	0.5
Not Hispanic or Latino	5,662	99.3	6,734	98.7

Source: U.S. Census Bureau 2000 and 2010.

HOUSEHOLD STRUCTURE AND TRENDS

Household Size

Household size and alterations in household composition provide a method to analyze the potential demand for future housing types. The composition of a household, coupled with education level and age, also impacts the income potential for the particular household. These characteristics will determine the need for services such as child care, transportation, recreation, and health care in the future.

Household size decreased slightly from 2.94 persons per household in 2000 to 2.78 persons per household in 2010 (Table 2-7) and this trend was found at the state and county levels. In Winnebago County, the average household size fell from 2.43 persons in 2000 to 2.34 persons in 2010. The state saw a slightly smaller decrease, falling from 2.5 persons in 2000 to 2.43 persons in 2010. This trend is due in part to an aging population as well as decreases in rates of natural increase. **The 2014-2018 ACS data showed the persons per household in Algoma was approximately 2.59.²**

The Town's average household size has remained somewhat higher than the county and the State of Wisconsin in both time periods (Table 2-7). This reflects a strong presence of family households, which in 2010, nearly one-half had children under 18 (Table 2-8).

Table 2-7: Households and Persons per Household, 2000 and 2010

Jurisdiction	2000		2010	
	No. HH	Persons per HH	No. HH	Persons per HH
Town of Algoma	1,940	2.94	2,453	2.78
Winnebago County	61,157	2.43	67,875	2.34
Wisconsin	2,084,544	2.50	2,279,768	2.43

Source: U.S. Census 2000 & 2010, DP-1

² American Community Survey <https://www.census.gov/quickfacts/algomatownwinnebagoountywisconsin>.

APPENDIX C-2: ISSUES & OPPORTUNITIES

Household Composition

Over 80% of the households in the Town were family households in both 2000 (86.2%) and 2010 (82.9%) (Table 2-8). During both years, the Town had a higher percentage of family households (families with children under 18) compared to the county (64.7%, 61.2%) and the State (66.5%, 64.4%).

Individuals living alone, age 65 years old and older, increased between 2000 and 2010. Even so, the Town's 4.1% and 6.4% shares were smaller when compared to the county (9.9%, 10.3%) and the state (9.9%, 10.2%) during both time periods.

Married couple families (husband and wife) made up 75.9% of all households in the Town in 2010 and 80.2% in 2000. The Town has much higher figures when compared to 47.8% in Winnebago County and 49.6% in the state in 2010.

Table 2-8: Algoma Household Composition, 2000 and 2010

Subject	2000		2010	
	Number	Percent	Number	Percent
Total households	1,940	100.0%	2,453	100.0%
Family households (families)	1,673	86.2%	2,034	82.9%
With own children < 18 years	884	45.6%	911	37.1%
Husband-wife family	1,555	80.2%	1,861	75.9%
With own children < 18 years	816	42.1%	807	32.9%
Female householder, no husband present	85	4.4%	110	4.5%
With own children <18 years	50	2.6%	66	2.7%
Nonfamily households	267	13.8%	419	17.1%
Householder living alone	207	10.7%	331	13.5%
65 years and over	80	4.1%	159	6.5%
Households with individuals < 18 years	909	46.9%	943	38.4%
Households with individuals 65+ years	318	16.4%	519	21.2%
Average household size	2.94	(x)	2.78	(x)
Average family size	3.17	(x)	3.06	(x)

Source: U.S. Census 2000 (H12, P15, P18, P19, P23, P30, P33, P34) and Census 2010 (P17, P18, P20, P21, P25, P37, P38)

From the American Community Survey 2014-2018 dataset, of the 2,729 total households, owner occupied housing comprised 93.5 percent.³

³ <https://www.census.gov/quickfacts/algomatownwinnebagoountywisconsin>.

APPENDIX C-2: ISSUES & OPPORTUNITIES

INCOME AND EDUCATION

The U.S. Census Bureau reports that an individual with a bachelor’s 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. The results of the Census Bureau’s study demonstrate there is a definite link between earning potential and education.

Educational Attainment

The Town had a slightly higher percentage of residents age 25 or older who graduated from high school or higher in 2014-2018 than the county and the state. As depicted in Table 2-9, the Town’s rates are currently about 4 percentage points above the county and the state for those with a high school diploma or higher.

The Town had a significantly higher percentage of residents age 25 or older who received a bachelor’s degree (32.0%) or higher (13.9%) in 2014-2018. Approximately 32% of Town residents hold a bachelor degree or higher compared to 19.6% of county residents and 19.4% of state residents in 2014-2018.

It is good to note that from the 2014-2018 ACS 5-Year Estimates, the percentage of high school graduates or higher was 95.8%. **2014-2018 ACS data shows about 13.9% of residents have received their graduate degree or higher (Figure 2-4).**

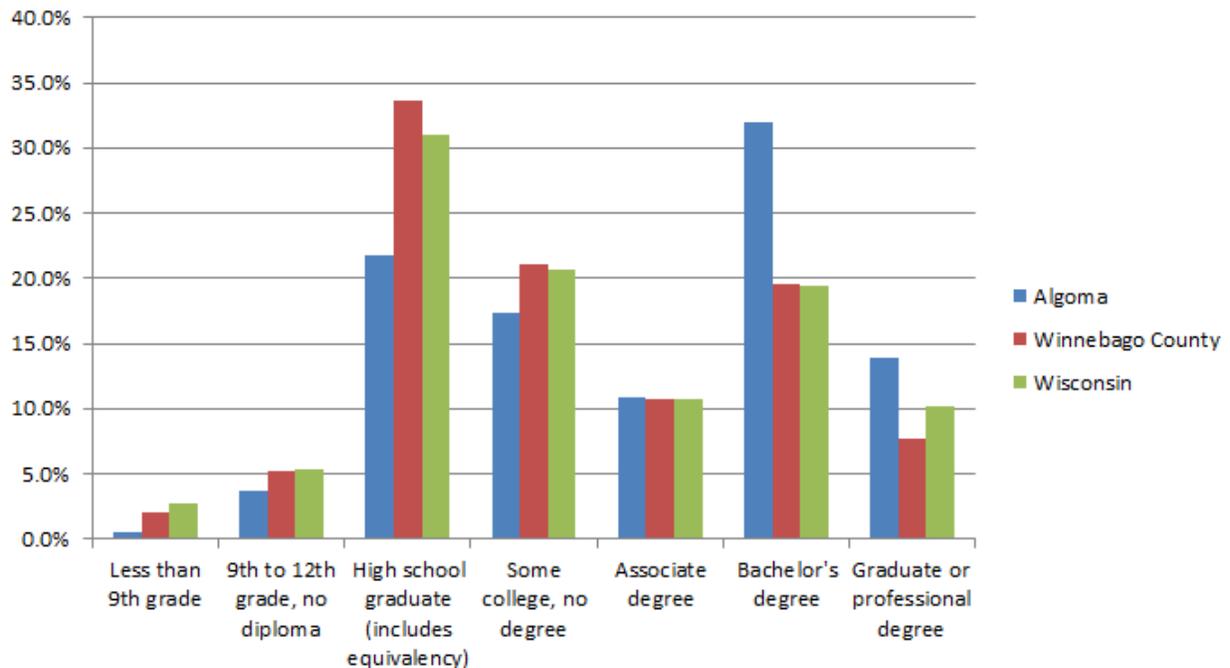
Table 2-9: Educational Attainment, Population 25 Years and Over

	Algoma		Winnebago County		Wisconsin	
	Estimate	%	Estimate	%	Estimate	%
Population 25 years and over	5,043	100.0%	114,256	100.0%	3,930,889	100.0%
Less than 9th grade	29	0.6%	2,323	2.0%	108,427	2.8%
9th to 12th grade, no diploma	183	3.6%	5,920	5.2%	208,747	5.3%
High school graduate (includes equivalency)	1,097	21.8%	38,404	33.6%	1,216,570	30.9%
Some college, no degree	873	17.3%	24,127	21.1%	814,428	20.7%
Associate degree	547	10.8%	12,272	10.7%	422,227	10.7%
Bachelor's degree	1,615	32.0%	22,385	19.6%	762,210	19.4%
Graduate or professional degree	699	13.9%	8,825	7.7%	398,280	10.1%

Sources: ACS 2014-2018 B15003

APPENDIX C-2: ISSUES & OPPORTUNITIES

Figure 2-4: Educational Attainment, Population 25 Years and Over



Sources: ACS 2014-2018 B15003

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.

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 the incomes fall below that point, the median, and one-half above that point. For households, the median income is based on the total number of households or families, including those with no income.

Per capita income is the mean income computed for every man, woman, and child in a particular group including those living in group quarters. It is derived by dividing the aggregate income of a particular group by the total population in that group.

Of the 5,791 population in the Town, 3,851 people are over the age of 16 and in the labor force. This includes part time employment as well as full time employment.

APPENDIX C-2: ISSUES & OPPORTUNITIES

In 2018, the Town’s median household income (Table 2-10) (\$85,216) was significantly higher than both Winnebago County’s (\$57,124) and the State of Wisconsin (\$59,209).⁴

The Town of Algoma has a significantly larger median income than the state or the county. The median value can be described as the middle value of all households.

According to the 2014-2018 ACS Estimates, the mean household income for the State of Wisconsin is \$77,687 while Winnebago County’s mean household income is \$79,230. The Town of Algoma’s mean household income is \$105,171. The mean value can also be described as the average. This data shows that the Town’s average household income is significantly larger than that of the state’s or the county’s.

Those with annual household incomes of \$100,000 or more made up about 43% of the Town’s total households. In 2018, about 27% of the Town’s households made between \$100,000 to \$149,999. Approximately 200 households made between \$35,000-\$49,999 per year.

Table 2-10: Income and Benefits (In 2018 Inflation-Adjusted Dollars)

INCOME AND BENEFITS (IN 2018 INFLATION-ADJUSTED DOLLARS)				
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
Total households	2,729	+/- \$172	2,729	N/A
Less than \$10,000	87	+/- 53	3.2%	+/-1.9%
\$10,000 to \$14,999	20	+/- 23	0.7%	+/-0.9%
\$15,000 to \$24,999	29	+/- 26	1.1%	+/-0.9%
\$25,000 to \$34,999	158	+/- 75	5.8%	+/-2.7%
\$35,000 to \$49,999	200	+/- 83	7.3%	+/-3%
\$50,000 to \$74,999	769	+/- 159	28.2%	+/-4.9%
\$75,000 to \$99,999	289	+/- 104	10.6%	+/-4%
\$100,000 to \$149,999	738	+/- 137	27%	+/-4.8%
\$150,000 to \$199,999	247	+/- 78	9.1%	+/-2.8%
\$200,000 or more	192	+/- 77	7%	+/-2.9%
Median household income (dollars)	\$85,216	+/- \$7,763	N/A	N/A
Mean household income (dollars)	\$105,171	+/- \$10,875	N/A	N/A

Source: https://data.census.gov/cedsci/table?q=dp03&g=0400000US55_0600000US5513901025&tid=ACSDP5Y2018.DP03&hidePreview=false

⁴ American Community Survey 2014-2018 Estimates.

APPENDIX C-2: ISSUES & OPPORTUNITIES

Poverty Status

The poverty level is determined by current cost of living estimates adjusted for household size. Effective February 1st, 2020 the State of Wisconsin federal poverty line for one person is \$12,760. For a family of five, the Wisconsin federal poverty line is \$20,680.⁵

In 2014-2018, 3.3% of the Town's population was living below the poverty line according to American Community Survey 5-Year Estimates (Table 2-11). This is significantly less than Winnebago County and the State of Wisconsin (11.9%).

Between 2012-2016 and 2014-2018, the percentage of people living below the poverty line more than doubled in the Town from 1.4% to 3.3%. While the actual numbers are relatively small to the Town's population, the rate of increase is higher, yet somewhat comparable to trend experienced also by the county and state.

Approximately 1.5% of families lived below the poverty level in the Town, according to 2014-2018 American Community Survey 5-Year Estimates (Table 2-12). This is significantly less than the share of families in Winnebago County (6.2%) and that of the state (7.7%). Between 2005-2009 and 2014-2018, the percentage of families living below the poverty level increased in all jurisdictions.

Table 2-11: Poverty Status, Total Persons, 2005-2009 and 2014-2018

	Total Persons		Total Persons Below Poverty Level			
	2005-2009	2014-2018	2005-2009		2014-2018	
	Estimate	Estimate	Estimate	%	Estimate	%
Algoma	6,261	7,087	90	1.4%	232	3.3%
Winnebago County	150,556	161,777	14,879	9.9%	19,184	11.9%
Wisconsin	5,440,780	5,628,213	605,566	11.1%	668,220	11.9%

Sources: ACS 2005-2009 & 2014-2018 B17025

Table 2-12: Poverty Status, Total Families, 2005-2009 and 2014-2018

	Total Families		Total Families Below Poverty Level			
	2005-2009	2014-2018	2005-2009		2014-2018	
	Estimate	Estimate	Estimate	%	Estimate	%
Algoma	1,945	2,199	16	0.8%	33	1.5%
Winnebago County	40,498	42,219	2,568	6.3%	2,626	6.2%
Wisconsin	1,460,340	1,484,455	105,527	7.2%	114,198	7.7%

Sources: ACS 2005-2009 & 2014-2018 B17023

⁵ <https://www.dhs.wisconsin.gov/medicaid/fpl.htm>.



APPENDIX C-3

AGRICULTURAL, NATURAL & CULTURAL RESOURCES

APPENDIX C-3: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

INVENTORY AND ANALYSIS

Creating an inventory and assessment of existing agricultural, natural, and cultural resources is critical in providing the Town of Algoma with information in which to base future decisions. The vision, goals, policies, framing concepts and strategies for this element were shaped with these resources, and the constraints and opportunities they provide, in mind. The following sections provide an inventory of these resources.

AGRICULTURAL RESOURCES

Farming and the processing of farm products is still an important source of income and employment in the Town and in Winnebago County. Since agriculture is a necessary component of the county's economy, the protection of farmland is critical. However, as is occurring elsewhere in rural Wisconsin, new developments are encroaching on productive farmland.

FARM AND FARMLAND LOSS:

Approximately 34 acres of farmland are converted to other uses per year within the Town of Algoma. Over the past twenty to thirty years, a substantial amount of farmland has been converted to more urban land uses. Based on the 2015 land use inventory (Chapter 8), a total of 1,960 acres of non-irrigated farmland existed within the Town of Algoma. In 2000, a total of 2,474 acres existed, meaning that 514 acres of farmland were lost during that 15 year period, or 34 acres per year.

Future growth will result in the conversion of agricultural land to more intensive uses. The major growth areas in the Town of Algoma are from the south side of STH 21 at the intersection of future Clairville/Leonard Point Roads extension. With this growth, there will be loss of farmland within the Town. This growth area can be seen on the Future Land Use Map (10-1). Annexations may affect the amount of agricultural land in the Town, as well as development growth.

FARMLAND SOILS:

Prime farmland is generally defined as "land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods." This includes the following classifications (1) All areas are prime farmland; (2) Prime Farmland, if drained; (3) Farmland of

APPENDIX C-3: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

Statewide Importance; and (4) Not Prime Farmland if drained. Soil data from the NRCS-USDA Web Soil Survey (WSS), accessed in 2015, was used to determine prime farmland.

A majority of the Town's soils are highly suitable for agriculture. Map 3-1 and Table 3-1 show areas of Prime Farmland for the Town of Algoma based on NRCS soils classifications. The soils in much of the developed portions of the Town are either Prime Farmland or Prime Farmland, if drained. Soil classifications are similar for much of the land in Algoma Sanitary District #1. However, areas of Not-Prime-Farmland are located on both sides of Highway 21 and west of Leonard Point Road. Land that is currently used for agricultural purposes within the Town of Algoma is mostly devoted to crop production.

Table 3-1: Important Farmland Classes

Soil Classification	Acres	Percent
All Areas are Prime Farmland	1,886	28.6%
Prime Farmland if Drained	2,731	41.4%
Not Prime Farmland	1,978	30.0%
Total	6,596	100.0%

Source: NRCS-USDA Web Soil Survey, accessed 2017

URBAN FARMING - COMMUNITY GARDENS:

The Town does not have any community gardens established at this time. Community gardens provide access to local food and allow people without access to land to grow their own food, and to share knowledge and skills. Some people find that gardening relieves stress, encourages social interaction, increases physical activity and encourages people to eat more vegetables and healthy foods.

URBAN FARMING - BEEKEEPING AND POULTRY:

Beekeeping and the raising of chickens in urban settings has become popular in recent years. Bees' aide in pollination of garden plants and backyard orchards and provide a source of locally produced honey. As of drafting this document, **the Town of Algoma does not specifically regulate nor prohibit these uses within residential or commercial zoned areas.**

Winnebago County does allow both uses under Winnebago County Zoning Chapter 23.

APPENDIX C-3: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

NATURAL RESOURCES

The natural resources of the Town of Algoma play an important role in the potential physical and economic uses of the land. The management and preservation of these resources are important for sustaining economic uses of the land and maintaining the quality of life enjoyed by Town of Algoma residents. Environmental characteristics, including topography, drainage patterns, floodplains, wetlands, and soil properties are among the features that determine whether or not an area is suitable for a specific type of development. Development in wetlands or woodland areas can destroy the important environmental benefits these areas provide to the community, including, for example, the filtering of stormwater runoff and the provision of habitat for wildlife.

LAND RESOURCES:

Geology

The structure of the Town's bedrock and historic glacial events is largely responsible for the Town's landscape. After the recession of glaciers about 11,000 years ago, Winnebago County was left with its current topography shaped by mounds of glacial till with flatter areas where limestone and sandstone bedrock often lie not far from the surface. Within the Town of Algoma, generally elevations rise away from the shores of Lake Butte des Morts, which is along the northern border of the Town.

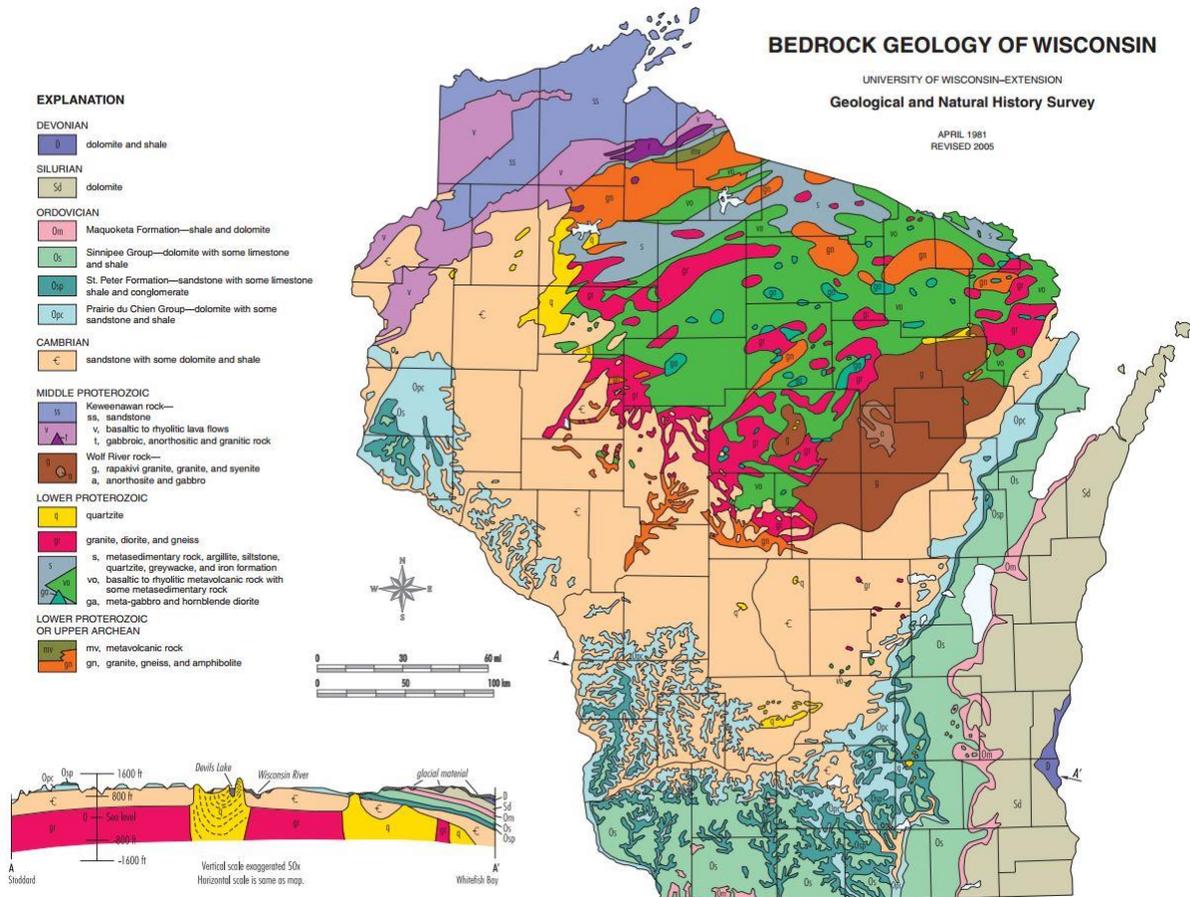
The bedrock geology (Figure 3-1) of the Town is comprised of two distinct formations that divide the area.¹ These bedrock formations are:

- The Sinipee Group is comprised of dolomite with some limestone and shale formations. This group stretches west from the Lake Winnebago Shoreline.
- The St. Peter Formation is a thin layer that runs north and south through the area comprised of sandstone, some limestone shale and conglomerate.

¹ Bedrock Geology of Wisconsin, 2005; University of Wisconsin-Extension Geological and natural History Survey.

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Figure 3-1: Bedrock Geology of Wisconsin



High Bedrock and Metallic and Nonmetallic Mineral Resources

Map 3-2 illustrates two areas of bedrock in the Town of Algoma, both being in the vicinity of Leonard Point Road. The first area is obvious due to a very large seventy-acre non-metallic quarry (Sheppard Quarry, a division of Michael's Pipeline Inc.), along with land west and north of the quarry that contain high bedrock. **There are a total of 36.7 acres (0.5%) of high bedrock.**

The Sheppard Quarry filed an NR-135 Reclamation Plan, in accordance with the Winnebago County Non-Metallic Mining Reclamation Ordinance, with ECWRPC on April 1, 2004. The Reclamation Plan outlines ultimate discontinuance of the Sheppard Quarry in ten to fifteen years and it includes a passive recreational area (52 acre lake) surrounded by residential housing sites. The Town of Algoma's Future Land Use Plan reflects the type of land use anticipated in this reclamation plan.

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The second major location of high bedrock lies between Leonard Point Road and Lake Butte des Morts, and is a private park in the Bell Haven Subdivision. Winnebago County regulates gravel pit and quarry operations through the extraction provisions (17.19) of the Winnebago County Zoning Code.

Soil Suitability for Sand and Gravel

A total of 268.2 acres are suited for sand and gravel extraction in the Town. Most of this land is located along Leonard Point Road. The suitable sites are almost completely developed; therefore this resource can no longer be accessed. Soil suitability for sand and gravel is shown on Map 3-2 and typically can be used as guidance to where to look for probable sources based on the probability that soils in a given area contain sizeable quantities of sand or gravel.

Soils

Soils provide the physical base for urban development. Knowledge of the limitations and potentials of the soil types is important in considering the construction of buildings, the installation of utilities, or other uses of the land. Some soils exhibit characteristics such as slumping, compaction, and erosion, which place limits on development. Severe soil limitations do not necessarily indicate areas that cannot be developed, but rather, those where more extensive construction measures may be necessary to prevent environmental and/or property damage. Such techniques increase the cost of utility installation and land development.

According to the Soil Survey of Winnebago County, prepared by the Natural Resources Conservation Service of the United States Department of Agriculture, the dominant soils group in the Town of Algoma is the Kewaunee-Manawa-Hortonville association. The Kewaunee-Manawa-Hortonville soils are found on glaciated uplands where the soils form a thin layer of sandy or silty windblown material over reddish glacial till, which are loamy to clay subsoils. This association generally has high water tables and is moderately drained. Kewaunee soils are moderately well-drained with moderately slow permeability. Manawa soils are somewhat poorly drained and are slowly permeable. Hortonville soils are usually well-drained and moderately permeable. Map 3-3 illustrates the specific soil classifications within the Town.

Map 3-4 shows the soils in the Town of Algoma and the surrounding area classified by their limitations for building homes with basements based on wetness, shrink-swell potential, bearing strength, susceptibility to flooding, slope steepness, and frost action. The ratings range from not limited to very limited. Where the potential is very limited, one or more soil properties or site features are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required. Somewhat limited is where soil properties and site features are unfavorable, but the limitations can be overcome or minimized by special

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planning and design. The best potential or not limited is where soil properties generally are favorable and limitations are minor and easily overcome. Much of the area that has not developed in Algoma Sanitary District #1 is classified as either having very limited or somewhat limited soil properties for new homes with basements, with a small amount not limited classifications.

On-site waste disposal options are based on soil properties that affect absorption of effluent (depth to water table, ponding, depth to bedrock and flooding), construction (stones, bedrock interfere with installation) and maintenance of the system and public health. ***An examination of the soils information indicates that the entire Town is very limited for conventional onsite systems.*** It should be noted that this information 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.

WATER RESOURCES:

Water resources are an important part of any community as this resource can provide drinking water, habitat and recreational opportunities. This section provides an overview of water resources within the Town of Algoma. However, it is worth noting that there are numerous restrictions associated with the development of property near, or adjacent to, water features that cannot be covered in detail in this plan. It is highly recommended that the various agencies mentioned in this section be contacted prior to undertaking any type of development, and that the applicability of the various regulations be determined through field verification.

Watersheds

The Town of Algoma falls entirely within the Upper Fox River Basin² and the Lake Butte des Morts Watershed. Both are within the Lake Michigan Basin.

- **Lake Butte des Morts Watershed (UF04).** The Lake Butte des Morts Watershed is located entirely within Winnebago County. The watershed is 50,973 acres in size and contains 128 miles of streams and rivers, 85 acres of lakes and 1,498 acres of wetlands. The watershed is dominated by agriculture (59%) and open water (16%) and is ranked high for nonpoint source issues affecting streams and groundwater.³ The Town is located along Lake Butte des Morts, a lake where the Fox and Wolf Rivers merge into one river (Fox), which then flows through the City of Oshkosh and into Lake Winnebago. The nonpoint sources of pollution in this watershed are agricultural related, with upland erosion being the primary source of sediment. The Winnebago County Land and Water

² WDNR, <http://dnr.wi.gov/water/basin/upfox>.

³ WDNR Gateway to Wisconsin's Basins and Watersheds; <https://dnr.wi.gov/water/watershedDetail.aspx?code=UF04&Name=Lake%20Butte%20Des%20Morts>.

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Resources Plan contains two goals and objectives that are aimed at reducing urban sediment and phosphorus loading. This plan will incorporate these goals and objectives.

Surface Water and Stream Corridors

Surface water and stream corridors play an important role in the Town of Algoma. As shown in Map 3-5, ***Lake Butte des Morts is the dominant surface water feature in the Town of Algoma.*** It provides both recreational opportunities and a visual focal point for the community. **There is one named stream, one locally named stream and unnamed ditches and drainage ways throughout the Town.**

- **Lake Butte des Morts.** Lake Butte des Morts is 8,581 acres and is part of the Winnebago Pool Lakes. It is currently considered impaired due to agricultural runoff.
- **Sawyer Creek.** Sawyer Creek and several branches of Sawyer Creek is a clear, hard water stream tributary to the Fox River. All but the lower one mile of stream is intermittent. The lower mile contains water but has no measurable flow at low water stages. This portion lies within the City of Oshkosh and is a catch-all for trash and litter. The fishery is minimal but bullheads and panfish are known to exist. Wildlife values are minimal. Even though much of the stream is intermittent, Sawyer Creek carries tremendous volumes of water during peak runoff periods. Minor flood damage often occurs along the stream.⁴
- **Honey Creek** (local name). Honey Creek is a 3.41 mile waterway that traverses throughout the Town. ***It is the only navigable stream in the Town.*** This waterway is managed for fishing and swimming and is currently not considered impaired.⁵

The protection of the Lake Butte des Morts shoreline and navigable streams in the Town of Algoma is extremely important as the view from lakefront properties draws home construction and tax base to the community. Most of the frontage along Lake Butte des Morts is privately owned and developed at this point. The Shoreland District (17.20), Floodplain Zoning District (17.21), and Wetland District (17.22) of the Winnebago County Zoning Ordinance regulates the use of all wetlands in the Town of Algoma that are five acres or more; identified on the Wisconsin Final Wetland Inventory Map; are within one thousand (1,000) feet from the ordinary high water mark of navigable lakes, ponds or flowages; and are within three hundred (300) feet of the ordinary high water mark of navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater. The State of Wisconsin prohibits the construction of

⁴ WDNR, <https://dnr.wi.gov/water/waterDetail.aspx?key=11003>.

⁵ WDNR, <https://dnr.wi.gov/water/waterDetail.aspx?key=3997248>.

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buildings and structures, including impervious surfaces, within 75 feet of the ordinary high water mark of a navigable body of water.

Floodplains

The floodplain of Lake Butte des Morts in the Town of Algoma is largely concentrated in the marshy areas east of N. Oakwood Road as well as along Sawyer Creek, west of Clairville Road and it is called the Steinhilber Wetland (Map 3-5). There are approximately 282 total acres of floodplains within the Town of Algoma.

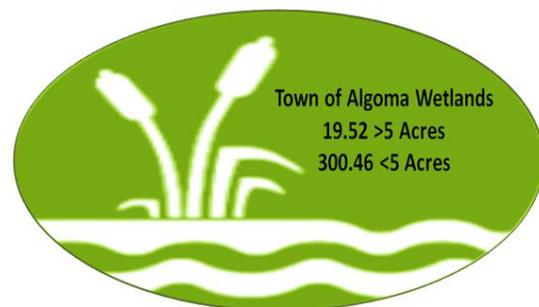
Floodplains provide several important functions. They store floodwaters, reduce the amount of floodwaters downstream, and reduce flood peaks. Floodplains also play a role in ground water recharge, fish and wildlife habitat, and water quality. The Winnebago County Floodplain Ordinance that covers the Town of Algoma is designed to help protect the natural resources within the floodplain from development, and existing development in the floodplain from damages that can be caused by flooding.

Winnebago County has also developed a Natural Hazard Mitigation Plan. This was the first step in making flood-prone areas in Winnebago County eligible for the state's Hazard Mitigation Grant Program. The plan identifies structures that are in the floodplain, the potential impact of a 100-year flood on the structures, and actions and strategies to mitigate damages.

Wetlands

Wetlands in the Town of Algoma are identified by the Wisconsin Department of Natural Resources on its Wisconsin Wetland Inventory Maps (Map 3-5). ***The major wetland areas are in the Town of Algoma's floodplain: the Steinhilber Wetland, the wetland south of the STH 21 and Leonard Point Road intersection, and a large piece south of Witzel Avenue.***

The State of Wisconsin defines wetlands as those natural areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic vegetation, and which have soils indicative of wet conditions. Protection of wetlands in the Town of Algoma is important because they serve several vital environmental functions, including flood control, water quality improvement, groundwater recharge, and habitat for fish, birds and other wildlife.



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Winnebago County's Shoreland-Wetland Zoning Ordinance describes permitted uses of wetlands, some of which include development of public and private parks and the cultivation of agricultural crops. The ordinance applies to wetlands that are five acres or larger and shown on the Wetland Inventory.

The DNR has authority over all wetlands. The U.S. Corps of Engineers has authority over the placement of fill materials in virtually all wetlands. The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support program. In general, the most restrictive regulations apply in situations where development is being proposed.

Groundwater

Groundwater is an invisible but very important resource. Many activities, including failing septic systems, use of pesticides and insecticides, underground storage tanks, and spills of chemicals, can affect the quality of groundwater. While groundwater quality is an issue that has been addressed for decades, the quantity of groundwater has only recently become a concern. As the demand on groundwater aquifers has increased due to development, the level of groundwater has been dropping, requiring wells to be drilled deeper and deeper. This is not a local issue, but a regional one that will require many units of government to come to together to address.

Another area of concern is the interrelationship between shallow groundwater levels and development. Areas of high groundwater should be avoided for development because of the potential negative impact on the quality of the groundwater and the cost of mitigating the impacts of high groundwater levels on building foundations.

A total of 43% (2,884 acres) of the Town of Algoma has high groundwater levels (Map 3-6). The largest area of high groundwater in the Town of Algoma is where there is a concentration of wetlands. Groundwater levels should be considered when deciding where to encourage future development. Where development does occur in areas of high groundwater, mitigation measures should be considered to help maintain and improve water quality, and to help mitigate the impact of high groundwater on structures.

Groundwater Recharge Potential

According to a report prepared by the Wisconsin Geological and Natural History Survey, a large portion of the Town has high (4-8 inches/year) infiltration rates which are estimated to become stream base flows or continue down and eventually become groundwater recharge (Table 3-2 and Map 3-6). Protecting infiltration areas from impermeable development will help to safeguard the surrounding area's drinking water supply and will help safeguard the quality and quantity of Lake Winnebago surface water in the long-term.

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Table 3-2: Potential Groundwater Recharge

MCD	Potential Recharge (inches/year)								Total Acres
	Low (0-2)		Medium (2-4)		High (4-8)		Very High (>8)		
	Acres	%	Acres	%	Acres	%	Acres	%	
Town of Algoma	3	0.0%	183	2.7%	4,941	73.2%	159	2.4%	6,747

Source: University of WI-Extension, WI Geological Survey, 7/27/2011.

Groundwater Contamination Susceptibility

The ease that pollutants can be transported from the land surface to the top of the groundwater or “water table” defines a groundwater’s susceptibility to pollutants. Materials that lie above the groundwater offer protection from contaminants. However, the amount of protection offered by the overlying materials varies, depending on the materials.

The WDNR, in cooperation with UW-Extension, the Wisconsin Geological and Natural History Survey and USGS, evaluated the physical resource characteristics that influence sensitivity in order to identify areas sensitive to contamination. Five resource characteristics were identified: depth to bedrock, type of bedrock, soil characteristics, depth to water table and characteristics and characteristics of surficial deposits. Each of the five resource characteristics was mapped, and a composite map was created. A numeric rating scale was developed and map scores were added together.

An index method was used to determine susceptibility; however this method of analysis is subjective and includes quantifiable or statistical information on uncertainty. This limits the use of the information for defensible decision making. Therefore, while groundwater contamination susceptibility maps can be useful, this level of uncertainty must be kept in mind. Map 3-7 and Table 3-3 illustrate the groundwater susceptibility.

Table 3-3: Groundwater Contamination Susceptibility

MCD	Very High		Somewhat High		Moderate		Somewhat Low		Very Low		Total Acres
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	
	Town of Algoma	1,317	20%	0	0%	4,936	73%	0	0.0%	494	

Source: WDNR

Water Supply and Wellheads

The Town of Algoma’s public water supply comes from three wells at the following locations (Map 6-1): Algoma Sanitary District main building; Thackery Drive and Addie Parkway. Two of the wells are located south of STH 21 and the third well is located north of the highway. A fourth well location for the Algoma Sanitary District is planned to be located in the Town of

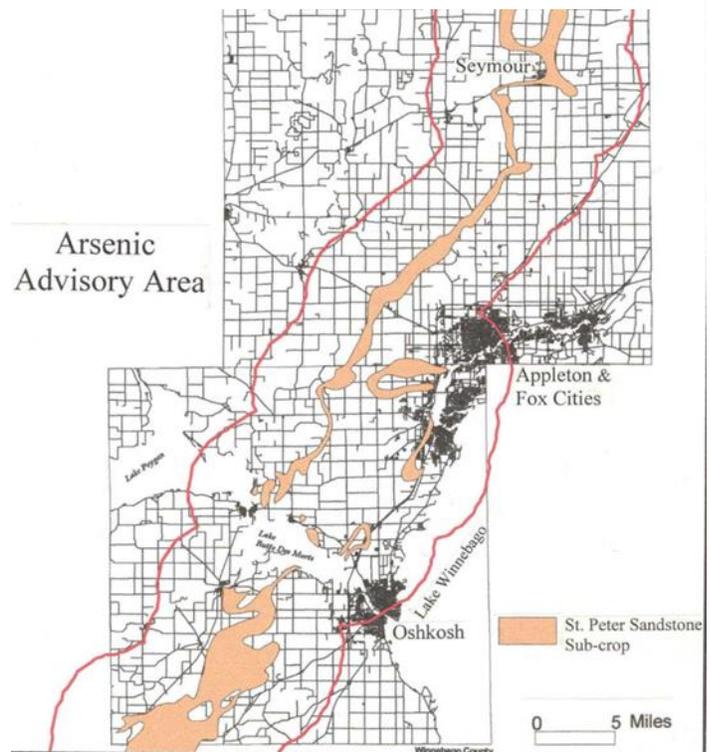
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Omro. The first two wells were dug in 2004 and 2005 to provide a public water system because of concerns with groundwater quality due to potential high levels of arsenic in the St. Peter Sandstone. Most of the Town of Algoma lies within a WDNR's Arsenic Advisory Area, which is a five-mile boundary surrounding the St. Peter Sandstone (Figure 3-2).

In 2001, the US EPA lowered the arsenic drinking water standard from 50 to 10 parts per billion (PPB), due to convincing data that found a relationship between consumption and deterioration in health. The DNR replaced its Arsenic Advisory Area Map in 2004 with a more stringent set of regulations that apply to the Special Well Casing Depth Area (SWCDA). The regulations require new wells in Outagamie and Winnebago County to meet construction, grouting, and disinfection standards that have proven to lower arsenic levels to safe levels for human consumption. Required well construction specifications are determined by town quarter section.

While the Town of Algoma's wells are well below the St. Peter Sandstone, this is an issue that should be monitored. The federal Safe Drinking Water Act (SDWA) was amended in 1986 to include a nationwide program to protect groundwater used for public water supplies. The amendment established wellhead protection (WHP) programs. The goal is for communities to prevent the contamination of their wells by delineating and protecting the land area that contributes water to their wells. Under the requirements of section NR 811.16(5) of the Wisconsin Administrative Code, all new municipal wells installed after May 1, 1992, must have a Department of Natural Resources approved wellhead protection plan (WHP) prior to placing the well into service. Algoma Sanitary District #1 adopted a Water Utility Ordinance on December 11, 2003, which regulates well abandonment and cross connections from existing wells to a public water system. On February 2, 2004, the DNR approved the Sanitary District's Wellhead Protection Ordinance.

Figure 3-2: WDNR Arsenic Advisory Area



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Stormwater, Erosion and Nonpoint Source Pollution

As growth continues in the Town of Algoma with the construction of buildings, streets, and parking areas, the management of the stormwater that flows from these impervious surfaces takes on additional importance. The ability of the land to absorb the runoff diminishes and the need to control and direct the runoff becomes essential. During the conversion of the land from a natural state to a developed state, soil erosion becomes a concern. To help with this stormwater issue, ***the Town of Algoma is a member of the Northeast Wisconsin Stormwater Consortium.***

In 2018, the Town of Algoma contracted with McMahon Associates, Inc. to prepare an updated Stormwater Quality Management Plan.⁶ The purpose of the Stormwater Quality Management Plan is to provide the Town with the long-term guidance necessary to comply with Wisconsin Administrative Code NR 216 stormwater regulations, improve water quality in surface waters, and the Town's WPDES Municipal Stormwater Discharge Permit.

- The Town will be required to develop a written TMDL Plan of Action that identifies how the Town plans to achieve compliance with the pollutant load percent reductions identified in the final approved Upper Fox and Wolf Basins TMDL report.
- The Town will develop a capital improvement plan to go along with the Town's TMDL Plan of Action.
- This plan is an update to the 2009 plan and includes goals and recommendations for municipal stormwater management.

The U.S. EPA approved the Total Maximum Daily Loads for Phosphorus and Total Suspended Solids Upper Fox and Wolf Basins Report in February of 2020.⁷

Environmentally Sensitive Areas

Environmentally sensitive areas and limiting environmental conditions do not significantly limit development in the Town of Algoma. Map 3-5 shows that in the Oshkosh Sewer Service Area, the environmentally sensitive areas of the Town of Algoma are adjacent to the east and west branches of Honey Creek.

The East Central Wisconsin Regional Planning Commission (ECWRPC) identifies environmentally

Environmentally Sensitive Areas are areas where development should be limited:

- Lakes and Streams
- Wetlands
- Floodplains

⁶ <https://townofalgoma.org/wp-content/uploads/2020/04/Town-of-Algoma-2018-Stormwater-Management-Plan.pdf>.

⁷ WDNR. <https://dnr.wisconsin.gov/topic/TMDLs/FoxWolf/index.html>.

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sensitive areas as part of its regional land use and water quality planning process.

In addition to the designations of environmentally sensitive, other areas with natural characteristics that could impact environmental quality or development potential have been identified by ECWRPC. These are said to have "limiting environmental conditions", and include areas with seasonal high groundwater (within one foot of the surface), floodplain areas, and areas with steep slopes (twelve percent or greater). Unlike environmentally sensitive areas, development is not excluded from land with "limiting environmental conditions." The primary purpose for identifying these areas is to alert communities and potential developers of environmental conditions, which should be considered prior to the development of such areas.

WILDLIFE HABITAT AND THREATENED AND ENDANGERED SPECIES:

Woodlands covered much of Winnebago County before settlement. At one time, the area was primarily covered with deciduous hardwood forest. The Fox Valley's reliance on the paper industry attests to the regions' forested history.

The tension zone (Figure 3-3) is a wide corridor running from northwestern to southeastern Wisconsin that marks the pre-settlement dividing line between northern and southern native plant species. The tension zone has characteristics of both northern and southern Wisconsin climates, and therefore, species from both areas.

Figure 3-3: Wisconsin's Tension Zones

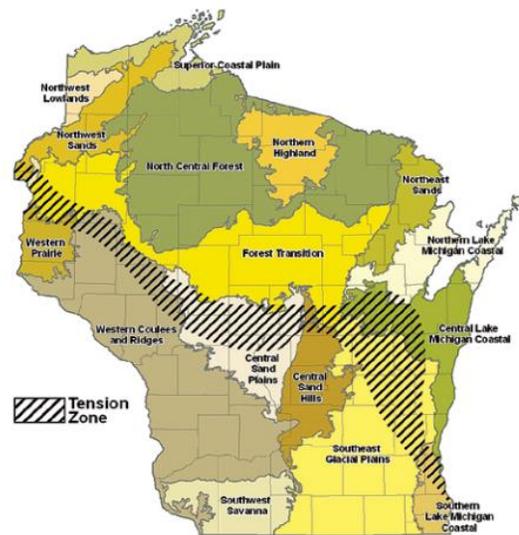
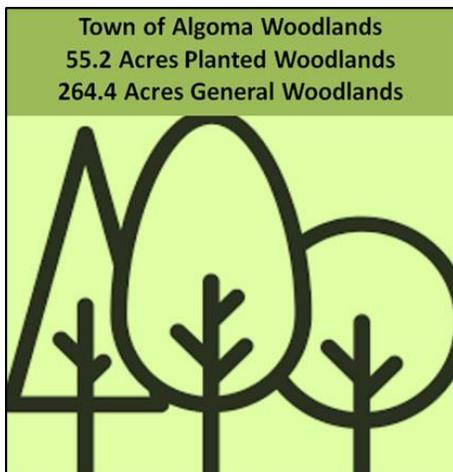


Figure 3-4: Woodlands in the Town of Algoma



The United States Department of Agriculture has also divided the country into plant hardiness zones. Those zones contain characteristic plant species that are hardy in that region. Generally speaking, plants from any particular zone are hardy in that zone and those to the south, but not to the north unless they are protected from the severe climate of that zone.

Winnebago County and the Town of Algoma are at the juncture of two different plant communities. They are generally described as the boreal element and the prairie element. Characteristics typical of both the Conifer-

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Hardwood Forest and the Southern-Hardwood Forest can be seen locally. ***A total of 311.6 acres of woodlands exists within the Town.*** Two woodland areas are located on either side of the east-west portion of Leonard Point Road, (Map 8-2) one is on the Town of Algoma line between STH 21 and Leonard Point Road, and the largest is between STH 21 and Witzel Avenue, west of Clairville Road extended. Woodlands provide both aesthetic and practical benefits, such as wildlife habitat, and should be preserved whenever possible.

The Town of Algoma has locations that provide habitat for birds, mammals, fish and other animals. Scattered woodlands provide a safe place, although their fragmented arrangements eliminate the ability for most animals to travel from one habitat to another. Grasslands, wetlands, and edges between differing natural areas are particularly effective as habitats. ***Some examples of areas providing wildlife habitat in the Town include the marshy area east of Oakwood Road, stream corridors such as Sawyer and Honey Creeks.*** As development occurs and agricultural and open areas are converted to paving and lawns, these habitats tend to disappear. Implementing a parks and trails system in the Town of Algoma will protect and maintain wildlife habitat.

Rare, Threatened and Endangered Species

The Wisconsin Department of Natural Resources maintains a database of rare, threatened and endangered species and natural communities in Winnebago County. In order to protect these species and communities, the exact location is not available to the public; however, Winnebago County does have a copy of this database. Whenever a request comes into the county for development, this database is consulted prior to granting approval.

The Wisconsin DNR Natural Heritage Inventory (NHI) maintains an online database which provides statewide inventory of known locations and conditions of rare and endangered species, by Town. ***A review of the NHI Township Search Tool for the Algoma database revealed a total of seven animals, two plants and one community type*** (Table 3-4). This database is incomplete since not all areas within the state have been inventoried. Thus, the absence of a species within this database does not mean that a particular species or community is not present. 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.

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Table 3-4: WDNR Natural Heritage Inventory (NHI)

Scientific Name	Common Name	WI Status	Federal Status	Group
<i>Cuscuta polygonorum</i>	Knotweed Dodder	SC		Plant
Emergent marsh	Emergent Marsh	NA		Community
<i>Emydoidea blandingii</i>	Blanding's Turtle	SC/P	SOC	Turtle
<i>Erimyzon sucetta</i>	Lake Chubsucker	SC/N		Fish
<i>Falco peregrinus</i>	Peregrine Falcon	END		Bird
<i>Glyptemys insculpta</i>	Wood Turtle	THR		Turtle
<i>Luxilus chrysocephalus</i>	Striped Shiner	END		Fish
<i>Notropis anogenus</i>	Pugnose Shiner	THR		Fish
<i>Sterna forsteri</i>	Forster's Tern	END		Bird
<i>Thalictrum revolutum</i>	Waxleaf Meadowrue	SC		Plant

Source: WDNR NHI Township Search, updated July 18, 2017

WI Status: SC – special concern, END – endangered, THR – threatened, SC/P – fully protected, SC/N – no laws regulating use, possession, or harvesting

Federal Status: SOC – species of concern

Exotic and Invasive Species

Non-native aquatic and terrestrial plants and animals, commonly referred to as exotic species, have been recognized in recent years as a major threat to the integrity of native habitats and the species that utilize those habitats. Some of these exotic species include purple loosestrife, buckthorn, garlic mustard, multi-colored Asian lady beetles, Eurasian water milfoil, emerald ash borer, and gypsy moths. They displace native species, disrupt ecosystems, and affect citizens' livelihoods and quality of life. The invasive species rule (Wis. Adm. Code Ch. NR40) makes it illegal to possess, transport, transfer, or introduce certain invasive species in Wisconsin without a permit.

SOLID AND HAZARDOUS WASTE SITES:

According to SHWIMS, there is one operating site listed for The Town of Algoma. The Solid and Hazardous Waste Information Management System (SHWIMS) provides access to information on sites, and facilities operating at sites, that are regulated by the Wisconsin Department of Natural Resources' (WDNR) Waste and Materials Management (WMM) program. The SHWIS on-line database activity information is shown on Table 3-5, including:

- Engineered and licensed solid waste disposal facilities;
- Older unlicensed waste disposal sites (e.g. town dumps);
- Licensed waste transporters;
- Hazardous waste generators; and
- Composting sites, wood-burning sites, waste processing facilities and more.

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Table 3-5: Waste Management Facilities, Town of Algoma, 2018

Status	Facility Name	Address	Municipality	FID
UNKNOWN	RASMUSSEN #2 PROPERTY	OMRO RD & LEONARD POINT RD	ALGOMA	471193030
OPERATING	SERVICE OIL INC	2531 OMRO RD	ALGOMA TN	471071920
UNKNOWN	B R MILLER & SONS (STEINERT PROPERTY)	ABRAHAM LN	ALGOMA TN	471162560
UNKNOWN	RUSCH CONST CORP	3807 HWY 21	ALGOMA TN	998326340

Source: WDNR, <http://dnr.wi.gov/sotw/BasicSearchAction.do>

AIR QUALITY:

Air quality, especially 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, which in turn impacts air quality.

The closest ozone air quality monitoring site is located at the Thrivent facility at 4432 Meade Street in Appleton (Outagamie County). Monitored values of ozone represent ground level ozone, which is not directly emitted into the air. Ozone concentrations typically reach higher levels on hot sunny days in urban environments; it can be transported long distances by wind. ***According to the Wisconsin Air Quality Trends, 2014, Outagamie County did not exceed the primary and secondary National Ambient Air Quality Standard for particulate matter between 2001 and 2013.***

CULTURAL RESOURCES

Cultural resources, like natural resources are valuable assets which should be preserved. These resources define a community's unique character and heritage. Included in this section is an inventory of historic buildings, sites, structures, objects, archeological sites and districts.

HISTORICAL RESOURCES:

State and National Register of Historic Places

The State Historical Society of Wisconsin's Division of Historic Preservation (DHP) is the clearinghouse for information relating to the state's cultural resources: its historic buildings and archaeological sites. A primary responsibility of the DHP is to administer the State and National Register of Historic Places programs. The National Register is the official list of historic properties in the United States that are worthy of preservation. The National Park Service in the U.S. Department of the Interior maintains the program. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage, and is maintained by the DHP. Both listings include sites, buildings, structures, objects and districts that are

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significant in national, state or local history, architecture, archaeology, engineering and culture. (For ease of discussion, “National Register” is used generally to refer to both programs. In Wisconsin, if a property is listed on the National Register, then it is typically listed on the State Register as well.)

At this time, there is only one Town of Algoma listing in the National Register. A noteworthy cultural resource in the Town of Algoma is the Bell Site Indian Burial Grounds located on lands once occupied by a Fox Indian Village. Located between Leonard Point Road and Lake Butte des Morts in the Bell Haven Subdivision, this cultural resource has been identified as a Native American burial site. This site is listed on the national and state register of historic places and as such, cannot be disturbed.

The National Register is not a static inventory. Properties are constantly being added and, less frequently, removed. It is, therefore, important to access the most up-to-date list of the National Register properties. For more information, please contact the State Historical Society of Wisconsin’s Division of Historic Preservation.

Architecture and History Inventory

In order to determine which sites are eligible for inclusion on the National Register, the DHP frequently funds historical, architectural, and archaeological surveys of municipalities and counties within the state. Inclusion in this inventory conveys no special status, rights, or benefits to owners of these properties. It simply means that some type of information on these properties exists in the collections of the DHP. AHI is primarily used as a research and planning tool for those interested in preserving and rehabilitating older properties.

A total of 64 properties within the Town of Algoma are shown on the Wisconsin AHI. Inclusion in this inventory conveys no special status, rights, restrictions, or benefits to owners of these properties. It simply means that some type of information on these properties exists in the DHP’s collections. 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>). Like the National Register, AHI is not a static inventory. Properties are constantly being added and, less frequently, removed. It is therefore important to use the most up-to-date list of properties within a given area.

APPENDIX C-3: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

Wisconsin Historical Markers

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



APPENDIX C-4

HOUSING

APPENDIX C-4: HOUSING

HOUSING INVENTORY AND ANALYSIS

Developing a baseline of housing characteristics for the Town of Algoma provides a foundation upon which to prepare the Town's goals, strategies and recommendations. The following section compiles and analyzes current housing conditions for Algoma and provides projections for future conditions based on the best available data.

Some data in the following chapter was obtained from the American Community Survey (ACS). The ACS is an ongoing statistical survey by the U.S. Census Bureau representing a sample of the population over a period of time, differing from the Decennial U.S. Census (i.e. 2000, 2010) where figures are based on actual counts during a point in time. ACS estimates are controlled to decennial population estimates and become less accurate over the decade, meaning estimates are only as accurate as the census count on which they are based.

ACS data can be used to draw conclusions, however, due to the limitations of these estimates, patterns can only be inferred through the data and consequently there is a larger margin of error (MOE). Small sample sizes increase the MOE indicating inaccuracy and rendering the data unreliable. As a result, annual fluctuations in the ACS estimates are not meant to be interpreted as long-term trends and caution should be taken when drawing conclusions about small differences between two estimates because they may not be statistically different. It should also be noted when comparing ACS multi-year estimates with decennial census estimates that some areas and subjects must be compared with caution, or not compared at all.

HOUSING DEMAND

The demand for housing in a particular area can be influenced by a number of factors, including safety, school districts, income levels, proximity to places of work, and general population growth. To determine the historic and future demand for housing in the Town of Algoma, household trends and projections are used as one indicator of housing demand in the owner-occupied and rental sectors. Because the U.S. Census defines households to include all the persons who occupy a housing unit (house, apartment, mobile home, etc.), this analysis combines the rental and owner-occupied markets when assessing demands. Analyzing the number of residential building permits issued in the Town of Algoma provides another indicator of housing demand.

HISTORICAL DEMAND:

Historically, the Town of Algoma has experienced strong demand for housing, as illustrated in Table 4-1 and Table 4-2. Consistent growth in the number of households occurred from 1980 to 2010. Housing figures from the 2013-2017 ACS show continued growth, but at a much slower pace, mainly due to the 2008 recession and subsequent recovery years, with the newer 2014-2018 ACS data showing continued growth. ***During the 1990-2010 time***

APPENDIX C-4: HOUSING

period, household size decreased from 2.89 persons per household to 2.78 according to Census data. Based on the American Community Survey, the average persons per household dropped from 2.64 to 2.59 comparing the 2013-2017 and 2014-2018 data. The decrease in household size is best explained by a combination of national and local trends; national trends include the movement towards smaller families (including single parent families), the aging of the “baby boom” generation, and the increased prominence of single person households.

Table 4-1: Town of Algoma Historic Household Growth, 1990-2010

Category	1990	2000	2010
Total Households	1,208	1,940	2,453
Persons/ Household	2.89	2.94	2.78

Source: U.S. Census, 1990, 2000, 2010

Table 4-2: Town of Algoma Historic Household Growth, 2013-2018

Category	2013-2017	2014-2018
Total Households	2,615	2,729
Persons/Household	2.64	2.59

Source: U.S. Census, 2013-2017 ACS 5 Year Estimates 2014-2018 ACS 5 Year Estimate

Historically, the Town of Algoma has experienced significant residential growth. A major reason for this growth is that the Town has provided a land base for upper end housing options that have not historically been available within the nearby City of Oshkosh. Also, metropolitan trends including the expansion of USH 41 and other nearby highways which made transportation from the Town to the Fox Cities more accessible, continues to make the Town of Algoma a desirable bedroom community. ***In the 2014-2018 planning period, single unit detached structures accounted for 94.4% of the total housing units, single unit attached structures 4.1%, 10 to 19 units per structure accounted for 0.4% and mobile homes 0.0% of the total housing units.***

During the 2010 to 2018 time frame, the Town averaged about 12 residential building permits per year for single family and duplex style homes. Overall, the Town has seen reductions in annual residential building permits between 2010 and 2018, as seen in Table 4-3 and Figure 4-1. Some of this reduction may be due to lingering after-effects of the 2008 recession as well as the lack of available residential lots within the Town. ***While minor in comparison to the number of housing units across the Town, small increases in two-family dwellings have occurred over the past 3 to 4 years.***

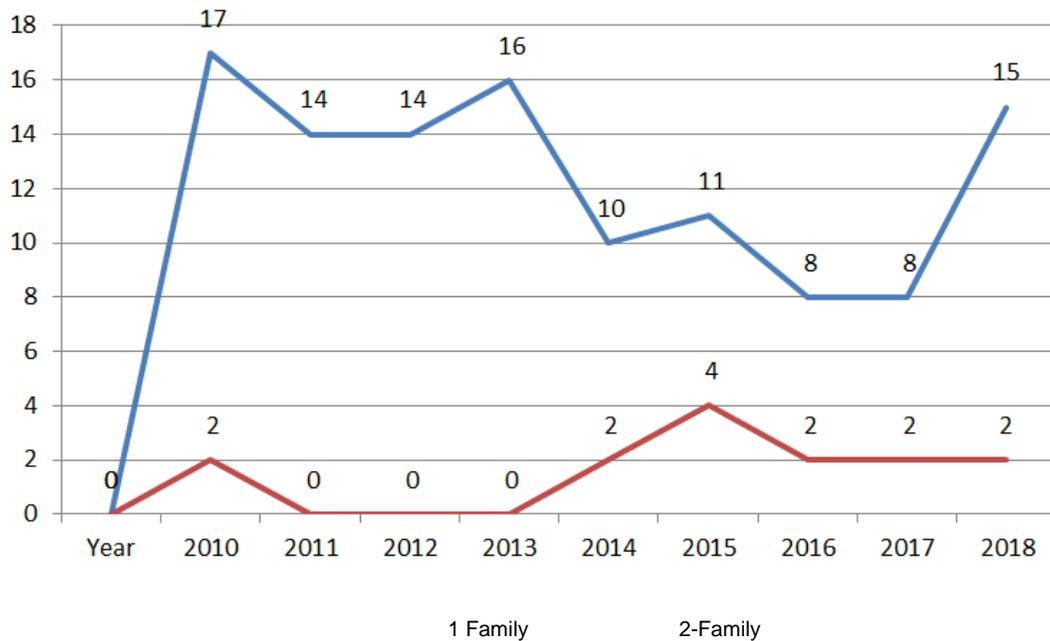
APPENDIX C-4: HOUSING

Table 4-3: Town of Algoma Residential Building Permits, 1980-2018

Year	Building Permits						Housing Units
	Single Family	Two Family	Deletions (SF)	Total Additions	Total Deletions	Net Permits	Net Housing Units
2010	17	2	0	19	0	19	21
2011	14	0	0	14	0	14	14
2012	14	0	0	14	0	14	14
2013	16	0	0	16	0	16	16
2014	10	2	1	12	1	11	13
2015	11	4	0	15	0	15	19
2016	8	2	2	10	2	8	10
2017	8	2	1	10	1	9	11
2018	15	2	0	17	0	17	19
Totals	113	14	4	127	4	121	135

Source: WDOA, 2018 and Town of Algoma, 2019

Figure 4-1: Town of Algoma New Residential Building Permits, 2010-2018



Source: WDOA, 2018 and T. Algoma, 2018

APPENDIX C-4: HOUSING

FORECASTED HOUSING DEMAND:

The Town can anticipate an increase of approximately 1,059 new households between 2015 and 2040, according to WDOA’s estimates (Table 4-4). This continuation of growth reflects the Town’s past strong historical growth, however; the Town may wish to temper this projection moving forward. This projection requires an average of 42 new households per year for 25 years. The projection, being calculated by WDOA in 2013 may not have fully accounted for the effects of the 2008 recession and the nearly 10-year recovery period. Nonetheless, planning around this projection may still be beneficial, with knowledge that it may be unrealistic unless some other factors are altered. Policy changes might entail a swing away from single-family housing in order to capture a larger share of other housing markets.

A steady decrease in household size is expected over the planning period which means that more households would be created even if the Town’s population remained stable. As shown in Table 4-4, the 2015 estimated persons per household of 2.75 and is expected to decrease to 2.66 by 2040. This is reflective of the broader demographic trends of an aging population, single-parent families and single living lifestyles.

Table 4-4: Projected Households and Persons per Household, 2015-2040

Jurisdiction	2015		2020		2025		2030		2035		2040	
	No. HH	Persons per HH										
Town of Algoma	2,595	2.75	2,839	2.73	3,076	2.71	3,306	2.70	3501	2.67	3,654	2.66
Winnebago County	69,784	2.32	73,211	2.30	76,221	2.29	78,920	2.28	80,713	2.26	81,611	2.25

Source: U.S. Census 2010, WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections

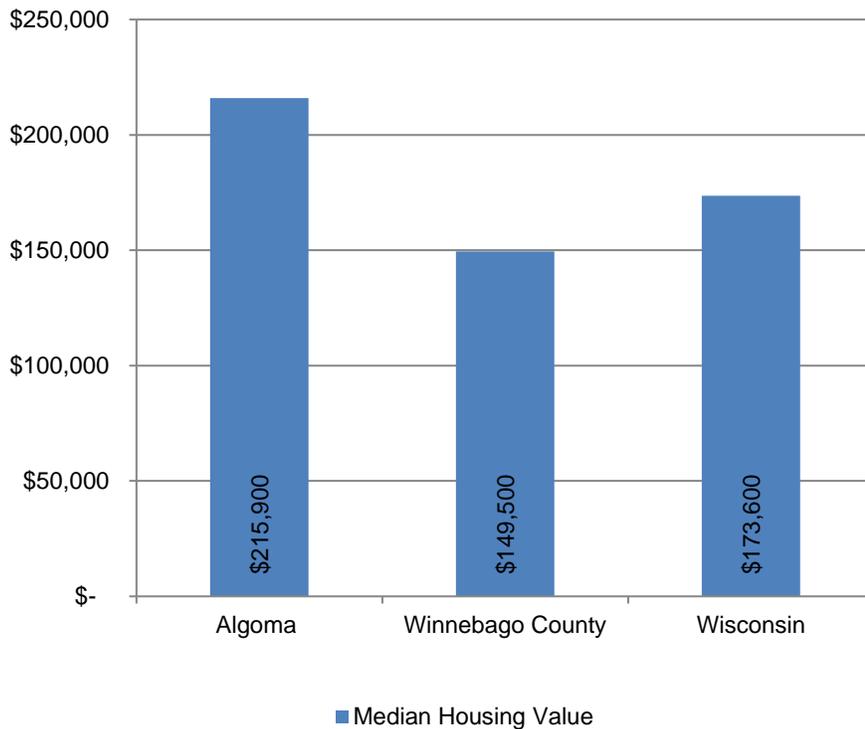
HOUSING VALUE

The Town of Algoma’s median housing value was approximately \$215,900 during the 2014-2018 ACS 5 year period. Figure 4-2 shows the varying median housing value between the Town of Algoma, Winnebago County, and the State of Wisconsin.

When compared with Winnebago County, the Town’s median value of owner occupied homes is about 25% higher during both periods.

APPENDIX C-4: HOUSING

Figure 4-2: Median Value of Owner Occupied Homes, 2014-2018 ACS



Source: 2014-2018 ACS (B25077)

The 2014-2018 ACS 5-Year Estimates indicates that the median contract rent for the Town of Algoma \$837, was higher than the \$744 average in Winnebago County. Higher rents and median value of owner occupied homes in Algoma may be due in part to a lower vacancy rate for both rental and homeowners. Although it is important to realize that a portion of the increases in home value and contract rents is accounted for in the rate of inflation, while other portions are caused by increased market demand and other conditions.

HOUSING AFFORDABILITY

The relationship between housing costs and household income is an indicator of housing affordability, which is gauged by the proportion of household income expended for rent or home ownership costs. Rental costs include contract rent, plus the estimated average monthly cost of utilities and fuel. Owner costs include payments for mortgages, real estate taxes, fire hazard and flood insurance on the property, utilities and fuels. 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 in that household.¹

¹ HUD, 1989.

APPENDIX C-4: HOUSING

In 2014-2018, approximately 19.8% of households had a mortgage that was not affordable, and approximately 22.5% of households had rent costs that were not affordable for their income (Table 4-5). In Winnebago County, the shares were higher in all categories for both time periods. In comparison, the Town was more successful in providing affordable housing to renters compared to Winnebago County.



The government says housing is “affordable” if a family spends **no more than 30%** of their income to live there.



Table 4-5: Housing Affordability, ACS 2014-2018

	Households with Mortgage for which Owner Costs Are Not Affordable		Households without Mortgage for Which Owner Costs Are Not Affordable		Households for Which Renter Costs Are Not Affordable	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Algoma	305	19.8%	44	4.4%	38	22.5%
Winnebago County	6,398	21.9%	2,087	12.9%	10,141	42.5%
Wisconsin	243,367	24.2%	77,917	14.1%	327,832	45.0%

Sources: ACS 2014-2018 B25070 and B25091

APPENDIX C-4: HOUSING

OCCUPANCY CHARACTERISTICS

OCCUPANCY STATUS:

Occupancy status reflects the utilization of available housing stock within a community. The total number of housing units includes renter-occupied, owner-occupied and various classes of vacant units, including 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.

According to the 2014-2018 ACS, the Town of Algoma's occupied housing stock was primarily composed of owner-occupied units, which accounted for about 92.6% of occupied housing units, while rentals accounted for just over 6.5%. This differs noticeably from the occupancy distribution in the county, where in 2014-2018, the share of owner-occupied housing units accounted for approximately 60.6% of occupied units and renter-occupied made of the remaining 32.7%. Table 4-6 provides information regarding the number of housing units.

Table 4-6: Occupancy & Vacancy Characteristics

	Algoma		Winnebago County		Wisconsin	
	Estimate	%	Estimate	%	Estimate	%
Total Housing Units	2,755	100.0%	75,203	100.0%	2,681,232	100.0%
Occupied Housing Units	2,729	99.1%	70,173	93.3%	2,343,129	87.4%
Owner Occupied	2,551	92.6%	45,603	60.6%	1,568,040	58.5%
Renter Occupied	178	6.5%	24,570	32.7%	775,089	28.9%
Vacant Housing Units	26	0.9%	5,030	6.7%	338,103	12.6%
For Rent	-	0.0%	1,357	1.8%	40,200	1.5%
Rented not occupied	-	0.0%	218	0.3%	8,679	0.3%
For Sale Only	8	0.3%	715	1.0%	21,812	0.8%
Sold Not Occupied	-	0.0%	163	0.2%	6,436	0.2%
Seasonal Use	10	0.4%	1,234	1.6%	191,564	7.1%
Migrant Workers	-	0.0%	25	0.0%	522	0.0%
Other Vacant	8	0.3%	1,318	1.8%	68,890	2.6%
Homeowner Vacancy Rate	0.3%		1.5%		1.4%	
Rental Vacancy Rate	0.0%		5.2%		4.9%	

Sources: ACS 2014-2018 B25001, B25002, B25003, and B25004

VACANCY STATUS:

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. **In 2014-18, the Town of Algoma exhibited a vacancy rate of 0.3% for owner occupied units, and 0.0% for year-round rentals, implicating that housing units were in short supply.**

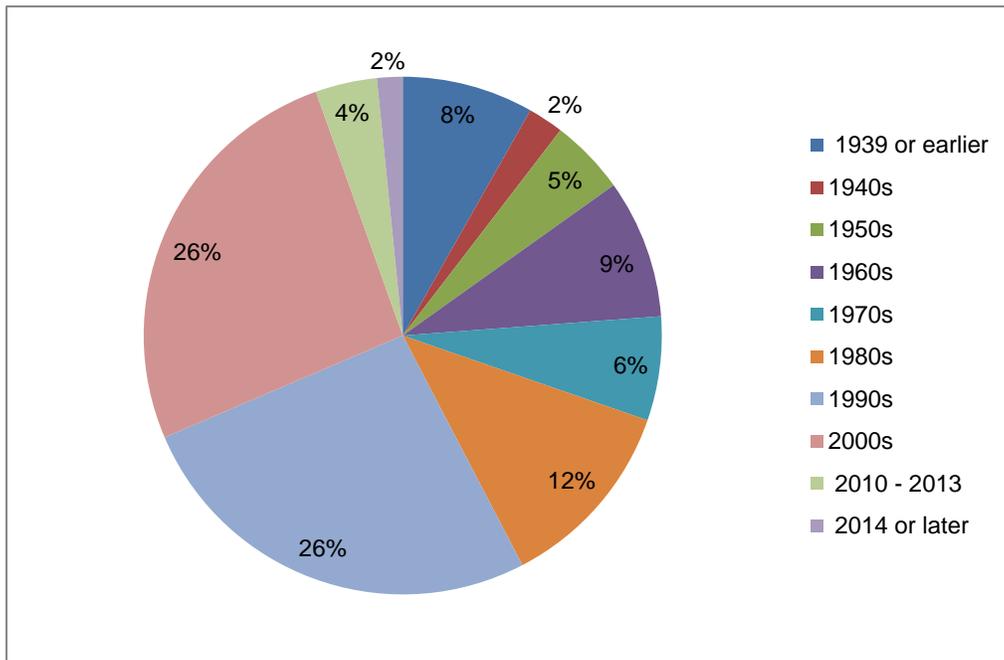
APPENDIX C-4: HOUSING

HOUSING STOCK CHARACTERISTICS

HOUSING AGE:

Because of substantial residential growth in the 1990's and 2000's, the Town of Algoma has a very young housing stock, overall (2014-2018 ACS 5-Year Estimates). As Figure 4-3 exhibits, **of the 2,755 residential units in the Town, about 56% of the Town's residential structures were built between 1990 and 2014.**

Figure 4-3: Town of Algoma, Age of Housing Units



Sources: ACS 2014-2018 B25034 and B25035

STRUCTURAL TYPE:

Single family structures are the dominant residential type in the Town of Algoma, accounting for 98.5% of units (Table 4-7). This is down slightly from 99.0% in the 2013-2017 ACS. It should be noted the limitations of ACS for this analysis. Town of Algoma records indicate 31 units categorized within the 2 unit structure category and 11 in the 10 to 19 group. A more thorough community analysis should be completed after the 2020 census to ensure accurate categorical numbers.

APPENDIX C-4: HOUSING

Table 4-7: Number of Units by Structural Type, 2014-2018

	Algoma		Winnebago County		Wisconsin	
	Estimate	%	Estimate	%	Estimate	%
1 - Unit, Detached	2,600	94.4%	49,588	65.9%	1,785,339	66.6%
1 - Unit, Attached	113	4.1%	2,870	3.8%	113,291	4.2%
2 Units	31	1.1%	4,772	6.3%	172,688	6.4%
3 or 4 Units	-	0.0%	2,665	3.5%	99,630	3.7%
5 to 9 Units	-	0.0%	5,564	7.4%	132,237	4.9%
10 to 19 Units	11	0.4%	3,524	4.7%	91,675	3.4%
20 to 49 Units	-	0.0%	2,029	2.7%	102,024	3.8%
50 or More Units	-	0.0%	2,865	3.8%	90,624	3.4%
Mobile Home	-	0.0%	1,322	1.8%	93,043	3.5%
Boat RV Van etc.	-	0.0%	4	0.0%	681	0.0%
Total Housing Units	2,755	100.0%	75,203	100.0%	2,681,232	100.0%

Sources: ACS 2014-2018 B25024

HOUSING CONDITIONS:

Four Census variables often used for determining housing conditions include units which lack complete plumbing facilities, kitchen facilities, no available telephone and overcrowded units. The Census defines overcrowding as more than one person per room in a dwelling unit. ***In the Town of Algoma, occupied units without complete plumbing and kitchen facilities are non-existent, while those lacking telephone service is also rare.***

SUBSIDIZED, SPECIAL NEEDS AND ASSISTED LIVING HOUSING

Subsidized and special needs housing serves 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. 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.

The Wisconsin Department of Health Services website has a listing of directories for a number of assisted living options including Adult Day Care (ADC), Adult Family Homes (ADF), Community Based Residential Care Facilities (CBRF) and Residential Care Apartment Complex (RCAC). These facilities specialize in developmentally disabled, emotionally disturbed/mental illness, traumatic brain injury, advanced age, irreversible dementia/Alzheimer, physically disabled, and terminally ill. ***As of 2020, there were three Community Based Residential***

APPENDIX C-4: HOUSING

Facilities, one adult family home, and one nursing home within the Town of Algoma.
(Table 4-8).

Table 4-8: Assisted Living Units, 2020

	Algoma	
	Number	Capacity
Adult Day Care	-	-
Adult Family Home	1	4
Community Based Residential Facilities	3	55
Residential Care Apartment Complexes	-	-
Nursing Homes	1	50
Total Units	4	109

Source: Wisconsin DHS Provider Search <https://www.dhs.wisconsin.gov/guide/provider-search.htm>

HOMELESSNESS

According to the U.S. Department of Housing and Urban Development (HUD) the term “homeless” or “homeless individuals and families” includes: (1) and individual or family who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution; (2) Individuals and families who will imminently lose their primary nighttime residence; (3) Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or (4) Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.² **There are no emergency shelters within the Town of Algoma; however three emergency shelters exist within the City of Oshkosh for the general public.**

The Department of Housing and Urban Development (HUD) requires communities to conduct sheltered counts of people living in emergency shelter or transitional housing every year. While every other year, HUD requires communities to conduct unsheltered counts of people living in a place unfit for human habitation (such as in an abandoned building or in a park).³ In Wisconsin, Point in Time surveys are conducted two times per year on a single night and include a count of the number of people in shelters and people not in shelters. A Point in Time survey was last conducted on July 27, 2016 in Oshkosh. **According to the July 2016 Point in Time survey**

² HUD’s definition of “homeless” was changed in 2009, when the HEARTH Act amended the McKinney-Vento Homeless Assistance Act. HUD’s Final Rule implementing the new definition can be found at 24 CFR Part 91, 582 and 583.

³ http://www.endhomelessness.org/blog/entry/the-2015-point-in-time-count-is-finally-here#.Vwblz_krJaQ .

APPENDIX C-4: HOUSING

*there were 7 people who were unsheltered and sleeping outdoors. An additional 115 people were in shelter and in transitional housing.*⁴

HOUSEHOLD CHARACTERISTICS

Evaluating household characteristics is important for understanding the Town of Algoma and the population it serves. Household size and mobility information are two Census variables that can help with this evaluation.

In general, when compared to Winnebago County, the Town of Algoma has had larger household sizes with over 25% being 4 or more persons in 2013-2017 (See Table 4-9). The Town saw a 5 percent decrease in four+ person households between the two measured periods. Corresponding increases occurred in the 2 and 3 person household categories and continues to suggest that the Town is attractive to growing families.

Table 4-9: Town of Algoma Household Size Trends

	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units	
	Estimate	MOE	Estimate	MOE	Estimate	MOE
2008-2012 ACS 5-Year Period						
Occupied housing units	2,549	+/-200	2,438	+/-191	111	+/-79
HOUSEHOLD SIZE						
1-person household	17.2%	+/-7.0	15.8%	+/-6.8	47.7%	+/-40.7
2-person household	40.1%	+/-6.1	41.9%	+/-6.5	0.0%	+/-16.4
3-person household	11.9%	+/-4.0	12.5%	+/-4.1	0.0%	+/-16.4
4-or-more-person household	30.8%	+/-6.6	29.8%	+/-6.7	52.3%	+/-40.7
2013-2017 ACS 5-Year Period						
Occupied housing units	2,615	+/-148	2,490	+/-161	125	+/-65
HOUSEHOLD SIZE						
1-person household	15.3%	+/-4.8	14.7%	+/-4.9	27.2%	+/-24.3
2-person household	43.1%	+/-4.9	42.0%	+/-5.0	64.0%	+/-27.8
3-person household	15.8%	+/-4.7	16.6%	+/-4.9	0.0%	+/-13.0
4-or-more-person household	25.9%	+/-4.7	26.7%	+/-5.0	8.8%	+/-15.3

Source: U.S. Census Bureau, 2013-2017 ACS

Table 4-10 illustrates the household mobility of the populations in the Town of Algoma across two time-periods. Mobility describes the movement from one residence to another, whether from within the same area or to or from another area. ***Nearly two-thirds of the present day community moved into the Town between 1980 and 1999.*** However, the 2010 and later category showed increases which indicates that the housing market is still relatively strong in the area. Town of Algoma residents show similar mobility characteristics when compared to Winnebago County.

⁴ August 2016, Winnebagoland Housing Coalition meeting minutes.

APPENDIX C-4: HOUSING

Table 4-10: Year Householder Moved In (Mobility) Trends

Subject	Town of Algoma			
	Estimate	MOE	Percent	Percent MOE
YEAR HOUSEHOLDER MOVED INTO UNIT (2008-2012 ACS)				
Occupied housing units	2,549	+/-200	2,549	(X)
Moved in 2010 or later	99	+/-66	3.9%	+/-2.5
Moved in 2000 to 2009	1,037	+/-179	40.7%	+/-8.1
Moved in 1990 to 1999	813	+/-236	31.9%	+/-7.8
Moved in 1980 to 1989	269	+/-85	10.6%	+/-3.3
Moved in 1970 to 1979	258	+/-131	10.1%	+/-5.1
Moved in 1969 or earlier	73	+/-49	2.9%	+/-1.9
YEAR HOUSEHOLDER MOVED INTO UNIT (2013-2017 ACS)				
Occupied housing units	2,615	+/-148	2,615	(X)
Moved in 2010 or later	164	+/-99	6.3%	+/-3.8
Moved in 2000 to 2009	455	+/-123	17.4%	+/-4.5
Moved in 1990 to 1999	1,060	+/-158	40.5%	+/-5.2
Moved in 1980 to 1989	613	+/-115	23.4%	+/-4.5
Moved in 1970 to 1979	135	+/-64	5.2%	+/-2.4
Moved in 1969 or earlier	188	+/-105	7.2%	+/-4.0

Source: U.S. Census Bureau, 2008-2012 ACS and 2013-2017 ACS



APPENDIX C-5

TRANSPORTATION INVENTORY

APPENDIX C-5: TRANSPORTATION INVENTORY

INVENTORY AND ANALYSIS

The inventory and analysis section provides the Town with a general assessment of existing transportation facilities. By determining what part of the system is deficient, overcapacity, underutilized, or meeting the current and future needs, the Town is better prepared to develop meaningful goals, strategies and recommendations that address current problems and reinforces existing strengths.

STREETS AND HIGHWAYS

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. freeway) to its ability to provide direct access to individual properties (i.e. local roads). Within Wisconsin, urbanized and rural areas provide a framework for the placement of routes. Urban areas are defined as any place or cluster of places within a designated urbanized boundary that has a population between 5,000 and 49,999; while urbanized areas are defined as a cluster of places within a designated urbanized boundary, with a population of more than 50,000 people. Streets and highways within urban and urbanized areas are classified under the urban functional classification. Rural areas are places in the state located outside of urban and urbanized areas. Within the Town, roads are classified under the urban functional classification system. Map 5-1 illustrates the transportation infrastructure and functional classification for the Town.¹

The Wisconsin Department of Transportation (WisDOT) conducts traffic counts at key locations on a regular rotating basis. The traffic counts provide an indication of the roadway's appropriate classification. Displayed as Annual Average Daily Traffic (AADT), these counts are statistically adjusted to reflect daily and seasonal fluctuations that occur on each roadway. The most recent counts in the Town were completed in 2016 and 2019 and can help to show traffic trends (Map 5-1).

URBAN FUNCTIONAL CLASSIFICATION²:

The urban functional classification process organizes routes according to the character of service provided, ranging from travel mobility to land access. ***In total, there are approximately 53.3 miles of urban functionally classified roads in the Town.*** Urban functional classification includes:

¹ Functional classified roads approved by the by the Federal Highway Administration on 09/01/2011. Most recent changes to the functional classified roads were updated in 2016.

² Functional Classification Criteria, Planning Section, Bureau of Planning & Economic Development, Division of Transportation Investment Management, Wisconsin Department of Transportation, April 2013.

APPENDIX C-5: TRANSPORTATION INVENTORY

Urban Principal Arterials

Principal arterials serve major economic activity centers of an urban or urbanized area, the highest average daily traffic (ADT) corridors, and regional and intra-urban trip length desires.

Within the Town, there are approximately 5 miles of urban principal arterial roads on three separate segments:

- State Highway 21 (WIS 21) is a 4-lane east-west route connecting the Town to Oshkosh (to the east) and providing direct access to Interstate 41. ADT on WIS 21 in the Algoma area is consistently in the 14,000 – 18,000 range (2016 data).
- Portions of the Southbound exit ramp from I-41.
- Portions of Omro Road (at WIS 21 roundabout).

Traffic volumes on WIS 21 have generally increased between 2016 and 2019, however; volumes near the WIS 21/I-41 interchange have decreased on three of the four interchange legs (Map 5-1). These decreases may be attributed to the 2008 recession as well as the opening of USH 10 to the north. Regardless, WIS 21 is an important state highway serving the local economy and linking major population and economic centers. A corridor study completed by East Central Wisconsin RPC study led to WisDOT selecting a future “Expressway Alternative” for the corridor. The plan included the designation of WIS 21 as a future expressway under State Statute 84.295. It is designed to include intersections (not interchanges) and an official map to preserve the land required to convert WIS 21 to an expressway filed and recorded with Winnebago County.

As of 2019, the WIS 21 Planning Study has concluded and stopped short of officially mapping future highway needs and designating WIS 21 as an expressway. STH 21 could be designated as an expressway when it is expanded to 4 lanes from Algoma to Omro.

The planning data and recommendations provided in this study can provide a good foundation when/if this stretch of WIS 21 is converted to an expressway in the future. No construction is currently scheduled and there is no timeline proposed for physical conversion of the highway. WisDOT will continue to monitor the WIS 21 corridor's safety and traffic operations, while referring to the official map for right of way preservation and corridor management plan for future, mid-term, and long-term improvements.

Urban Minor Arterials

Urban minor arterials serve important economic activity centers, have moderate AADT, and serve intercommunity trip length desires interconnecting and augmenting the principal arterial system.

APPENDIX C-5: TRANSPORTATION INVENTORY

Within the Town there are approximately 4.5 miles of urban minor arterials on five (5) segments:

- CTH E (Witzel Ave.);
- Leonard Point Road (from WIS 21 to Scarlet Oak Trail);
- N Oakwood Road; and
- S Oakwood Road.

Traffic volumes (Map 5-1) have generally increased between 2016 and 2019 on many minor arterials including Oakwood Road and 9th Avenue, but are slightly lower on CTH E (Witzel Ave.), and CTH K (20th St.).

It is important to note that long term plans to develop a “West Side Arterial”, connecting WIS 21 to STH 44, have been discussed for years and information can be found on the Winnebago County website. As discussed in this information, the West Side Arterial corridor was proposed to be a rural 4-lane divided facility designed for 55 mph posted speed with controlled access where possible, and was to include an adjacent shared use path. Recent conversations however, have focused on perhaps changing the type of facility to a narrower 3 lane facility, as well as providing for more (yet still controlled) access than a four-lane facility. Discussions have now leaned toward this facility utilizing the existing Clairville/Leonard Point Road corridor (extended) in a well-designed context sensitive manner. No formal decisions have been made at this time with respect to the corridor’s location.

Urban Collectors

Urban collectors provide direct access to residential neighborhoods, commercial, and industrial areas. They serve moderate to low AADT and inter-neighborhood trips. ***Within the Town there are approximately 7.8 miles of urban collector roads.***

Currently there are seven urban collectors within the Town:

- 9th Street Road (from Clairville Road to the east);
- Clairville Road;
- County Highway K (concurrent with W 20th Avenue);
- Leonard Point Road (from Scarlet Oak Trail to the west);
- N Oakwood Road (from WIS 21 to the north);
- Omro Road; and
- W 20th Avenue (concurrent with CTH K).

Urban Local Roads

Local roads, which include all of the remaining roads and streets in the Town, are designed to provide access to land adjacent to the collector and arterial network. They serve local travel

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from general residential areas over very short distances. WisDOT does not generally conduct official traffic counts on local function roads. ***Within the Town there are approximately 36 miles of urban local roads.***

PAVEMENT SURFACE EVALUATION AND RATING (PASER):

Every two years, all jurisdictions in the State of Wisconsin are required to rate the condition of their local roads and submit the information to WisDOT. This information is partially tied to the amount of General Transportation Aids (GTA) funding that the Town receives on a yearly basis.

The surface condition rating of each roadway is updated in the state's computer database known as the Wisconsin Information System for Local Roads (WISLR). This database is based off of the PASER (Pavement Surface Evaluation and Rating) road rating method. The PASER system was developed and improved in recent years by the Transportation Information Center (TIC) at the University of Wisconsin - Madison in cooperation with WisDOT. Generally, PASER uses visual assessments to rate paved roadway surfaces on a scale of 1 to 10, with 1 being a road that needs to be reconstructed and 10 being a brand new roadway.³ This inventory provides the basis for developing a planned maintenance and reconstruction program and helps municipalities track necessary improvements. Prompt maintenance can significantly reduce long term costs for road repair and improvement. Table 5-1 provides a breakdown of the PASER ratings, conditions and maintenance needs.

Table 5-1: PASER Ratings and Maintenance Needs

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

Source: Transportation Information Center, UW-Madison

Table 5-2 and Figure 5-1 provide a summary of the total miles of local roads in the Town of Algoma by PASER rating. A map showing the PASER ratings by street is in Map 5-2. ***There are approximately 50 miles of PASER rated roads in the Town of Algoma.***⁴ According to PASER:

- **Approximately 3 miles (6 percent)** of the roads are in excellent to very good condition (Ratings 8-10) and require little maintenance.

³ Transportation Information Center. 2002. PASER Manuals Asphalt.

⁴ PASER road mileage is calculated and rated by road lane miles (i.e. north and south or east and west).

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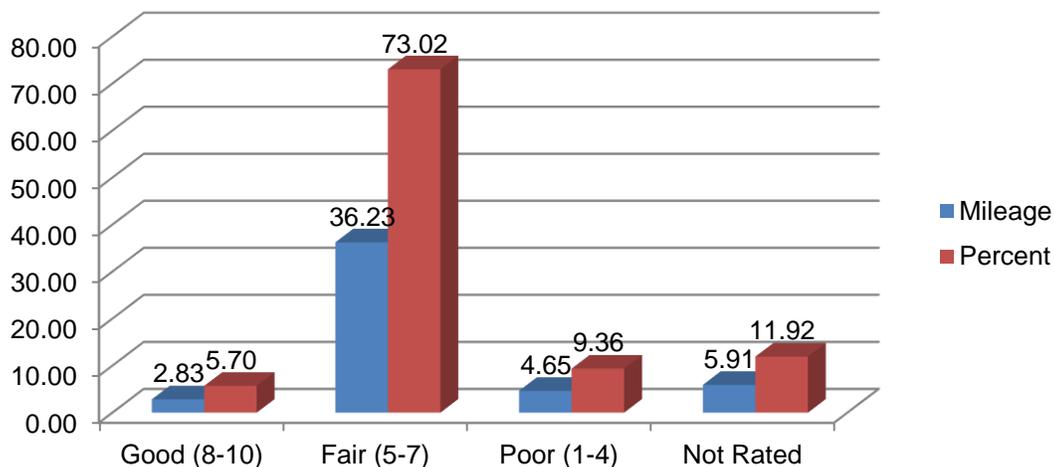
- **Approximately 36 miles (73 percent)** are in good to fair condition (Ratings 5-7), while they are in good condition structurally, these roads will need slightly more maintenance work. The work may involve seal coating, crack filling and possibly a non-structural overlay.
- **Approximately 5 miles (9 percent)** of local roads will require more attention (Ratings 1-4). Having a PASER rating of 1 through 4, these roads could require structural improvements such as pavement recycling, overlay and patching, or total reconstruction, depending on the road base.
- **Approximately 6 miles (12 percent)** of roads are not rated as they are state owned portions of roads which pass through the Town. (i.e. WIS 21)

Table 5-2: Total Miles of Local Roads by PASER Rating, 2015

PASER Rating	Mileage	Percent
Good (8-10)	2.83	5.70
Fair (5-7)	36.23	73.02
Poor (1-4)	4.65	9.36
Not Rated	5.91	11.92
Total	49.61	100.00

Source: WISLR 2015, Town of Algoma

Figure 5-1: PASER Ratings by Mileage and Percent, 2015



Source: WISLR 2015, Town of Algoma

BRIDGE SUFFICIENCY RATING

A bridge is generally defined by WisDOT as any structure spanning 20 feet or more that carries motor vehicle traffic. State and local bridges in Wisconsin are inspected at least once every two years. WisDOT is responsible for the inspection of all bridges along the state highway systems and municipalities handle the inspections for all bridges along the local road network. Inspected bridges are assigned a “sufficiency rating” number between 1 and 100. The ratings are used to help prioritize bridge improvements. Municipalities are eligible for rehabilitation funding for

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bridges with sufficiency ratings less than 80, and replacement funding on bridges with sufficiency ratings less than 50. Four bridges exist in the Town of Algoma (Map 5-5). Bridges are located on Wis 21, CTH K, Omro Road and Oakwood Road. **All bridges but the one on WIS 21 are rated sufficient.** The WIS 21 bridge is bridge rehabilitation funding eligible and does not fall under local jurisdiction.

PUBLIC TRANSPORTATION

FIXED ROUTE TRANSIT SERVICE:

Very limited transit service by GO Transit exists within the extreme eastern portion of the Town along its border with the City of Oshkosh. The nearest fixed route transit service to the Town of Algoma is provided by GO Transit (City of Oshkosh). Routes 5, 7 and 9 are the closest connecting routes to the Town. GO Transit also provides a connecting route with Valley Transit's service to the Fox Cities at the Neenah Transit Center and the Oshkosh Downtown Transit Center (provided by Route 10). It is free to transfer from Route 10 to any Valley Transit route; however, the full cash fare (\$2) must be paid to transfer from any Valley Transit route to Route 10. Consult the Valley Transit and GO Transit websites for the most current transit information.⁵ A map of current routes can also be found in Map 5-3.

GO Transit recently (2018) completed an update of its Transit Development Plan (TDP). This plan outlines major system changes and recommendations for the next five years and resulted in recent fare increases. Major strategic recommendations include:

1. Targeting **Workforce Transportation** opportunities.
2. Broadening GO Transit's **Marketing and Research**.
3. **Encouraging Transit-Supportive Development** - The success and flexibility of transit service is largely dependent upon its operating environment. GO Transit must continue to work with municipal, county, and state partners to foster a more transit-supportive operating environment. Specifically, closing gaps in the pedestrian facilities network and promoting land use and infrastructure policies that are conducive to effective transit operations will make transit a more viable option.

Future connections and route alternatives discussed could include N. Oakwood Road and Omro Road loops.

East Central Wisconsin Regional Planning Commission is in partnership with Green Bay Metro, Valley Transit, GO Transit, Fond du Lac Transit, Brown County, Bay Lake RPC and Wisconsin DoT to collaborate and study the feasibility of a commuter service from Brown County to Dodge County along Interstate 41. Once the study is published, it can be referenced for connecting

⁵ <http://appleton.org/residents/valley-transit>.
<http://www.ci.oshkosh.wi.us/Transit/>.

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communities within the region and just outside of the region. Residents in the Town of Algoma could benefit from this commuter service.

ADA AND SENIOR TRANSPORTATION

Additional ADA and Senior Transportation options are provided in the Town of Algoma through Winnebago County and include:

- Winnebago County Volunteer Transportation Services: Local and long distance transportation for clients of Winnebago County Department of Human Services, or non-clients ages sixty and over. (Winnebago County Aging and Disability Resource Center, 920-236-4695)
- Winnebago County Veteran's Office: Transportation options specifically for veteran residents, 920-236-4898.
- Medical Assistance Transportation (MTM): Riders on Medical Assistance should call this number to arrange for all non-emergency Medical Assistance transportation, toll free 1-866-907-1493.
- Lutheran Social Services-Make the Ride Happen: provide non-emergency transportation through a network of volunteer drivers, toll free at 888-200-0576.
- GO Transit Fixed Route Bus: Reduced fare for disabled individuals, and those sixty and over; all buses/routes are equipped with wheelchair lifts (accessed by routes 5, 7 and 9 which are closest to the Town.
- Dial-a-Ride: Reduced fare for those sixty and over, 920-734-4546.
- Americans with Disabilities Act (ADA) Paratransit: Reduced fare for paratransit and taxi service for individuals with qualifying disabilities and those 60 and over (contracted through private provider in partnership with GO Transit).

NON-MOTORIZED TRANSPORTATION

PEDESTRIAN AND BICYCLE FACILITIES:

Walking and bicycling are continuing to be a popular and less expensive alternative to vehicles. Currently, there are limited safe pedestrian and bicycle friendly bike paths or designated bike routes in the Town or located close near designated multi-use bicycle/pedestrian trails and sidewalks (Map 5-4). ***A very limited network of pedestrian and bicycle accommodations exists within the Town of Algoma. No separate bicycle and pedestrian plan exists either, however; some trails have been planned for within the Town through other efforts.***

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Future road reconstruction projects or improvement projects could be utilized to implement bicycle and pedestrian infrastructure.

In 2014, East Central Wisconsin Regional Planning Commission (ECWRPC) completed a regional bicycle and pedestrian plan for the Appleton and Oshkosh Urbanized Areas.⁶ This plan evaluates the existing networks for pedestrian and bicycle facilities, and with the help of local stakeholders, documents planned and recommended improvements for these facilities. It should be noted that this plan is strictly advisory and implementation of these recommendations is dependent on the Town taking action. This plan will be updated in upcoming years.

The University of Wisconsin- Oshkosh completed a bicycle and pedestrian survey in the summer of 2020. Data from this survey can be referenced when the Town of Algoma is looking at implementing bicycle and pedestrian facilities into the community.

Additionally, two statewide guidance documents affecting biking and pedestrian policy are the *Wisconsin Pedestrian Policy Plan 2020* and the *Wisconsin State Bicycle Transportation Plan - 2020*. 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.

As a statewide plan, the *Wisconsin State Bicycle Transportation Plan - 2020* does not assess local roads. Where traffic speeds and volumes are low, local streets can serve multiple uses. Utilizing the local street network for walking and bicycling is a viable use of this infrastructure, as long as safety precautions are taken and/or streets are designed to accommodate multiple uses. Roadways with traffic volume less than 1,000 vehicles per day are considered generally safe for bicycling. Roadways meeting this criterion that are located within a primary bicycle corridor identified by WisDOT provide potential linkages between existing bicycle trails and are considered to be part of an interconnected statewide bicycle route network.

TRUCKING AND FREIGHT

Several designated truck routes exist within the Town of Algoma. Map 5-5 identifies the official designated truck route map within the Town, as well as an inventory of truck terminals within the region. ***At the regional level, I-41 and WIS 21 are fully functioning truck routes with no limits on semi-trailer lengths. STH 91 is a designated truck route, limiting trailer lengths to 75 feet.***

⁶ <http://www.ecwrpc.org/wp-content/uploads/2017/01/Appleton-TMA-and-Oshkosh-MPO-BikePed-Plan-2014.pdf>.

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The only designated trucking terminal within the Town of Algoma is at the current Fox Graphics property located on WIS 21.

AIR TRANSPORTATION

Appleton International Airport provides regional air transportation. Airport uses at Appleton International Airport include: persona/recreational, business/corporate, commercial service, cargo, flight training, charter, search and rescue and military.⁷ **Wittman Regional Airport in Oshkosh is classified as a Large General Aviation (GA) airport and does not provide commercial air service. It is, however, a vital tourism / economic development entity for Winnebago County** with the yearly Experimental Aircraft Association (EAA) weeklong fly-in event each summer.

RAILROADS

RAIL FREIGHT SERVICE:

There is currently one active railroad line running through the Town of Algoma with a 286,000 pound railcar limit.⁸ The line is operated and maintained by Wisconsin and Southern Railroad (WSOR). The Wisconsin and Southern line runs southwest out of the Town to Ripon, Waupun and Beaver Dam before heading south to Milwaukee.

RAIL PASSENGER SERVICE:

Amtrak utilizes Canadian Pacific lines to provide rail passenger service. Although **no direct service is offered near the Town of Algoma**, Wisconsin is served by passenger stations in Milwaukee, Columbus, Portage, Wisconsin Dells, and Tomah.

WATER TRANSPORTATION

There are no commercial ports in the Town of Algoma. The closest ports are located in Green Bay, approximately 50+ miles to the northeast and in Milwaukee, approximately 90 miles to the southeast. Within the Town, there are recreational boating opportunities along nearby Lake Butte des Morts.

⁷ <http://wisconsindot.gov/Documents/projects/multimodal/air/sasp5-ch3.pdf>. (Table 3-9)

⁸ Wisconsin Rail Plan, 2030.

APPENDIX C-5: TRANSPORTATION INVENTORY

FUTURE PLANS AND STUDIES

WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) / TRANSPORTATION IMPROVEMENT PROGRAM (ECWRPC):

- Consult ECWRPC for the most current information regarding road projects associated with Federal Highway Administration (FHWA), Federal Transit Administration (FTA) and WisDOT (Wisconsin Department of Transportation) funding for the Oshkosh Urbanized Area; this information/funding sources are documented in the Transportation Improvement Program (TIP) and coordinated through ECWRPC.

OTHER WISDOT STATEWIDE PLANS:

- Connections 2050 Long Range Transportation Plan (currently being updated)
- Connections 2030 Long Range Transportation Plan (multi-modal transportation plan)
- Wisconsin State Airport System Plan 2030
- Wisconsin Rail Plan 2030
- Wisconsin State Freight Plan
- Wisconsin State Bicycle Transportation Plan 2030

OTHER MUNICIPALITIES AND PLANNING EFFORTS:

- East Central Wisconsin Regional Planning Commission (ECWRPC):
 - **Oshkosh Metropolitan Planning Organization (MPO)** which is coordinated by ECWRPC staff is responsible for preparing and maintaining a long range transportation plan (LRTP) and short range Transportation Improvement Program (TIP) for the Oshkosh Urbanized Area; both plans help coordinate federal, state and local funds for various transportation/road projects. ECWRPC provides staff/guidance on behalf of the Oshkosh MPO. Please consult the MPO website.⁹
 - **ECWRPC Regional Comprehensive Plan** for ten counties within the designated region. (Winnebago County is a member of ECWRPC; adoption in 2019-2020)
- Town of Algoma 5-Year Capital Improvement Program (current 2019-2023).¹⁰

⁹ <http://fcompo.org/>.

¹⁰ http://townofalgoma.org/wp-content/uploads/sites/3/2018/04/2019_2023-CIP.pdf.



APPENDIX C-6

UTILITIES & COMMUNITY FACILITIES

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

INVENTORY AND ANALYSIS

The following section provides an inventory of utilities and community facilities that serve the Town of Algoma. The analysis of these facilities is based on generalizations and predictions and should not be used as a substitute for detailed engineering or architectural studies. The size of community facilities and the cost of providing services is directly related to existing land use and development patterns, as well as projected land use types and densities.

WASTEWATER COLLECTION AND TREATMENT

Provision of sanitary sewer plays a key role in many aspects of community development and growth. Not only does it affect where development tends to occur, but also allows higher land use densities than can be achieved by using private onsite wastewater treatment systems.

PUBLIC WASTEWATER COLLECTION AND TREATMENT:

The Town is part of the Oshkosh Sewer Service Area. The Oshkosh SSA Planning Area covers approximately 60 square miles and is located on the west shore of Lake Winnebago at the mouth of the Upper Fox River in eastern Winnebago (Map 6-1)¹ Portions of the Algoma Sanitary District No. 1 (ASD) and the remainder of the Town of Algoma, not within the Algoma Sanitary District No. 1 are included in the long range planning area. An additional twelve entities (sanitary districts, municipalities, and various institutions) are also provided sewer service through the Oshkosh Regional Wastewater Treatment Facility.

The Algoma Sanitary District No. 1 provides sewer and water services to homes and businesses in the Town of Algoma, Town of Omro and portions of the City of Oshkosh. Administrative offices are located at 3477 Miller Drive in the Town of Algoma (Map 6-1). The district was originally formed to address failing on-site septic systems along the Lake Butte des Morts shoreline. Considerable growth in this area has occurred over the past 40 years and there are approximately 3,093 acres² in the district with about 70 percent of the district encompassing the Town of Algoma).

It is designated as a category III sanitary district, which means that ASD is a wastewater collection District Management Agency (DMA). As a DMA, the district has the ability to assess property owners for sewer line installation and maintenance, and if connected, property owners are billed for sanitary use.

¹ Oshkosh 2030 Sewer Service Area; Approved WDNR November 6, 2007.

² ECWRPC, 2018.

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

The district has a contract with the City of Oshkosh to purchase treatment service for a maximum of 2.08 million gallons of sewage per day (MGD). As of 2018, the ASD sent approximately 0.554 MGD to the Oshkosh treatment plant, although at peak times as much as 1.0 MGD has been sent for treatment.

The City of Oshkosh operates the regional wastewater treatment plant, located at 233 N. Campbell Road. It was constructed in 1975 and utilizes an activated sludge treatment process. The plant discharges treated effluent into the Fox River. The dried biosolids are recycled on agricultural land. The design flow of the plant is 35 MGD³, and the average flow in 2017 was 12.5 MGD. The existing facility should be adequate through the year 2040.

The amount of effluent generated by an average family is typically about 200 gallons per day. Assuming the Town of Algoma sees an additional 1,420 homes/condo units built over the life of the plan, an additional 0.284 MGD will be sent to the treatment plant. ***When added to the 0.554 MGD currently being sent to the Oshkosh Treatment Plant today, a total of 0.838 MGD of capacity would be needed and well under the contracted amount of 2.08 MGD.***

Of particular interest regarding future growth is the presence of existing lift stations and the location and need for future facilities. A total of six lift stations exist within the ASD's system. One lift station serves an area west of Honey Creek and the lots fronting Honey Creek Road (site accessible only from WIS 21). This lift station is intended to serve undeveloped areas within the "protected area" of the Town of Algoma (per Algoma/Oshkosh boundary agreement). According to a study that was conducted by the sanitary district, dated September, 2004, ***no additional lift stations will be needed for the build-out of the sanitary district within the protected boundary area of the Town of Algoma.***

PRIVATE WASTEWATER COLLECTION AND TREATMENT:

Private on-site wastewater treatment systems or POWTs are used for waste disposal in areas that do not have a public sewer system. Typically, individual systems are designed for each household based on the site's soil characteristics and capabilities. ***Private on-site wastewater treatment systems or POWTs serve properties within the Town of Algoma that are not connected to a public sewer system.***

Winnebago County maintains records for private, on-site sanitary permits in rural areas of the county. Information that the county maintains includes where on-site systems are located, when the permits were issued, and the type of system installed. Anyone constructing or reconstructing a private on-site system must apply for a permit from the Winnebago County Zoning Department.

³ Oshkosh 2030 Sewer Service Area, WNDR Approval November 6, 2007.

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

STORMWATER MANAGEMENT

The Town of Algoma currently uses a combination of underground storm sewers with limited yard drains, open ditches, drainage easements, and several detention ponds to control stormwater runoff. Under Wisconsin Administrative Code NR216, *the Town is required to have an MS4 general permit.* On February 27th, 2020, the U.S. EPA approved the Total Maximum Daily Loads (TMDL) for Phosphorus and Total Suspended Solids Upper Fox and Wolf Report.⁴ *In 2018, the Town of Algoma approved its Stormwater Quality Management Plan.*⁵

DRAINAGE DISTRICTS:

*There are currently no drainage districts within the Town of Algoma.*⁶

WATER SUPPLY

In 2003, the Algoma Sanitary District #1 added public water service. Algoma has areas where groundwater quality is questionable due to potential high levels of arsenic in the St. Peter Sandstone bedrock layers. *Since the Town does not have a mandatory hook-up requirement, not all properties within the sanitary district boundary have access to public water. Current policy is that if seventy percent (70%) of a street requests water, the sanitary district may install a watermain for those who desire to connect, and are within a reasonable proximity to the watermain.* A summary of the systems major components is found in Table 6-1, see also Map 6-1.

Table 6-1: Municipal Water System Components, Algoma Sanitary District

System Component	Data / Information
Storage Tank Year of Construction	2004
Storage Tank Capacity	400,000 gallons
Well #1 Year Drilled	2004
Well #1 GPM	375
Well #2 Year Drilled	2005
Well #2 GPM	500
Well #3 Year Drilled	2009
Well #3 GPM	500

Source: Town of Algoma Sanitary District, 2018.

⁴ <https://dnr.wisconsin.gov/topic/TMDLs/FoxWolf/index.html>.

⁵ <https://townofalgoma.org/services/storm-water-management/>.

⁶ <https://datcpgis.wi.gov/maps/?viewer=dd>, Accessed 8/8/2018.

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

The Algoma Sanitary District #1 municipal water system is capable of serving the entire protected boundary area of the Town of Algoma. The water system has adequate source and volume of water production and storage to serve 2,000 homes and can expand as demand increases.

In 2017, residential customers accounted for about 98.3 percent of the total metered general customers for the sanitary district (Table 6-2). In addition, residential customers accounted for 95.2 percent of the total gallons of water sold. Between 2010 and 2017, the number of customers increased by 42.3 percent (345), while the number of gallons of water sold increased by 23.4 percent (11,848,000 gallons). In 2010, 828 customers were served in the Town of Algoma or about 93.3 percent of the total customers served by the sanitary district. By 2017, the total number of customers served in Town of Algoma had increased to 1,019; this represented about 88.1 percent of the total water customers served by the sanitary district.⁷

Table 6-2: Algoma Sanitary District Water System, 2010 and 2017

Metered Sales to General Customers	2010		2017		2010 - 2017	
	Ave. No.	Water Sold (1,000 Gals)	Ave. No.	Water Sold (1,000 Gals)	% Change Customers	% Change Water Sold
Residential	779	46,141	1,124	59,434	44.3%	28.8%
Commercial	16	1,849	14	2,312	-12.5%	25.0%
Industrial	0	0	0	0	0.0%	0.0%
Public Authority	8	2,611	5	703	-37.5%	-73.1%
Multi-Family Res.	NA	NA	0	0	NA	NA
Total	803	50,601	1,143	62,449	42.3%	23.4%

Source: Public Service Commission of Wisconsin Annual Report, 2010 and 2017

Algoma Sanitary District #1 has a Wellhead Protection Plan and Ordinance that identifies existing features that may potentially cause contamination and outline actions to address them. Algoma Sanitary District #1 also has a well-abandonment program that sets standards for the discontinuance of wells within the district.

PRIVATE WATER SUPPLY:

Residents outside of the Algoma Sanitary District #1 maintain private wells. Since most of the Town of Algoma lies within the WDNR’s Arsenic “Special Well Casing Pipe Depth Area”, residents who rely on private wells must follow more stringent regulations. For more information, please see Chapter 3 and Appendix C-3: Agricultural, Natural and Cultural Resources.

⁷ Source: Public Service Commission of Wisconsin Annual Report, 2010 and 2017.

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

SOLID WASTE AND RECYCLING

The Town of Algoma contracts for solid waste disposal on a weekly basis and recycling and lawn waste service on a bi-weekly basis. The Town uses designated garbage and recycling bins for regular residential use. Additional seasonal services include seasonal lawn waste pick-up and holiday tree processing. The Town does not provide garbage, recycling, or season lawn waste for commercial, manufacturing or industrial facilities.

Solid waste is hauled to a transfer facility located at the Winnebago County Landfill. Since 2001, the Tri-County Solid Waste Agreement has helped to ensure the long-term capacity of the region's landfills. The Town of Algoma anticipates a continued relationship with a private waste hauler during this 20-year planning period.

ENERGY SUPPLY AND TRANSMISSION

ELECTRICITY:

American Transmission Company (ATC) owns and maintains a number of transmission lines in the area.⁸ These include 69 kV lines east of the Town; two 138 kV lines, one east of the Town and the second that intersects the Town; and a 345 kV line that intersects the Town, running north from the Fitzgerald substation (Map 6-1). While substations exist in the area, none are located in the Town. No upgrades to the system are planned within the Town. However a planned and provisional project includes rebuilding the 138 kV line running north-south through the area. A project is planned to rebuild the 138kV line from the Sunset Point Substation north in 2021 due to condition and performance. A provisional project is proposed to rebuild the line from south of the planning area to North Fond du Lac in 2025 due to overloads. Development in close proximity to transmission line corridors should be aware of limitations or activities that may occur as it is a specialized land use.

Wisconsin Public Service (WPS) provides power to the entire Town. There are no power generating sites located in the Town.

NATURAL GAS:

ANR Pipeline Company (ANR) owns and maintains a natural gas transmission line that intersects the Town. Local natural gas distribution to the Town is provided by Wisconsin Public Service (WPS).

⁸ ATC 10 Year Assessment, 2017, Zone 4.

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

TELECOMMUNICATION FACILITIES

TELEPHONE AND CELLULAR SERVICES:

Multiple phone companies provide telephone and data services for Town of Algoma residents. The advancement of telecommunications technologies, such as cell phones, has greatly increased the need for towers to provide expanded coverage. The federal government recognized this need with the passage of the Telecommunications Act of 1996. **There are 3 registered towers/antennas in the Town⁹** (Map 6-1). With the advent of 5G service becoming available over the next several years, and the providers may be updating the coverage.

INTERNET AND BROADBAND SERVICES:

Due to the proliferation of internet service providers (ISP), area residents can choose from several national and local ISP's. Broadband or high-speed internet is available in the Town. Fixed broadband includes all wireless and fixed wireless technologies. Speeds are available at 25 Mbps and greater for download and at 3 Mbps and greater for upload speeds.¹⁰ Service is generally adequate within the Town but future data demands and work-from-home opportunities may require even higher speeds. **Recently, a number of communities surrounding Lake Butte des Morts and Lake Poygan have engaged in preliminary discussions with private sector companies who may be able to extend broadband fiber to residents and businesses around the lake using micro-duct conduit technology.**

PARKS AND RECREATION FACILITIES

The Town of Algoma owns and maintains three public parks, a wooden trail bridge, and public landing with a fishing dock. In addition, Algoma owns the Steinhilber Marsh Nature Area. The Oshkosh Area School District owns and maintains the Sheldon Nature Center (Map 6-2). This section highlights these public and outdoor based park and recreational facilities.

PARK SITE STANDARDS:

Standards have been developed to help determine how well municipalities are doing to meet their responsibility of providing outdoor recreational facilities to their residents. These guidelines suggest that a total 10 acres of local community recreational lands be available for each 1,000 residents in a community. It is a useful measuring tool to see how much land should be available for a resident for recreational use now and in the future. Definitions and minimum

⁹ The 3 towers are registered with the Federal Communications Commission. Towers that not registered are not discussed in this chapter.

¹⁰ https://psc.wi.gov/Documents/broadband/CoverageAtlas/County/CountyCoverage_Winnebago.pdf.

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

standards based on the *State of Wisconsin's Comprehensive Outdoor and Recreation Plan (SCORP 2011-2016)* are outlined below. It should be noted that the SCORP minimum standards are merely guidelines. As an alternative, communities are starting to determine their own Level of Service (LOS) based on local resident needs and expectations.

According to the 2017 Wisconsin Department of Administration, there are an estimated 6,959 residents living in Algoma. Using the SCORP guideline, the Town needs to provide 70 acres of recreational space for its current residents. ***With the three public parks in the Town, there is a total of 14.9 acres of parkland. With the total parks and other recreational facilities within the Town, there is a total of 75 acres available and can be seen on Map 6-2*** (Table 6-3). The Sheldon Nature Preserve is permanently protected and not allowed to be sold or closed by the OASD.

Based on the 10 acre /1,000 capita standards, ***the Town has a current deficiency of 20.6 acres of local community recreational space for its population base.*** Future population projections indicate the Town of Algoma's 2040 population to be 9,730 residents¹¹ which will necessitate 97 acres of local community recreational space. ***Therefore, the Town will need to allocate an additional 48.3 acres during this planning period. The Town should try to attain a new park within the period of this plan, potentially within the new developments.*** However, it is important to note that the minimum standard for open space is just one variable that is to be considered when planning for future park and recreational areas. Algoma should also look at different types and/or uses that are not being provided but may likely be wanted in the future, such as baseball and soccer fields. In addition, residents should also have the ability to walk and/or bike to a park or path within a half mile radius of their house without any major road or intersection barriers (see Land Needs below).

Table 6-3: Publicly Owned Park and Recreational Facilities

Facility	Classification	Acreage
Kewaunee Park	Neighborhood Park	2.0
Town Hall Park	Neighborhood Park	3.9
Jones Park	Community Park	9.0
Steinhilber Marsh	Natural Resource Area	34.1
Oakwood Road Fishing Pier	Other	0.0
Sheldon Nature Preserve	Other	26.0
Total		75.0

Note: Sheldon Nature Preserve not owned by the Town

¹¹ WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections.

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

PARK CLASSIFICATIONS:

The following classifications are derived from the 2011-2016 Wisconsin Statewide Comprehensive Outdoor Recreation Plan– Appendix E, and the Park, Recreation, Open Space and Greenways Guidelines – A project of the National Recreation and Parks Association and the American Academy for Park and Recreation Administration. They have been modified to fit local conditions.

Neighborhood Park. A Neighborhood Park is the basic unit in the park system. By size, program and location, it provides space and recreational activities for the immediate neighborhood in which it is located. The park serves a neighborhood within a ¼ to ½ mile radius, uninterrupted by non-residential roads and other physical barriers. However the distance from this neighborhood will vary depending on urban development patterns, zoning, and densities in the respective neighborhoods being served. Since parks serve the local neighborhood, efforts should be made to allow easy pedestrian access. Neighborhood parks range in size from 1 to 20 acres. The following parks are classified as Neighborhood Parks:

- **Kewaunee Park.** Kewaunee Park is a small “pocket park” on Kewaunee Street. This park includes a playground area and a passive area for team sports. This park is 2.0 acres in size (Map 6-2).
- **Town Hall Park.** Town Hall Park is located next to the Town Hall. It includes playground equipment and a mature wooded area to the west and the north that can be used for a passive nature trail. This site is 3.9 acres in size (Map 6-2).

Community Park. Community Parks serve a broader purpose than neighborhood parks. The focus for a community park is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces. This type of park serves multiple neighborhoods within a 2 to 3 mile radius, or when offering unique features, serves the entire Town. They are usually located adjacent to collector streets for easy vehicle access. Community parks are usually 20 acres or more in size. The following park is classified as Community Park:

- **Jones Park.**¹² Jones Park in the Town’s newest park (Map 6-2). It is located on the north end of Addie Parkway. Efforts are continuing to raise funds to develop further the amenities offered at the park. Amenities at this park includes a covered pavilion, bathroom facilities, 1/3 mile asphalt walking, running, and biking trail, playground equipment, a Pickle Ball court, a half basketball court, active fitness area, gravity rail

¹² <http://townofalgoma.org/resident-info/340-2/jonespark2017/>.

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

amenity, gaga pit, winter sledding and an all-season fitness hill. This park is 9 acres in size.

Natural Resource Areas. Natural resource areas are lands set aside for preservation of significant natural resources, remnant landscapes, open spaces and visual aesthetics. The following areas are classified as natural areas:

- **Steinhilber Wetland.** Steinhilber Marsh is an approximately 36 acre wetland in the northeast corner of the Town that was donated to the Town of Algoma in 2004 (Map 6-2). It is currently a natural area. In the future, Algoma plans to allow limited access to this natural wetland for bird watching and fishing.
- **Sheldon Nature Area.** Though not town-owned, this nature area is a 26 acre outdoor classroom adjacent to the Oakwood Elementary School Property (Map 6-2). The Sheldon Nature Area welcomes visitors during daylight hours.

LAND NEEDS:

The Town of Algoma does not have an adequate amount of designated recreational space based on its current or projected population numbers. In addition, according to the *Town of Algoma Park and Open Space Plan, 2009*, three neighborhood parks, one special use park, and one community park are needed¹³: Jones Park, a recent addition to the Town, is considered a Community Park, and therefore fills this need.

- **Proposed Neighborhood Park.** These parks should be located in an undeveloped area near between STH 21 and CTH E and between CTH E and 9th Street Road.
- **Special Use Park.** A special use park is proposed near the western Town boundary, north of STH 21, but strong consideration should be given to relocating this facility south of STH 21, in the general vicinity of Clairville and CTH E.

OTHER RECREATIONAL FACILITIES:

School Parks

The Oshkosh Area School District owns and maintains one park and recreation facility within the Town: Sheldon Nature Center. It should be noted that these facilities may not be as accessible to residents as they may be unavailable during the school day and special events.

¹³ See the *Town of Algoma Park and Open Space Plan, 2009* for more information.

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Sheldon Nature Center. The Sheldon Nature Center is part of the Oakwood Elementary School site. This nature center came into existence by a 26-acre donation from Ann Sheldon, a neighbor to Oakwood School, in 1991. From that point, parents of Oakwood School children and neighbors joined together to build an environmental Education facility that is utilized by all of the elementary schools in the Oshkosh Area District. The initial construction began with the help of a \$100,000 EPA (Environmental Protection Agency) Grant.

Since 1992, hundreds of businesses and environmental organizations have donated monies and many hours of volunteer labor have gone into building and developing the center. Today, the Sheldon Nature Center includes nearly a mile of pedestrian trails, two bridges that cross Honey Creek, a “floating classroom”, numerous plantings and wild flowers, and a 40’ x 48’ pavilion. The Nature Center has been designed to attract wildlife and is meant to be utilized as an outdoor environmental classroom for school age children. The Oshkosh Area School District has also converted a classroom in Oakwood Elementary School into an environmental education charter school to complement the Sheldon Nature Center.

Boating Facilities

There is one boating facility in the Town:

- **Oakwood Road Boat Land with Fishing Pier.** The Town owns and maintains the Oakwood Road landing and pier at the north end of Oakwood Road (Map 6-2). It is limited to the public since there is not a public parking lot near the landing and there is not parking on the street.

Trails (Off-Road)

The Algoma trails system should include a series of on and off-street trails. Paved trails are designed for use by bicyclists, in-line skaters, runners and walkers. The Parks Committee has taken a very active role to encourage the development of a trail system that would give Town of Algoma residents the opportunity to walk in safe areas, and, as much as possible, in areas other than along roadways. With recommendations from the Town of Algoma Parks Committee, the Town Board has the option of requiring park dedication for a publicly dedicated on or off-road trail. This process is identified in the Town of Algoma Subdivision Ordinance (section 18.08 Dedications and reservations of land). Funds for trail development should be budgeted in future years, with monies coming from the dedicated park fee fund. The Town will seek state grant monies, donations, or budget monies to purchase or develop a park system, including trails, to meet the recreational needs of its citizens. For more information, please see Chapter 5 and Appendix C-5: Transportation.

- **West Breeze Trail/Boardwalk.** Construction of the wooden West Breeze Trail/Boardwalk is expected to be completed in phases. Currently the boardwalk

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

connects West Breeze Drive to Rasmussen Road (Map 6-2). In the future the trail will extend to Jones Park and the quarry site (when development occurs). There was a proposed plan to develop boardwalks within the Steinhilber Wetland, but action has not been taken on that plan.

Winnebago County Park and Recreational Facilities

There are no Winnebago County Park facilities in the Town.

CEMETERIES

There are no cemeteries within the Town of Algoma.

HEALTHCARE FACILITIES

HOSPITALS AND CLINICS:

The Town of Algoma does not have a hospital. However, the Aurora Medical Center – Oshkosh (61 beds) is located in close proximity to the Town at 855 N Westhaven Drive. In addition, Mercy Medical Center (120 beds) is located in the City of Oshkosh at 500 S. Oakwood Road. A number of doctor, dentist and chiropractic offices located in or near the Town.

NURSING HOMES:

Currently, there is one¹⁴ licensed nursing homes within the Town: Eden Rehabilitation Suites and Green House Home, Inc., 50 beds. Four additional nursing homes are located within the City of Oshkosh and provide another 482 beds.

CHILDCARE FACILITIES

The importance of reliable and affordable childcare plays a critical role in maintaining the present economy. The Department of Children and Families manages the child care licensing program. The purpose of the program is to promote the health, safety and welfare of children in licensed child care. The Department ensures that licensing requirements are met through on-going inspections of child care facilities.¹⁵

Two childcare facilities are located within the Town. Miller's Family Daycare Center is a licensed family facility located at 1174 Elmhurst Lane; it has a capacity of 8. The YMCA School Age – Oakwood is a licensed group facility located at 1225 N. Oakwood Road; it has a capacity

¹⁴<https://www.forwardhealth.wi.gov/WIPortal/Subsystem/Public/DQAProviderDetails.aspx?key=7523424&keyb=-1>.

¹⁵ <http://dcf.wisconsin.gov/childcare/licensed/Index.htm>.

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of 85. A number (23) of other facilities are located in the City of Oshkosh. These facilities include a mixture of licensed group and licensed family facilities with a total capacity of 1,547.

PUBLIC SAFETY AND EMERGENCY SERVICES

POLICE SERVICE:

The Town of Algoma does not have a Police Department. Policing is contracted through the Winnebago County Sheriff's Office. Local ordinances are enforced by Town Staff in partnership with the Winnebago County Sheriff's Office.

WINNEBAGO COUNTY SHERIFF'S OFFICE¹⁶:

The Winnebago County Sheriff's Department is located at 4311 Jackson Street in Oshkosh. In 2016 the department employed 128 full-time officers.¹⁷ Winnebago County has primary jurisdiction for unincorporated towns within the county as well as all waterways and county, state and interstate highways. The county is divided into five geographic regions and deputies are assigned to the same area on a daily basis. The department operates 6 divisions: patrol, K9 Unit, detective, corrections, communications and records. It also operates 7 special teams: Honor Guard, S.W.A.T. Team, Tactical Response Unit, Dive/Rescue Team, Accident Reconstruction Team, Chaplains and Social Media.

JUDICIAL AND CORRECTIONAL FACILITIES:

The Town of Algoma does not have a jail. Situations involving incarceration are handled at the Winnebago County Jail.

Town of Algoma residents are served by the Winnebago County court system. If it becomes necessary, the Town of Algoma could create a municipal court or share such a court with another municipality.

FIRE SERVICES:

The town-owned Algoma Fire Department is staffed with 28 active volunteer firefighters and 14 EMS/First Responders. These numbers fluctuate and recruiting/retaining volunteers can be challenging due to time commitments and outside employment. Daytime staffing is the biggest concern given the availability of staff.

¹⁶ Winnebago County Sheriff Office, 2017 Annual Report.

¹⁷ The FBI, Criminal Justice Information Services Division, Uniform Crime Report, 2016, Table 28.

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The Town of Algoma's Fire Station is located at 2622 Omro Road (Map 6-2) and includes the following basic equipment:

- Tanker 21: 1995 Ford Conventional 400 gpm pump and 3,500-gallon water tank.
- Engine 21: 1999 Pierce Saber 6-man cab with 1,250-gpm pump w/ class A foam and 1000 gallon water tank.
- Rescue 21: 2004 Pierce Enforcer. 8-man cab with 1,500-gpm pump w/ class A foam and 750 gallon water tank.
- Squad 21: 2011 Dodge 4 person cab – 300 gpm for wildland fire.
- Grass-21: 2014 Ford 4-Wheel Driver 200 gpm tank with high pressure water pump.
- Ice/Open Water Rescue equipment.

There is no replacement schedule for vehicles, but on average a truck is replaced about every 5 years, requiring a 25 to 30-year lifespan for each vehicle.

One half of the fire station was built in 1966 and the other one-half in 1992. According to the Fire Chief, the current facility is at capacity and still meeting the needs of the Town. A new fire station and administrative building (town hall) will be needed in the future. Additional meeting/training rooms, lockers/showers, and equipment storage were identified as key areas for expansion. Some discussions of a new fire station have occurred at the Town Board level in recent years but at this point, no space needs study or cost estimates have been prepared.

Response time within the Town is consistently in the 3 to 8 minute range and is dispatched through the Winnebago County 911 Communications Center. The department is the first response within the Town, and other departments respond as needed. Algoma is part of the Mutual Aid Box Alarm System (MABAS). It is a mutual aid system used to deploy fire, rescue, and emergency medical services for a multi-jurisdictional and/or multi-agency response.

The Insurance Service Office (ISO) Incorporated collects information on municipal fire protection efforts throughout the United States. Using the Fire Suppression Rating Schedule (FSRS), ISO assigns a Public Protection Classification (PPC) from 1 to 10. Class 1 generally represents superior property fire protection, and Class 10 indicates that the area's fire-suppression program doesn't meet ISO's minimum criteria. The cost of property insurance in a community with a good PPC is substantially lower than a community with a higher PPC. A community's PPC depends on (1) fire alarm and communication systems, including telephone systems, telephone lines, staffing, and dispatching systems; (2) the fire department, including equipment, staffing, training, and geographic distribution of fire companies; and (3) the water-supply system, including the condition and maintenance of hydrants, and a careful evaluation of the amount of available water compared with the amount needed to suppress fires. The Algoma Fire Department is part of a Winnebago County-wide mutual aid agreement. ***The Town of Algoma has a PPC fire rating of 6, where 1 is the best fire protection rating and 10 is the worst rating.*** Raising this

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

ISO rating will call for improvements on water supply, fire alarm and communications, and the fire department as a whole.

Based on discussions with the Town Fire Department, the existing fire apparatus and the Town of Algoma's Fire Station is more than sufficient to meet present fire service needs. ***As the Town of Algoma continues to grow, future town officials will need to evaluate the need for more equipment, building space and staffing, subject to service times to reach the farthest point of development.*** As part of this evaluation, consideration should be given to other potential service models which include functional consolidations, mergers or full-time enhancements.

EMERGENCY MANAGEMENT:

The Algoma Fire Department responds as first responders along with Oshkosh Emergency Medical Services. The Town of Algoma has a contract with the City of Oshkosh Fire and Rescue Department for ambulance services. This agreement requires that the Town of Algoma maintain the First Responder program. Service from the City of Oshkosh began on January 1, 2004, and is on a contract that is renewed annually. Besides the Town of Algoma, Oshkosh Emergency Medical Services also responds to emergency and non-emergency medical calls within the City of Oshkosh, Village of Winneconne and the towns of Winneconne, Nekimi, Van Dyne, Black Wolf, Poygan, Omro and Rushford. The Oshkosh Fire Department provides medical care with paramedics and ambulances respond with Algoma First Responders to provide timely care.

The Algoma First Responder program is a division of the Algoma Fire Department. The program has twelve volunteer members and each has Automated External Defibrillator AED certification. The First Responders have their own AED with them at all times. At this time, the level of service is acceptable to the Town of Algoma. Ambulance service will be monitored on an annual basis over the next twenty-year period.

Winnebago County Communications Center. The Winnebago County Communications Center is operated by the Winnebago County Sheriff's Office. The Winnebago County Communications Center handles all 911 calls for law enforcement, fire and emergency medical service providers.

Winnebago County Emergency Management. The Winnebago County Emergency Management Office (WCEMO) is charged with coordinating response and recovery in the event of natural or technological disasters, county-wide. The *Winnebago County Natural Hazards Mitigation Plan: 2015-2019 5-Year Update*, provides a unified plan of action to mitigate the effects of hazards on property, people, and assets.

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

Town of Algoma Emergency Management. The Town of Algoma maintains its own Emergency Operations Plan that is updated on a biennial basis. The Fire Chief serves as the Town's Deputy Emergency Management Director and reports to the county's Emergency Management Director during natural and man-made emergencies. The Algoma Town Hall services as an Incident Command Center.

LIBRARY

Town of Algoma residents are served by the Oshkosh Public Library located at 106 Washington Avenue in the City of Oshkosh and by the Carter Memorial Library at 405 E. Huron Street in the City of Omro. Algoma residents also have access to academic libraries, including those on the UW-Oshkosh and UW-Fox campuses.

SCHOOLS

PUBLIC SCHOOLS:

Two public school districts provide education to the Town of Algoma (Map 6-2). The Oshkosh Area School District covers the majority of Algoma. A few residential parcels located along the Town of Omro/Town of Algoma border are part of the Omro School District. Most grade school age children in the Town attend one of four public grade schools in the Oshkosh Area School District: Oakwood Elementary School, Traeger Elementary School, Franklin Elementary School or Lakeside Elementary School. Generally grade school age children north of CTH E attend Oakwood Elementary School, while children south of CTH E attend Traeger Elementary School. Children south of STH 21, east of Oakwood Road and north of 9th Street Road attend Franklin Elementary School, while the southern portion of the Town, near STH 91 are in the Lakeview Elementary School District.

Students within the Omro School District attend one of three schools in the City of Omro: Omro Elementary School, Omro Middle School or Omro High School Enrollment information is provided in Table 6-4.

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

Table 6-4: Enrollment, 2017-2018 School Year

School	Address	Grades	Enrollment
Carl Traeger	300 West 20th Ave	Elementary	511
Franklin	1401 W. 5th Avenue	Elementary	389
Lakeside	4991 South U.S. Hwy 45	Elementary	281
Oakwood	1225 North Oakwood Road	Elementary	469
Carl Traeger	3000 West 20th Avenue	Middle	513
South Park	1551 Delaware Street	Middle	421
Perry Tipler	325 South Eagle Street	Middle	315
West	375 N. Eagle Street	High School	1,702
Omro	1000 N Webster Avenue	Elementary	328
Omro	455 Fox Trail	Middle	257
Omro	455 Fox Trail	High School	366

Source: <http://wisedash.dpi.wi.gov/Dashboard/Page/Home/Topic%20Area/Enrollment/>

In 2017, the Oshkosh Area School District released a Facilities Study to evaluate current and future needs while recognizing challenges and opportunities within the School District.¹⁸ This plan gives details regarding each Elementary, Middle, and High School buildings while also including Administration, Recreation, and Maintenance Buildings.

PRIVATE SCHOOLS:

One private school is located in the Town of Algoma: Wyldewood Christian School at 3030 Witzel Avenue. Wyldewood Christian School serves students in grades kindergarten through 12th grade. Enrollment for the 2017-2018 school year was 40 students. Additional private schools are located in the City of Oshkosh and offer pre-kindergarten to 12th grade instruction.

POST-SECONDARY EDUCATION:

There are no institutions of higher education located in the Town of Algoma. The University of Wisconsin-Oshkosh offers bachelor's, master's and doctoral degrees in a wide range of programs at its three locations. Algoma is in the Fox Valley Technical College District. The technical college offers a variety of two-year technical degrees.

CHURCHES

There are five churches in the Town of Algoma (Map 6-2):

- All Saints Lutheran Church, 1072 Honey Creek Road
- Church of Jesus Christ of the Latter Day Saints, 2828 Scenic Drive

¹⁸ <https://www.oshkosh.k12.wi.us/district/facilities-advisory-committee>.

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

- Jehovah's Witness, 3343 Omro Road
- Saint Paul's United Church of Christ, 1250 Leonard Point Road
- Wyldewood Baptist Church, 3030 Witzel Avenue

OTHER MUNICIPAL BUILDINGS

TOWN HALL:

The Algoma Town Hall, located at 15 North Oakwood Road, was originally built to serve as an elementary school in 1947 (Map 6-2). Several years later, the Oshkosh Area School District consolidated with the Algoma School District. The building continued to serve as a school until it was purchased by the Town in 1978 and converted into the Town Hall shortly thereafter. The structure contains approximately 7,000 square feet of space on one level. A half-acre town-owned parcel (former Town Hall site) on the southwest corner of Witzel Avenue and Oakwood Road (just south of the present Town Hall) is available for overflow parking.

The Town Hall houses the Town Administrator, Town Clerk, Treasurer, and Administrative Assistant. The Fire Department and building inspector have office space in the building. In addition to the main office space, the Town Hall has one large assembly hall that can accommodate 162 people, along with a storage room, kitchen, and two rest rooms.

The Town Hall is not meeting current Town needs. Additional capacity and storage space is needed. It is anticipated that a municipal complex study will be completed in 2022.

POST OFFICE:

The United States Postal Service has a number of postal facilities in the Oshkosh area. Some of these facilities are located within other venues such as Festival Foods. Facilities are located at:

- 1025 W 20th Avenue, Oshkosh
- 2415 Westowne Avenue, Oshkosh (Festival Foods)
- 130 State Street, Oshkosh
- 748 Algoma Boulevard (Reeves Memorial Union)

WISCONSIN DEPARTMENT OF TRANSPORTATION:

The Wisconsin Department of Transportation, Department of Motor Vehicles operates a service center at 2301 Omro Road in the City of Oshkosh (Map 6-2). Services provided at this facility include: driver license, ID card, disabled parking hang tags/plates, vehicle titles, license plates and registration renewal stickers (tabs), motor homes, RV trailers, motorcycles/mopeds, and farm plates and disabled parking hang tags/plates.

APPENDIX C-6: UTILITIES & COMMUNITY FACILITIES

FORECASTED UTILITIES AND COMMUNITY FACILITIES NEEDS

A forecast of utilities and community facility needs are defined within the Town of Algoma's Capital Improvement Plan.



APPENDIX C-7

ECONOMIC DEVELOPMENT

APPENDIX C-7: ECONOMIC DEVELOPMENT

INVENTORY AND ANALYSIS

This section inventories the Town's labor force characteristics, an economic analysis, as well as a brief discussion on the various Town assets and opportunities to attract business in order to grow and diversify the local economy.

Some of the data found in the chapter was obtained from the American Community Survey (ACS). The ACS is an ongoing statistical survey by the U.S. Census Bureau representing a sample of the population over a period of time and differs from the Decennial U.S. Census where figures are based on actual counts during a point in time. ACS estimates are controlled to decennial population estimates and become less accurate over the decade, meaning estimates are only as accurate as the census count on which they are based.

LABOR FORCE CHARACTERISTICS

Labor force is defined as individuals currently with a job (the employed) and those residents without a job and actively looking for one (the unemployed). Labor force trends are one indicator of the economy's performance by illustrating the rate of growth of the labor force and the extent to which potential workers are able to find jobs.

CURRENT LABOR FORCE:

According to the 2014-2018 ACS 5-Year Estimates, 66.5 percent of the Town of Algoma population over 16 years of age was in the civilian labor force (Table 7-1). This was higher than Winnebago County's labor participation rate of 65.6% but lower than the State of Wisconsin's labor participation rate of 66.7%.

Census information also indicates that between 2000 and the 2012-2016 time period, the labor force grew by 21% as compared to an approximate 20% increase in total population.

APPENDIX C-7: ECONOMIC DEVELOPMENT

Table 7-1: Town of Algoma Labor Force, 2014-2018 5 Year Estimates

Jurisdiction	2014-2018 5-Year Estimate					
	Population 16 Years and Over		In Labor Force			
	Estimate	MOE +/-	Estimate	MOE +/-	Percent	MOE +/-
T Algoma	5,791	+/-192	3,851	+/-242	66.5%	+/-3.5
Winnebago County	138,852	+/-261	91,021	+/-925	65.6%	+/-0.7
Wisconsin	4,639,447	+/-1,100	3,092,330	+/-5549	66.7%	+/-0.1

Source: DP-3; 2014-2018 American Community Survey 5-Year Estimates, DP03

UNEMPLOYMENT:

The unemployment rate is at record lows within Winnebago County and the state in 2018 after reaching highs of 7.8% and 8.6% respectively during 2010. The unemployment rate serves as a general measure of how well our economy is doing. This rate is simply calculated by dividing the number of unemployed persons by the total civilian workforce. This measure is reflective of unemployment rates for both the county and the state as shown on Table 7-2. The peak in unemployment rates was related to the economic recession that began in 2008. Since that time, unemployment rates have been steadily declining as the economy has been improving. The employment rate in 2020 increased due to the COVID-19 pandemic. The annual unemployment rate is still not known as this plan is being finalized during 2020. Within Winnebago County, the monthly unemployment rate reached its highest point in April 2020 at 13.2 percent, in July 2020 the unemployment rate was at 6%.¹ Figure 7-1 visualizes the unemployment rate between January and June of 2020 for the region, state, and the United States. It can be noted that unemployment increased drastically between March and April due to the COVID-19 pandemic.

Table 7-2: Annual Average Unemployment Rates, 2008-2018

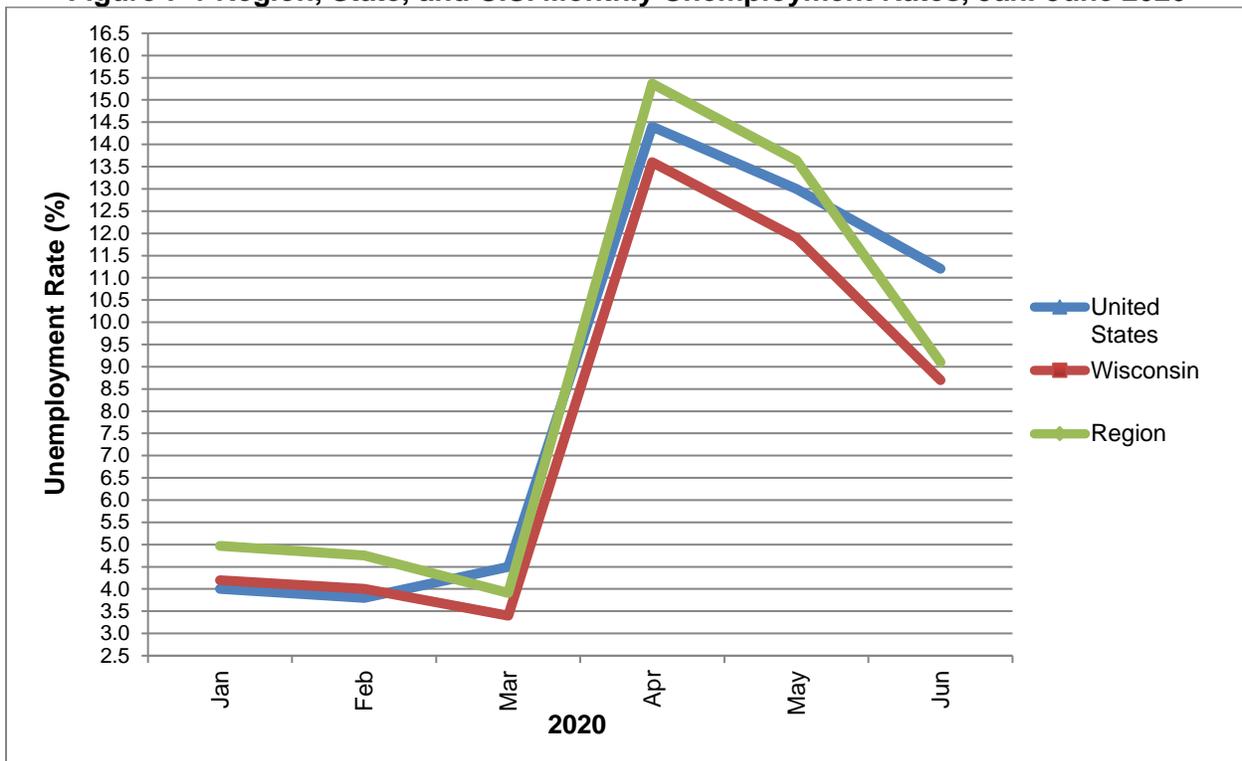
Jurisdiction	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Winnebago County	7.7	7.8	7	6.7	6.4	5.2	4.2	3.6	3	2.7	3
Wisconsin	8.6	8.6	7.8	7.0	6.7	5.4	4.5	4.0	3.3	3	3.3

Source: <https://jobcenterofwisconsin.com/wisconomy/query>

¹ <https://jobcenterofwisconsin.com/wisconomy/query>.

APPENDIX C-7: ECONOMIC DEVELOPMENT

Figure 7-1 Region, State, and U.S. Monthly Unemployment Rates, Jan.-June 2020



Source: Wisconsin Department of Workforce Development. LAUS Benchmark and Estimates Reports, 2020 Not Seasonally Adjusted

COMMUTING PATTERNS:

Commuting patterns provide some indication of the distance and location that residents have to (or choose to) travel to find employment. **The mean travel time for residents in the Town of Algoma is 18.5 minutes. This is slightly lower than the state average of 22 minutes, and just higher than Winnebago County's average of 18.4 minutes (Table 7-3).** The time commute may reflect residents driving to the City of Oshkosh, or potentially the City of Appleton. This increase is likely due in part to increased distances being traveled and/or increased traffic congestion. **As shown on Figure 7-2, about 25% of Town residents travel 10 to 14 minutes to work and about 15% of residents travel 15 to 19 minutes to work.**

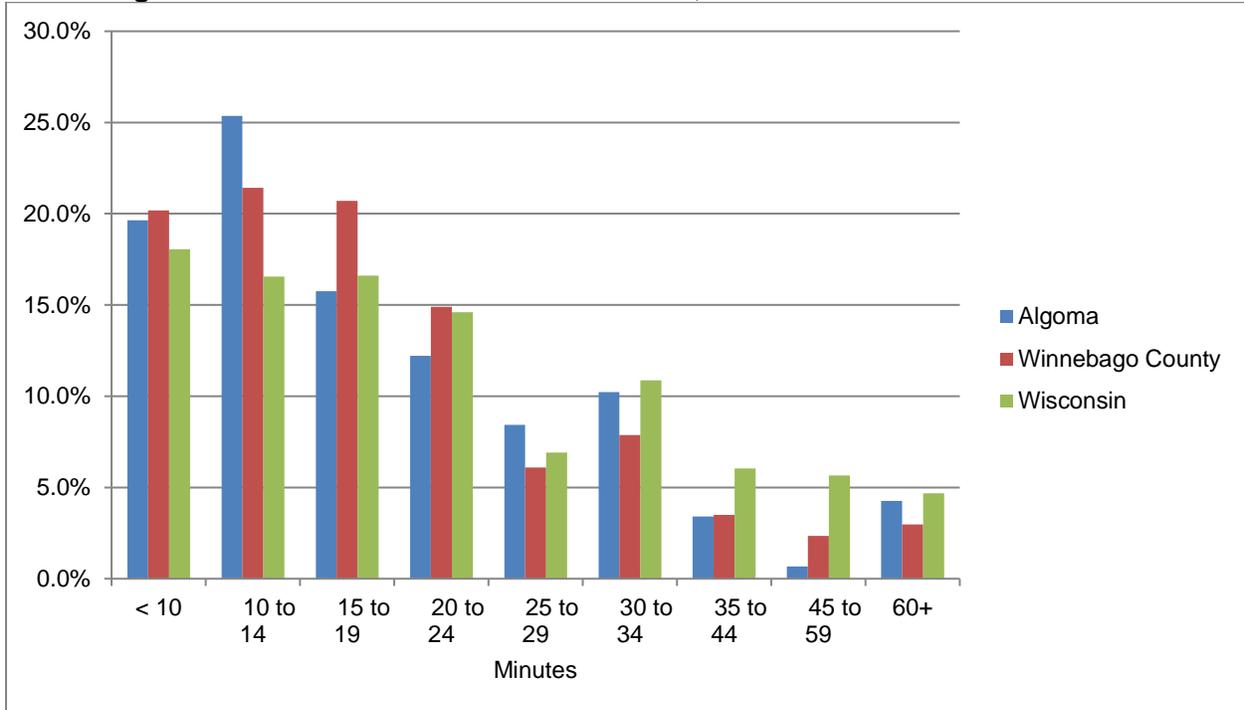
APPENDIX C-7: ECONOMIC DEVELOPMENT

Table 7-3: Mean Travel Times for Employment, 2014-2018 ACS

	Town of Algoma			Winnebago County			Wisconsin		
	Est.	MOE	%	Est.	MOE	%	Est.	MOE	%
Worked at Home	98	+/-70	2.6%	2,888	+/-359	3.3%	131,484	+/-1,939	4.5%
Mean Travel Time (in minutes)	18.5	+/-1.6	-	18.4	+/-0.4	-	22.0	+/-0.1	-

Source: U.S. Census 2014-2018 ACS 5-Year Estimates, DP03

Figure 7-2: Percent of Travel Time to Work, 2014-2018 ACS 5-Year Estimate



Source: ACS 2014-2018, B08006, B08012, B08013

WORKER INFLOW/OUTFLOW:

A useful method of gauging the amount of economic benefit or impact from employment opportunities within or nearby the Town of Algoma is to evaluate an inflow/outflow model and corresponding 2015 and 2017 the U.S. Census Bureau, On the Map data.

Based on the data provided by the U.S. Census Bureau, there are 127 residents that live and work within the Town. Some 3,558 residents live in Algoma but work elsewhere, and 1,249 people that do not live in the Town but work within the community. Figure 7-3 illustrates the inflow/outflow of all workers in the Town.

APPENDIX C-7: ECONOMIC DEVELOPMENT

Figure 7-3: Worker Inflow/Outflow (All Workers), Town of Algoma, 2017



Source: U.S. Census Bureau, On the Map, 2017 data (2020)

Table 7-4: Inflow/Outflow Counts of All Jobs (All Workers), Town of Algoma, 2017

In-Area Labor Force Efficiency (All Jobs)		
	2017	
	Count	Share
Living in the Selection Area	3,685	100.0%
Living and Employed in the Selection Area	127	3.4%
Living in the Selection Area but Employed Outside	3,558	96.6%
In-Area Employment Efficiency (All Jobs)		
	2017	
	Count	Share
Employed in the Selection Area	1,376	100.0%
Employed and Living in the Selection Area	127	9.2%
Employed in the Selection Area but Living Outside	1,249	90.8%

Source: U.S. Census Bureau, On the Map, 2017 data (2020).

APPENDIX C-7: ECONOMIC DEVELOPMENT

The top workplace destinations outside of Algoma include the City of Oshkosh (42%), the City of Fond du Lac (4.8%) and the City of Appleton (4.8%), as depicted in Table 7-5. Top places for workers that come into the Town of Algoma for employment (Table 7-6) include the Cities of Oshkosh, Appleton, and Neenah.

Table 7-5: Top 10 Places of Employment for Town of Algoma Residents, 2017

Rank	Municipality	No. Workers	Percent
1	City of Oshkosh	1,547	42.0%
2	City of Fond du Lac	178	4.8%
3	City of Appleton	176	4.8%
4	City of Neenah	171	4.6%
5	Village of Fox Crossing	84	2.3%
6	City of Menasha	74	2.0%
7	City of Milwaukee	65	1.8%
8	City of Green Bay	64	1.7%
9	City of Madison	51	1.4%
10	City of Ripon	51	1.4%
	All Other Locations	1,224	33.2%
	Total	3,685	100.0%

Source: <http://onthemap.ces.census.gov/>, 2015

Table 7-6: Top 10 Places of Residence for Town of Algoma Workers, 2017, All Jobs

Rank	Municipality	No. Workers	Percent
1	City of Oshkosh	294	21.4%
2	City of Appleton	62	4.5%
3	City of Fond du Lac	40	2.9%
4	City of Neenah	31	2.3%
5	City of Menasha	22	1.6%
6	City of Omro	20	1.5%
7	Village of Fox Crossing	18	1.3%
8	City of Milwaukee	15	1.1%
9	City of Green Bay	13	0.9%
10	Village of Harrison	13	0.9%
	Other	848	61.6%
	Total	1,376	100.0%

Source: <http://onthemap.ces.census.gov/>

APPENDIX C-7: ECONOMIC DEVELOPMENT

ECONOMIC BASE ANALYSIS

EMPLOYMENT SECTORS:

Based on 2020 ESRI Business Analyst NAICS data, the Town's main sectors of employment include Other Services (14.6%), Construction (13.8%) and both Health Care and Social Assistance (10.8%) (Table 7-7). When utilizing the Standard Industrial Classification (SIC) system, Table 7-8 indicates that Finances, Construction and Services sectors represented the largest sectors of employment within the Town of Algoma.

LOCAL EMPLOYERS:

A total of 117 businesses with 926 employees existed within the Town of Algoma in 2020 based on ESRI's Business Analyst report (data sourced from Infogroup with ESRI methodologies applied for custom geography). **The top 30 companies' sales made up over \$187 million.** The total companies' sales in the Town were over \$214 million (Table 7-9).

Top employers in Oshkosh are located in Table 7-10, this data was collected from the Oshkosh Chamber of Commerce.

Table 7-7: Industry Sectors (NAICS), Town of Algoma, 2020



Business Summary

Algoma town, WI
 Algoma town, WI (5513901025)
 Geography: County Subdivision

Prepared by Esri

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%
Mining	0	0.0%	0	0.0%
Utilities	1	0.8%	7	0.7%
Construction	18	13.8%	94	9.8%
Manufacturing	3	2.3%	40	4.2%
Wholesale Trade	7	5.4%	83	8.7%
Retail Trade	11	8.5%	61	6.4%
Motor Vehicle & Parts Dealers	2	1.5%	26	2.7%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	3	2.3%	11	1.2%
Bldg Material & Garden Equipment & Supplies Dealers	2	1.5%	9	0.9%
Food & Beverage Stores	1	0.8%	6	0.6%
Health & Personal Care Stores	0	0.0%	0	0.0%
Gasoline Stations	0	0.0%	0	0.0%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%
General Merchandise Stores	0	0.0%	0	0.0%
Miscellaneous Store Retailers	2	1.5%	4	0.4%
Nonstore Retailers	1	0.8%	5	0.5%
Transportation & Warehousing	2	1.5%	100	10.5%
Information	1	0.8%	1	0.1%
Finance & Insurance	10	7.7%	49	5.1%
Central Bank/Credit Intermediation & Related Activities	1	0.8%	12	1.3%
Securities, Commodity Contracts & Other Financial	3	2.3%	10	1.0%
Insurance Carriers & Related Activities; Funds, Trusts &	6	4.6%	27	2.8%
Real Estate, Rental & Leasing	10	7.7%	80	8.4%
Professional, Scientific & Tech Services	11	8.5%	44	4.6%
Legal Services	3	2.3%	19	2.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	4	3.1%	24	2.5%
Educational Services	2	1.5%	55	5.8%
Health Care & Social Assistance	14	10.8%	185	19.4%
Arts, Entertainment & Recreation	2	1.5%	8	0.8%
Accommodation & Food Services	0	0.0%	0	0.0%
Accommodation	0	0.0%	0	0.0%
Food Services & Drinking Places	0	0.0%	0	0.0%
Other Services (except Public Administration)	19	14.6%	92	9.6%
Automotive Repair & Maintenance	5	3.8%	42	4.4%
Public Administration	2	1.5%	33	3.5%
Unclassified Establishments	13	10.0%	0	0.0%
Total	130	100.0%	956	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

August 19, 2020

Table 7-8: Industry Sectors (SIC), Town of Algoma, 2020

Data for all businesses in area		Algoma town, ...			
Total Businesses:		130			
Total Employees:		956			
Total Residential Population:		7,120			
Employee/Residential Population Ratio (per 100 Residents)		13			
	Businesses		Employees		
	Number	Percent	Number	Percent	
by SIC Codes					
Agriculture & Mining	5	3.8%	23	2.4%	
Construction	18	13.8%	94	9.8%	
Manufacturing	2	1.5%	15	1.6%	
Transportation	5	3.8%	109	11.4%	
Communication	1	0.8%	1	0.1%	
Utility	1	0.8%	7	0.7%	
Wholesale Trade	7	5.4%	83	8.7%	
Retail Trade Summary	11	8.5%	61	6.4%	
Home Improvement	2	1.5%	9	0.9%	
General Merchandise Stores	0	0.0%	0	0.0%	
Food Stores	1	0.8%	6	0.6%	
Auto Dealers, Gas Stations, Auto Aftermarket	2	1.5%	26	2.7%	
Apparel & Accessory Stores	0	0.0%	0	0.0%	
Furniture & Home Furnishings	2	1.5%	6	0.6%	
Eating & Drinking Places	0	0.0%	0	0.0%	
Miscellaneous Retail	4	3.1%	14	1.5%	
Finance, Insurance, Real Estate Summary	18	13.8%	127	13.3%	
Banks, Savings & Lending Institutions	1	0.8%	12	1.3%	
Securities Brokers	3	2.3%	10	1.0%	
Insurance Carriers & Agents	6	4.6%	27	2.8%	
Real Estate, Holding, Other Investment Offices	8	6.2%	78	8.2%	
Services Summary	47	36.2%	403	42.2%	
Hotels & Lodging	0	0.0%	0	0.0%	
Automotive Services	5	3.8%	42	4.4%	
Motion Pictures & Amusements	1	0.8%	1	0.1%	
Health Services	10	7.7%	90	9.4%	
Legal Services	3	2.3%	19	2.0%	
Education Institutions & Libraries	2	1.5%	55	5.8%	
Other Services	26	20.0%	196	20.5%	
Government	2	1.5%	33	3.5%	
Unclassified Establishments	13	10.0%	0	0.0%	
Totals	130	100.0%	956	100.0%	

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

August 19, 2020



Business Summary

Algoma town, WI
Algoma town, WI (5513901025)
Geography: County Subdivision

Prepared by Esri

APPENDIX C-7: ECONOMIC DEVELOPMENT

Table 7-9: Top 30 Company Sales, Town of Algoma, 2019

	Company Name	Street/Location	NAICS Code	Annual Sales Volume (\$1,000s)	Number of Employees
1	FOX VALLEY IRON METAL-AUTO	WITZEL AVE	42351023	70,612	40
2	FOX GRAPHICS	STATE ROAD 21	42432005	26,699	22
3	A D M GREEN	CLAIRVILLE RD	42449021	11,166	8
4	KOBUSSEN BUSES LTD	OMRO RD	48551002	9,668	95
5	AUTO & SCRAP RECYCLERS INC	WITZEL AVE	42393017	8,310	8
6	LINDE LLC	CLAIRVILLE RD	32512001	6,299	10
7	WALLY'S U-PULL-IT	STATE ROAD 21	42314003	6,024	8
8	ST CROIX CIEMICAL CO	HORSESHOE RD	42469020	5,277	3
9	SERVICE OIL CO	OMRO RD	81111104	3,554	30
10	RIGHT AT HOME	OMRO RD	62161001	3,310	50
11	IDEAL STRUCTURAL DESIGNS LLC	WYLDE OAK DR	23622005	3,184	9
12	INTERIOR WOODWORKING	STATE ROAD 21	23835013	2,946	17
13	BMO HARRIS BANK	OMRO RD	52211002	2,646	12
14	STAFFORD CONSTRUCTION CO	STATE ROAD 21	23811001	2,253	13
15	D C CONSTRUCTION	COUNTY RD E	56173009	2,143	25
16	SIMONSON BUILDERS	OAKDALE CT	23611505	2,123	6
17	COLDWELL BANKER	OMRO RD	53121003	2,070	18
18	STORM CO INC	COUNTY RD E	33299916	2,030	25
19	OAKWOOD MANOR	OMRO RD	53111002	2,030	20
20	JEFF FOUST EXCAVATING INC	CLAIRVILLE RD	23891006	1,733	10
21	RICHARDS INSURANCE	N OAKWOOD RD	52421001	1,588	10
22	VALLEY INSURANCE ASSOC INC	OMRO RD	52421001	1,429	9
23	SKIPPERBUD'S	EGG HARBOR LN	71393007	1,392	7
24	ALGOMA SANITARY DISTRICT	MILLER DR	22131003	1,347	6
25	PERFECTION DISTRIBUTING	ABRAHAM LN	44314264	1,331	5
26	CURTIS LAW OFFICE	OMRO RD	54111002	1,325	9
27	OSHKOSH ANTENNA & SATELLITE	STATE ROAD 21	51731113	1,321	1
28	EMERALD DATACOM PRODUCTS INC	SUNKIST RD	42343008	1,256	1
29	ALGOMA TRUCKING	LEONARD POINT RD	48423015	1,178	5
30	HUGHES & CHRISTIAN	OMRO RD	62121003	1,115	9
	Top 30 Companies' Sales			187,359	
	Remaining Companies' Sales in Town			26,902	
	TOTAL SALES IN TOWN OF ALGOMA			214,261	

Source: ESRI Business Analyst, Infogroup, 2019 data

APPENDIX C-7: ECONOMIC DEVELOPMENT

Table 7-10: Largest Employers in Oshkosh, 2020

Employer	Field	Number of full-time employees
Oshkosh Corporation	Specialized Trucks	3,100
Bemis (all Oshkosh locations)	Packaging tape/plastic firm	2,300
Oshkosh Area School District	Education	1,290
University of Wisconsin- Oshkosh	Education	1,288
US Bank (All Oshkosh locations)	Financial Institution	1,144
Winnebago County	Government	1,046
Aurora Medical Center & Aurora Medical Group	Health Care	1,036
4Imprint	Advertising Specialties	819
Silver Star Brands	Mail Order Distribution	650
Winnebago Mental Health Institute	Health Care	625
City of Oshkosh	Government	569
Ascension Mercy Hospital	Health Care	539
Oshkosh Correctional Institution	Corrections	502
Hoffmaster Group	Paper Specialties	440
Clarity Care	Health Care	420
Wal-Mart Super Center	Department Stores	318
Miravida Living	Assisted Living	275
Lampham-Hickey Steel	Steel Products	256
Muza Metal Products	Metal Fabrication	250
CESA 6	Education	200
Oshkosh Community YMCA	Human Services Organization	200
UPS	Transportation	200

Source: Oshkosh Chamber of Commerce, Accessed September 2020
<https://www.oshkoshchamber.com/employment-statistics/>

The composition and types of employment provide a snapshot of the Town and area’s economic base. **The top three occupations for Town residents were Educational, Health and Social Services (28.6%); Manufacturing (20.0%); and Retail Trade (12.6%) (Table 7-11).** Almost a third of county (24%) and state (18.3%) workers were employed in Manufacturing positions.

APPENDIX C-7: ECONOMIC DEVELOPMENT

Table 7-11: Employment by Occupation, 2014-2018 ACS 5-Year Estimates

	Algoma			Winnebago County			Wisconsin		
	Estimate	%	Median Income	Estimate	%	Median Income	Estimate	%	Median Income
Civilian employed population 16 years and over	3,797	100%	\$ 43,552	87,968	100%	\$ 35,353	2,964,540	100%	\$ 36,757
Agriculture, forestry, fishing and hunting, and mining	11	0.3%	.	720	0.8%	\$ 31,366	69,034	2.3%	\$ 29,847
Construction	57	1.5%	\$ 62,031	3,602	4.1%	\$ 41,439	167,256	5.6%	\$ 45,614
Manufacturing	761	20.0%	\$ 49,311	21,151	24.0%	\$ 48,453	541,654	18.3%	\$ 45,102
Wholesale trade	132	3.5%	\$ 52,750	2,558	2.9%	\$ 39,779	79,385	2.7%	\$ 46,472
Retail trade	477	12.6%	\$ 12,430	10,386	11.8%	\$ 21,399	328,771	11.1%	\$ 22,884
Transportation and warehousing, and utilities	91	2.4%	\$ 76,250	3,382	3.8%	\$ 39,583	133,175	4.5%	\$ 46,231
Information	56	1.5%	\$ 59,722	1,247	1.4%	\$ 37,188	48,214	1.6%	\$ 43,077
Finance, insurance, real estate, and rental and leasing	145	3.8%	\$ 53,750	4,502	5.1%	\$ 44,293	178,252	6.0%	\$ 47,793
Professional, scientific, management, administrative, and waste management services	317	8.3%	\$ 75,781	7,445	8.5%	\$ 35,496	247,109	8.3%	\$ 40,817
Educational, health and social services	1,087	28.6%	\$ 48,523	19,159	21.8%	\$ 31,102	693,627	23.4%	\$ 36,061
Arts, entertainment, recreation, accommodation and food services	282	7.4%	\$ 13,333	7,269	8.3%	\$ 11,362	253,278	8.5%	\$ 13,690
Other services (except public administration)	172	4.5%	\$ 32,188	3,713	4.2%	\$ 30,236	122,460	4.1%	\$ 26,630
Public administration	209	5.5%	\$ 42,350	2,834	3.2%	\$ 49,362	102,325	3.5%	\$ 52,155

Sources: ACS 2014-2018 C24030, B24031

ECONOMIC DEVELOPMENT ASSETS

INDUSTRIAL AND BUSINESS PARKS:

There are no designed business or industrial parks located within the Town of Algoma. Several of these parks exist nearby in the cities of Oshkosh and Omro to accommodate this type of development.

TIF/TID DISTRICTS:

No TIF/TID Districts exist within the Town of Algoma at this time. A Tax Increment Finance District (often referred to as TIF or TID) is a public financing method used to subsidize private development projects. For a set duration of time, a municipality takes property tax revenue that is generated within a geographical area and uses it to improve a particular part of town. Then taxes levied on any new developments created within the district are collected under the TID and used toward recuperating the expenses. Previously, cities and villages could create TIDs, while towns were only permitted to use TIDs for limited purposes related to tourism, agriculture, manufacturing and forestry. New changes in the law, effective April 2014, now permit towns to have the same tax incremental financing authority as cities and villages if they meet the following criteria: 1) Population is more than 3,500; 2) equalized value of all taxable property is more than \$500 million, and; 3) The TID is in a sewer service area served by a wastewater treatment plant. The Town of Algoma does meet these conditions.

APPENDIX C-7: ECONOMIC DEVELOPMENT

BROWNFIELDS / REDEVELOPMENT SITES:

Brownfields are sites where development or redevelopment is complicated by real or perceived hazardous substances, pollutants, or contamination. Knowing the location of brownfields and the extent of pollution greatly improves the likelihood that these sites will be redeveloped. ***The Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment maintains a listing of brownfields and contaminated sites. This website lists 19 entries for the Town of Algoma (Table 7-12), of which only 1 site is considered “open”.*** The four categories are: Leaking Underground Storage Tank, Environmental Repair, Spills, and No Action Required. The Town’s entries and corresponding categories are described in further detail below:

- There were 3 Leaking Underground Storage Tanks (LUST) listed for the Town of Algoma. The WDNR defines LUST sites as having “contaminated soil and/or groundwater with petroleum.”
- There were 6 Environmental Repair sites (ERP) listed for the Town of Algoma. The WDNR defines ERPs as “sites other than LUSTs that have contaminated soil and/or groundwater. Examples include industrial spills (or dumping) that need long term investigation, buried containers of hazardous substances, and closed landfills that have cause contamination.”
- There were 7 Spills listed for the Town of Algoma. The WDNR defines Spills as having “a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment [which are] usually cleaned up quickly.”
- There were 2 No Action Required (NAR) listings for the Town of Algoma. The WDNR defines NAR as occurrences where “there was, or may have been, a discharge to the environment and, based on the known information, WDNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.”
- There is one “open” site undergoing abatement at 880 Honey Creek Road.

APPENDIX C-7: ECONOMIC DEVELOPMENT

Table 7-12: Town of Algoma Brownfield and Contaminated Sites, 2018

Site Type	BRRTS No	Activity Name	Address	Start Date	Status	Jurisdiction
ERP	02-71-579990	MUELLER FAMILY AUTO	2060 OMRO RD	2017-08-15	OPEN	DNR
LUST	03-71-002139	MUELLER CHRYSLER-PLYMOUTH	2060 OMRO RD	1995-09-01	CLOSED	DNR
SPILL	04-71-581334	JEFF FOUST EXCAVATING SPILL	2824 CLAIRVILLE RD	2018-01-19	CLOSED	DNR
ERP	02-71-000444	SERVICE OIL CO	2531 OMRO RD	1993-06-16	CLOSED	DNR
LUST	03-71-001417	SERVICE OIL CO	2531 OMRO RD	1993-02-14	CLOSED	DNR
LUST	03-71-000347	4X CORP - LEONARDS RD	1665 LEONARD POINT RD	1989-07-14	CLOSED	DNR
SPILL	04-71-050718	HWY 21 & ABRAHAM LN	STH 21 & ABRAHAM LN	1995-05-15	CLOSED	DNR
SPILL	04-71-179498	929 WYLDE OAK DR	929 WYLDE OAK DR	1997-07-23	CLOSED	DNR
ERP	02-71-198206	BATTIS BROTHERS	570 N MAIN ST	1998-09-24	CLOSED	DNR
ERP	02-71-556014	ADM-OSHKOSH FCLTY (AG SERVICES OF WI)	2550 CLAIRVILLE RD	2010-08-16	CLOSED	DATCP
SPILL	04-71-263150	2550 CLAIRVILLE RD	2550 CLAIRVILLE RD	2000-03-29	CLOSED	DNR
SPILL	04-71-556285	UTICA ENERGY SPILL	2550 CLAIRVILLE RD	2010-10-11	CLOSED	DNR
NAR	09-71-296184	SKIPPER BUDS	1351 EGG HARBOR LN	1996-10-29	NAR	DNR
SPILL	04-71-379521	SKIPPER BUDS	1351 EGG HARBOR LN	2002-03-07	CLOSED	DNR
NAR	09-71-513594	BEHM PROPERTY	4299 STATE RD 21	2003-10-08	NAR	DNR
ERP	02-71-520034	RASMUSSEN #2 PROPERTY	OMRO RD & LEONARDS POINT RD	2003-08-05	CLOSED	WMM
SPILL	04-71-529712	VAN HANDEL EXCAVATING	445 FOREST VIEW	2004-06-22	CLOSED	DNR
AC	08-71-547926	AC AT 880 HONEY CREEK RD	880 HONEY CREEK RD	2006-07-23	CLOSED	DNR
ERP	02-71-553702	UTICA ENERGY ETHANOL PIPELINE SPILL	STH 91 CORRIDOR	2009-04-06	CLOSED	DNR

Source: WDNR, BRRTS website, 2018



APPENDIX C-8

LAND USE

APPENDIX C-8: LAND USE

INVENTORY AND ANALYSIS

The following section provides a thorough analysis of land use trends and projections for the Town of Algoma.

EXISTING LAND USE

Existing land use was interpreted utilizing 2015 aerials. In order to analyze land use trends, historic land use data derived from 2000 aerials. Updated maps and images were used as a comparison for this plan. Land use information was compiled into general land use categories (Table 8-1).

LAND USE CATEGORIES:

Agricultural. Agricultural land is broadly classified as land that is used for crop production. Agricultural uses can include farming, dairying, pastures, apiculture (bees), aquaculture (fish, mussels), cropland, horticulture, floriculture, viticulture (grapes), silviculture (trees) and animal and poultry husbandry. Agricultural land is divided into two sub-categories: irrigated and non-irrigated cropland. Irrigated cropland is watered by artificial means, while non-irrigated cropland is watered by natural means (precipitation).

Residential. Residential land is classified as land that is used primarily for human habitation. Residential land uses are divided into single and two-family residential, farmstead, multi-family and mobile home parks. Single and two-family residential includes single family dwellings, duplexes, and garages for residential use. Within platted subdivisions, residential land use encompasses the entire lot. In rural areas and where lots are typically larger, single family includes the primary residence, outbuildings, and the mowed area surrounding the structures. Single family also includes isolated garages and similar structures on otherwise undeveloped rural lots. Farmsteads include the farm residence, the mowed area between the buildings and the associated outbuildings (barn, sheds, manure storage, abandoned buildings). Multi-family includes apartments of three or more units, condos, room and boarding houses, residence halls, group quarters, retirement homes, nursing care facilities, religious quarters, and the associated parking and yard areas. Mobile home parks are classified as land that is part of a mobile home park. Single standing mobile homes are classified under single family and two-family residential.

Commercial. Commercial land uses represent the sale of goods and services and other general business practices. Commercial uses include retail and wholesale trade (car and boat dealers; furniture, electronics and appliance stores; building equipment and garden equipment; grocery and liquor stores; health and personal care stores; gasoline stations; clothing and accessories, sporting goods, hobby, book and music stores; general merchandise; miscellaneous store retailers; couriers; and massagers), services (publishing, motion picture

APPENDIX C-8: LAND USE

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 that 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 uses include highway and street rights of way, support activities for transportation (waysides, freight weigh stations, bus stations, taxi, limo services, park and ride lots), rail related facilities, and other related categories. Airports are included under transportation and consist of paved areas that are dedicated specifically to air traffic.

Utilities/Communications. Utilities and communications are classified as any land use that 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 that 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.

APPENDIX C-8: LAND USE

Water Features. Water features consist of 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 that are characterized by a predominance of tree cover. Woodlands are divided into two subcategories: general woodlands and planted woodlands. General woodlands are naturally occurring; this category includes forests, woods, and distinguishable hedgerows. Planted woodlands include forestry and timber track operations where trees are typically planted in rows; this category includes tree plantations, orchards and land dedicated to Christmas tree production (nurseries are not included).

Open Other Land. This category includes land that 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.

2015 LAND USE INVENTORY:

Developed land has been altered from its natural state to accommodate human activities. Although agricultural areas are considered undeveloped by land classification systems, these uses have different impacts on land use decisions than urbanized uses; thus, agricultural uses have been separated to obtain an accurate total of all related activities. In addition, residential land uses have been divided according to their specific category: single family residential, farmsteads, multi-family residential and mobile home parks. Single family residential land use includes single family dwellings and duplexes.

The Town of Algoma encompasses approximately 6,731 acres. About a third or 32 percent of the land within the Town is developed (Table 8-1; Figure 8-1 and Map 8-2.) Approximately four-fifths (84.4%) of the developed uses in the Town are single-family residential (1,393.2 acres, 63.8%) and transportation (450.8 acres, 20.6%). Other residential uses (farmsteads and multifamily; 135.7 acres, 6.3%), commercial (104.9 acres, 4.8%), industrial (16.3 acres, 0.7%), recreational facilities (35.5 acres, 1.6%), institutional (42.4 acres, 1.9%), and utilities/communications (5.1 acres, 0.2%) make up the remaining developed land uses.

Residential (1,528.9 acres, 22.7%), non-irrigated cropland (1,992.1 acres, 29.6%) and water (1,473.2 acres, 21.9%) encompass slightly less than three-quarters (74.2%) of the overall land use in the Town. Transportation (450.8 acres, 6.7%), woodlands (309.8 acres, 4.7%) and open other land (720.0 acres, 10.7%) make up another 22 percent.

It should be noted that existing land use from 2015 was used as a baseline. Since 2015, some notable land use changes have occurred. For example, 13 single-family units and 4 duplex units were added (Table 8-4); about 139 acres were lost due to annexations (Table 8-5); and Jones Park was purchased and developed by the Town.

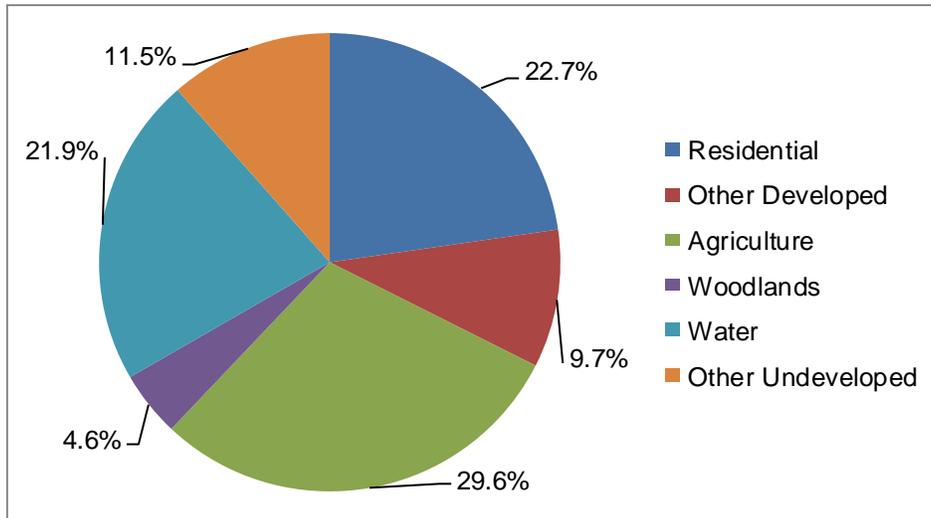
APPENDIX C-8: LAND USE

Table 8-1: Existing Land Use, 2015*

Land Use	Town of Algoma		
	Total Acres	Percent of Developed Land	Percent of Total
Single Family Residential	1,393.2	63.8%	20.7%
Farmsteads	112.5	5.2%	1.7%
Multi-Family Residential	23.2	1.1%	0.3%
Mobile Home Parks	0.0	0.0%	0.0%
Commercial	104.9	4.8%	1.6%
Industrial	16.3	0.7%	0.2%
Recreational Facilities	35.5	1.6%	0.5%
Institutional Facilities	42.4	1.9%	0.6%
Utilities/Communications	5.1	0.2%	0.1%
Transportation	450.8	20.6%	6.7%
Total Developed	2,184.0	100.0%	32.4%
Non-Irrigated Cropland	1,992.1		29.6%
Planted Woodlands	50.6		0.8%
General Woodlands	259.2		3.9%
Quarries	51.8		0.8%
Open Other Land	720.0		10.7%
Water Features	1,473.2		21.9%
Total Acres	6,730.8		100.0%

Source: East Central Wisconsin Regional Planning Commission, 2018

Figure 8-1: Existing Land Use, 2015*



Source: East Central Wisconsin Regional Planning Commission, 2018

*Note that Table 8-1 and Figure 8-1 are based on the 2015 Land Use Data.

APPENDIX C-8: LAND USE

COOPERATIVE PLAN:

The *Cooperative Plan between the City of Oshkosh and the Town of Algoma*, dated January 16, 2004 established a long-term boundary agreement that limits the City of Oshkosh’s extraterritorial jurisdiction and annexation within the Town’s “Protected Area”. In addition, this agreement also established expansion areas (Map 8-3). Lands within Zone C fall within the city’s 20-year expansion area (Year 2023), while lands within Zone D fall within the city’s 40-year expansion area (Year 2043).

The Town’s protected area encompasses approximately 3,644 acres or about 54 percent of the Town’s current land area (Table 8-2, Figure 8-2 and Map 8-3). Just over half or 52.6 percent of this area is developed. In excess of ninety percent (91.8%) of the developed land uses are residential (71.1%) and transportation (20.7%). Overall, about two-thirds (86.5%) of the total land uses within the protected area are residential (37.4%), transportation (10.9%), non-irrigated cropland (24.0%) and other open land (14.2%). ***About 1,630 acres of the lands within the Protected Area is vacant (cropland, woodland, other open land).***

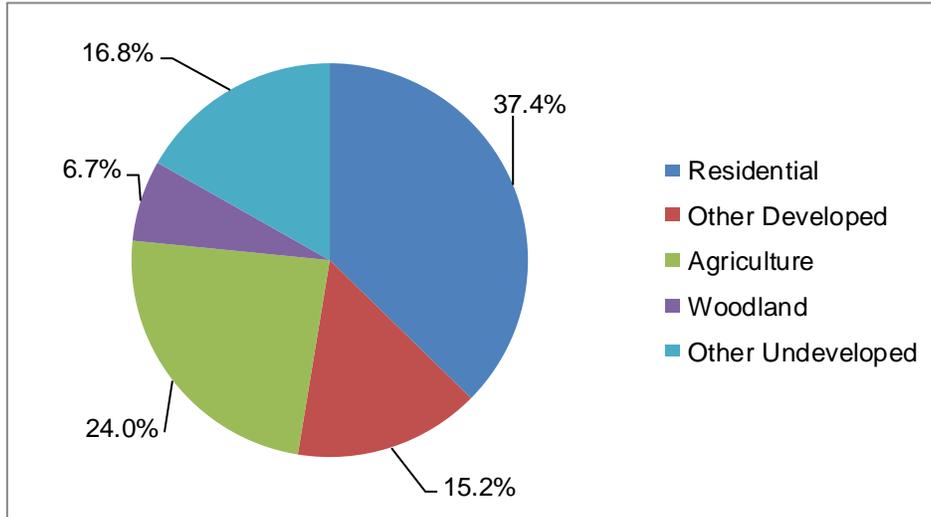
Table 8-2: Existing Land Use, Protected Area, 2015*

Land Use	Town of Algoma		
	Total Acres	Percent of Developed Land	Percent of Total
Single Family Residential	1,277.8	66.7%	35.1%
Farmsteads	60.6	3.2%	1.7%
Multi-Family Residential	23.2	1.2%	0.6%
Mobile Home Parks	0.0	0.0%	0.0%
Commercial	76.7	4.0%	2.1%
Industrial	0.0	0.0%	0.0%
Recreational Facilities	35.5	1.9%	1.0%
Institutional Facilities	42.6	2.2%	1.2%
Utilities/Communications	3.1	0.2%	0.1%
Transportation	396.4	20.7%	10.9%
Total Developed	1,915.9	100.0%	52.6%
Non-Irrigated Cropland	874.7		24.0%
Planted Woodlands	8.7		0.2%
General Woodlands	233.9		6.4%
Quarries	51.8		1.4%
Open Other Land	515.9		14.2%
Water Features	43.2		1.2%
Total Acres	3,644.01		100.0%

Source: East Central Wisconsin Regional Planning Commission, 2018

APPENDIX C-8: LAND USE

Figure 8-2: Existing Land Use, Protected Area, 2015*



Source: East Central Wisconsin Regional Planning Commission, 2018

*Note that Table 8-2 and Figure 8-2 are based on the 2015 Land Use Data.

LAND USE TRENDS:

Land use distribution in the Town of Algoma has changed over time (Table 8-3). For the purpose of this plan, land use between 2000 and 2015 was reviewed.

APPENDIX C-8: LAND USE

Table 8-3: Town of Algoma Land Use Trends, 2000 – 2015

Land Use	2000			2015		
	Total Acres	Percent of Developed Land	Percent of Total	Total Acres	Percent of Developed Land	Percent of Total
Single Family Residential	1,353.7	61.2%	17.8%	1,393.2	63.8%	20.7%
Farmsteads	114.7	5.2%	1.5%	112.5	5.2%	1.7%
Multi-Family Residential	13.6	0.6%	0.2%	23.2	1.1%	0.3%
Mobile Home Parks	0.0	0.0%	0.0%	0.0	0.0%	0.0%
Commercial	112.3	5.1%	1.5%	104.9	4.8%	1.6%
Industrial	25.8	1.2%	0.3%	16.3	0.7%	0.2%
Recreational Facilities	55.8	2.5%	0.7%	35.5	1.6%	0.5%
Institutional Facilities	41.2	1.9%	0.5%	42.4	1.9%	0.6%
Utilities/Communications	2.7	0.1%	0.0%	5.1	0.2%	0.1%
Transportation	492.0	22.2%	6.5%	450.8	20.6%	6.7%
Total Developed	2,211.7	100.0%	29.1%	2,184.0	100.0%	32.4%
Non-Irrigated Cropland	2,409.5		31.7%	1,992.1		29.6%
Planted Woodlands	45.1		0.6%	50.6		0.8%
General Woodlands	308.9		4.1%	259.2		3.9%
Quarries	70.4		0.9%	51.8		0.8%
Open Other Land	1,093.3		14.4%	720.0		10.7%
Water Features	1,464.6		19.3%	1,473.2		21.9%
Total Acres	7,603.5		100.0%	6,730.8		100.0%

Source: East Central Wisconsin Regional Planning Commission, 2018

Between 2000 and 2015, the Town of Algoma lost 873 acres (7,603.5 acres to 6,730.8 acres) or about 11.5 percent of its land area (Table 8-3). This difference is accounted for through annexations.

Even though the Town lost land area over this time frame, residential uses increased as new subdivisions and newer existing subdivisions developed, mostly in the protected area of the Town. Agricultural land, woodlands and open other land experienced the greatest losses as these uses were developed and/or annexed into the City of Oshkosh.

The data above is based on 2015 land use data. Based on the Future Land Use Map 8-3, the Town currently has 2,279 acres of developed land and 2. Table 8-10 depicts the current and future land use acreage of the Town.

LAND MARKET AND DEVELOPMENT

DEVELOPMENT TRENDS:

The amount of land available for development is finite. By analyzing the patterns in land use and understanding what the current development trends are, the Town is better able to plan for future development in a sustainable manner.

APPENDIX C-8: LAND USE

According to the Wisconsin Department of Administration, 104 building permits for new residential construction were issued in the Town of Algoma between 2010 and 2017

(Table 8-4). **On average, 13 residential building permits were issued per year.** The largest period of growth occurred between 2010 and 2013. During these four years, an average of 16 residential buildings was added per year. It is important to note that while a majority of these units were single family, the building permit information reflects the number of permits per year and includes permits for single family, two-family and multi-family units. A further analysis of the data shows that 98 permits were taken out for single-family residential, 6 permits for two-family (12 units) and no permits were taken out for multi-family.

Table 8-4: Annual Residential Building Permits, 2010 to 2017

Year	Additions			Deletions			Net (Additions - Removals)		
	Single-Family Units	Two-Family Units	Multi-Family Units	Single-Family Units	Two-Family Units	Multi-Family Units	Single-Family Units	Two-Family Units	Multi-Family Units
2010	17	2	0	0	0	0	17	2	0
2011	14	0	0	0	0	0	14	0	0
2012	14	0	0	0	0	0	14	0	0
2013	16	0	0	0	0	0	16	0	0
2014	10	2	0	1	0	0	9	2	0
2015	11	4	0	0	0	0	11	4	0
2016	8	2	0	2	0	0	6	2	0
2017	8	2	0	1	0	0	7	2	0

Source: WDOA, 2018

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ANNEXATIONS:

According to information on file at the Wisconsin Department of Administration, about 1,186 acres was annexed by the city between 2000 and 2018 (Table 8-5). There will be another round of annexations in the year 2023.

Table 8-5: Annexations, 2000 to 2018

Year	Acres	Year	Acres
2018 ¹	134.01	2008	285.56
2017	2.71	2007 ²	62.11
2016	2.5	2006	3.2
2015	12.80	2005	103.98
2014	18.01	2004	1.03
2013	158.00	2003	2.10
2012	44.69	2002	182.41
2011	0.00	2001	14.23
2010	0.00	2000	73.09
2009	85.55		

Source: Wisconsin Department of Administration, <http://mds.wi.gov/View/MunicipalRecords>, Accessed 10/10/18

¹ Partial year

² Includes Westowne Centre annexation, acreage not included in year total

MARKET TRENDS:

The price of developable land value varies depending on the surrounding land uses, location, access, services and other subjective factors. Natural features 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 dependent on land prices. Equalized value is the best proxy for determining land market trends. Table 8-6 shows the equalized values of all classes of land in the Town of Algoma and Winnebago County between 2009 and 2018.

Overall, the Town’s land value was higher in 2009 at \$133,280,300 and then decreased to \$124,528,400 (-6.6%) in 2013 as a result of the economic downturn that began in 2008. Since 2013, the equalized land value has been increasing, and has surpassed the level it was in 2009. In 2018, the equalized land value was \$145,368,500, an increase of 16.7 percent since 2013. Similar to the Town, the equalized land value in Winnebago County reached a low in 2013, and has been increasing every year since.

APPENDIX C-8: LAND USE

Table 8-6: Equalized Value (Land Only), 2009 – 2018

Year	Town of Algoma	Percent Change	Winnebago County	Percent Change
2009	\$133,280,300		\$2,659,389,100	
2010	\$126,927,700	-4.8%	\$2,617,627,700	-1.6%
2011	\$127,844,100	0.7%	\$2,651,947,000	1.3%
2012	\$126,771,300	-0.8%	\$2,586,290,300	-2.5%
2013	\$124,528,400	-1.8%	\$2,577,639,200	-0.3%
2014	\$127,441,900	2.3%	\$2,607,631,900	1.2%
2015	\$128,223,700	0.6%	\$2,642,385,200	1.3%
2016	\$132,439,100	3.3%	\$2,686,080,400	1.7%
2017	\$138,342,000	4.5%	\$2,824,617,600	5.2%
2018	\$145,368,500	5.1%	\$2,940,657,900	4.1%

Source: Wisconsin Department of Revenue, 2009-2018, Statement of Equalized Values

LAND USE DENSITY AND INTENSITY

DENSITY:

Density is broadly defined as a “number of units in a given area¹”. For the purposes of this report, residential densities are defined as the number of housing units per square mile of total land area (units/square mile), excluding water. **Between 2000 (198 units/sq. mi.) and 2010 (289.2 units/sq. mi.), residential densities increased in the Town of Algoma by 91.2 units per square mile** (Table 8-7). Similarly, residential densities also increased in Winnebago County (21.2 units/sq. mile), as a whole.

Table 8-7: Residential Density, 2000 and 2010

MCD	2000			2010		
	Land Area in Sq. Miles	Housing Units	Housing Units/Sq. Mile	Land Area in Sq. Miles	Housing Units	Housing Units/Sq. Mile
T. Algoma	10.02	1,983	198.0	8.76	2,533	289.2
Winnebago County	438.58	64,721	147.6	434.49	73,329	168.8

Source: U.S. Census, 2000 and 2010 SF 1, Table GCT-PH1

INTENSITY:

Intensity is the degree of activity associated with a particular land use. Therefore intensity is defined as the measure of the units per acre of residential development. Due to the limited availability of information, this plan will compare the intensities of single-family versus multi-family development in the Town of Algoma. To calculate land intensities, the categories (as

¹ Measuring Density: Working Definitions for Residential Density and Building Intensity, November 2003. Design Center for American Urban Landscapes, University of Minnesota.

APPENDIX C-8: LAND USE

defined by East Central) of single and two-family residential, farmsteads, and mobile homes were all classified as “single-family.” Buildings consisting of three or more units were classified as “multi-family.”

Table 8-8: Residential Intensity, 2000 and 2015

	2000			2015		
	Units	Acres	Units/Acre	Units	Acres	Units/Acre
Single-Family	2,003	1,468.3	1.4	2,662	1,505.7	1.8
Multi-Family	17	13.6	1.2	80	23.2	3.4

Source: U.S. Census 2000 and 2011-2015 ACS 5-Year Estimates, DP-4, SF3; ECWRPC Land Use, 2000 and 2015

Between 2000 and 2015, residential single-family land use intensities are estimated to have increased from 1.4 units per acre to 1.8 units per acre. Multi-family land use increased from 1.2 units per acre to 3.4 units per acre (Table 8-8).²

Several important factors create more intense development patterns in communities. Single-family residential development is typically a less intense land use than multi-family. Another factor influencing residential intensity is the size of parcels. Parcels in older more established portions of a community are typically smaller than parcels developing today. This is because residential development in older neighborhoods took place when society was less dependent on the automobile. As a result, this necessitated smaller lot development that allowed for closer proximity to neighbors and services.

LAND USE ISSUES AND CONFLICTS

The Town of Algoma is situated on the south side of Lake Butte des Morts and west of the City of Oshkosh. Due to its close proximity to the City of Oshkosh, annexations by the city have been occurring and are slowly eroding the Town’s land use base. A 2004 cooperative plan established a Town protective area, two city expansion areas (20-year and 40-year) and provided guidance on Town islands and other areas not within the protected or expansion areas. ***As a result, the Town is able to plan for development in its protected area.***

The majority of developed land uses within the Town are residential, though limited commercial, industrial, institutional and recreational land uses are present. Since the City of Oshkosh, shares a common border with the Town, not only residential but also commercial and industrial land uses are found in the city and are immediately adjacent to the Town. ***Furthermore, much of the undeveloped land uses in the Town are still agricultural. As a result, residential,***

² Differences in land use intensity could be attributed to the differences in data sources. For example, the number of residential units by type in 2000 was obtained from U.S. Census and is considered a single point in time, while the number of units in 2015 was obtained from the American Community Survey (ACS), and spans a 5-year time period from 2011 to 2015. In addition, information from the ACS has a higher margin of error than information obtained in 2000 from the U.S. Census. Furthermore, not only does multi-family include apartment buildings with three units or more, but it also includes nursing homes, assisted living and other residential housing.

APPENDIX C-8: LAND USE

commercial and industrial development and existing farming operations can come in direct contact with one another. Natural resource preservation and development could be in conflict with each other. Lake Butte des Morts, as well as wetlands, floodplains and other features comprise the natural resource base. Increased development near these resources could lead to displacement of wildlife, degradation of surface and groundwater, open lands and other resources. To lessen these conflicts, land use controls such as setbacks, screening, and buffering should be utilized.

The Town should continue to keep a method of communication open between itself and its neighbors so that future land use proposals can be discussed prior to approval. It should also ensure that a method of communication exists between the Town and the City of Oshkosh, and others such as the Oshkosh Area School District, the Algoma Sanitary District, local economic development corporations, Winnebago County, East Central Wisconsin Regional Planning Commission, and state and federal agencies.

FUTURE LAND USE

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.³ The projections for the Town of Algoma can be seen in Table 8-9.

While projections can provide extremely valuable information for community planning, by nature, projections have limitations that must be recognized. First and foremost, projections are not predictions. Projections are typically based on historical growth patterns and the composition of the current land use 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 such as the Town of Algoma that experience a noticeable annual population migration. These rates tend to vary considerably based on economic factors both within and outside of the region.

The actual rate and amount of future growth communities experience can be influenced by local policies that 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, the Town can maximize the net benefits of its existing public infrastructure by encouraging denser growth patterns that maximize the use of land resources while minimizing the impact on the natural resource base. For example, current stormwater management and drainage issues

³ Wisconsin State Statutes 66.1001.

APPENDIX C-8: LAND USE

within the Town may dictate the need to maintain a higher percentage of undeveloped land for water retention facilities.

Expected increases in residential and commercial acreage and resulting decreases in agricultural acreage can be estimated by analyzing and projecting historical data into the future. Population and housing growth and the amount of land that would be required to accommodate that increase in growth were made using past housing and population trends, and future population and household projections.

In 2010, the Town of Algoma had a total of 2,453 housing units⁴. Using household projections from the Wisconsin Department of Administration (WDOA), and adding a 10 percent factor, **it is estimated that by 2040 there will be approximately 3,774 housing units or about 1,321 additional housing units in the Town.** By maintaining the current split⁵ between single family, two-family and multi-family units, and subtracting the net⁶ number of single family, two-family and multi-family units built between 2010 and 2017, **there will need to be an additional 1,176 single-family units, 4 duplexes and 39 multi-family units.**

Land consumption can then be measured by applying density assumptions based on the minimum lot sizes for the R-2 Suburban Residential (4.84 units/acre) and R-4 Multi-Family (8.7 units/acre) zoning districts. Finally, a 15% infrastructure factor, and a 20% market factor are added to these totals to allow for flexibility of major development variables. **The result is a projected need for 335 acres of new land for single family and two-family development, and 6 acres of land for multi-family development for a total of 342 acres for residential uses.**

Future commercial and industrial land use needs are based on the ratio between commercial and industrial acreage and population. The WDOA estimates that in 2015, the population of the Town of Algoma was 6,957 people. Therefore the ratio of acres of commercial land use to population in 2015 was 0.02 acres per person, while the ratio of acres of industrial land use to population was also 0.004 acres per person. Multiplying the ratio of commercial and industrial acres per person by the 2040 population and adding a 15 percent infrastructure factor and 20 percent market factor, **it is determined that an additional 62 acres of commercial and an additional 15 acres of industrial acreage will be needed by 2040.**

Future recreational lands were estimated at 63 acres during the life of the plan which corresponds to two major planned park facilities (Neighborhood Park #2 and Community Park) as outlined in the Town's 2009 Park and Open Space Plan. A third neighborhood park to the south of Witzel Avenue would not likely occur in the twenty year planning period.

⁴ U.S. Census 2010.

⁵ Due to the large number of duplexes constructed between 2010 and 2017, duplexes constructed were subtracted from single-family units in order to allow for the construction of some duplexes between 2018 and 2040.

⁶ Net is the difference between the number of housing units added and the number of housing units removed during a set time period.

APPENDIX C-8: LAND USE

Growth within the Town of Algoma is expected to occur over the planning period within the protected area of the Town which is mainly agricultural in nature. Table 8-9 provides five year land consumption estimates for residential, commercial, industrial and recreational land uses and the resulting depletion of agricultural land. **Based on these assumptions approximately 482 acres of agricultural and open space lands will be lost over the life of the plan.** Note that the first 5 years of the plan assumes a slower rate of development, with markets assumedly picking up as additional planning is completed for the West Side Growth Area.

Table 8-9: Future Land Consumption 2015-2040 (Acres)

Land Use Type	Year					2015-2040 Acreage Consumption
	2015- 2020	2020- 2025	2025- 2030	2030- 2035	2035- 2040	
Residential	34.2	51.3	85.5	85.5	85.5	342.0
Commercial	6.2	9.3	15.5	15.5	15.5	62.0
Industrial	1.5	2.3	3.8	3.8	3.8	15.0
Parks	6.3	9.5	15.8	15.8	15.8	63.0
Total Development	48.2	72.3	120.5	120.5	120.5	482.0
<i>Cumulative Development</i>	48.2	120.5	241.0	361.5	482.0	
Agriculture/Open Space Loss	-48.2	-72.3	-120.5	-120.5	-120.5	-482.0
<i>Cumulative Ag/Open Space Loss</i>	-48.2	-120.5	-241.0	-361.5	-482.0	

This table predicts the amount of land that will be consumed through each 5 year period.

The Future Land Use Map 8-3 visualizes what the Town may look like in the year 2040. This map shows goals and potential new development for the Town of Algoma. Based on the Future Land Use Map, the Town has developed 2,293 acres of land (Table 8-10). The current land use shows that there is about 2,827 acres of land that is undeveloped.

APPENDIX C-8: LAND USE

Table 8-10: Town of Algoma Current Land Use & Future Land Use (Based on the Future Land Use Map)

Land Use	Acres			Future Land Use	
<i>Developed</i>				Low Density Residential	760.51
Single Family Residential	1,500.34			Mixed - Single Family/Duplexes & Commercial	175.64
Multi-Family	17.76			Mixed - Duplexes & Commercial/Retail	44.50
Farmsteads	66.33			Commercial	34.04
Commercial	116.46			Agricultural	1,358.18
Industrial	16.59			Municipal	26.43
Institutional	49.57			Recreation	21.13
Transportation	466.15			Floodplain	56.52
Utilities & Communications	5.42			Wetland	264.24
Recreational	54.82			Both Floodplain and Wetland	113.24
	2,293.44			Resource Protection Area	14.10
<i>Undeveloped</i>				Detention Pond	3.98
Quarries	51.75				2,872.52
Non-irrigated Cropland	1,923.76				
General Woodlands	220.98				
Planted Woodlands	50.51				
Open	580.10				
	2,827.10				
Water (including detention ponds)	64.17				
Total	5,184.71				

Source: East Central Wisconsin Regional Planning Commission, 2020



APPENDIX C-9

INTERGOVERNMENTAL
COOPERATION

APPENDIX C-9: INTERGOVERNMENTAL COOPERATION

INVENTORY AND ANALYSIS

GOVERNMENTAL UNITS AND RELATIONSHIPS

ADJACENT COMMUNITIES:

The Town of Algoma shares its municipal border with the City of Oshkosh and the Town of Omro on the west and Town of Nekimi on the south, all of which are located in Winnebago County. The City of Oshkosh has historically annexed significant amounts of land from the Town over the decades as it expanded westward.

At this time, the Town of Algoma has only one formal cooperative boundary agreement, that being with the City of Oshkosh. This 2004 cooperative plan established a Town “protected area”, two city “expansion areas” (20-year and 40-year automatic annexations) and provided guidance on Town islands and other areas not within the protected or expansion areas. As a result, the Town is able to plan for development in its protected area. A portion of Algoma is located within Oshkosh’s extraterritorial planning area and meetings are held annually to discuss development within this area.

PUBLIC SCHOOL DISTRICTS:

Two public school districts provide education to the Town of Algoma: the Oshkosh Area School District (OASD) covers the majority of the Town of Algoma. A few parcels along the Town of Omro/Town of Algoma border are part of the Omro School District (OSD). Most grade school age children in the Town attend one of three public grade schools, two middle schools, and one high school, all but Oakwood Elementary School are located in Oshkosh. Students within the Omro School District attend one of three schools in the City of Omro: Omro Elementary School, Omro Middle School or Omro High School.

The Town and the school districts should continue to explore ways in which they can work together. Areas of overlapping interest should include, at a minimum, population changes, residential growth, transportation, safety, new facilities and other infrastructure needs and impacts over the long term. The Town is currently working with the OASD to correct transportation issues at Oakwood Elementary School as part of the Omro Road Reconstruction project. Joint cooperation between the Town and school districts will allow the goals of the comprehensive plan to be met while providing safe, efficient transportation, community services, and related amenities.

APPENDIX C-9: INTERGOVERNMENTAL COOPERATION

POST-SECONDARY EDUCATION:

There are no institutions of higher education in the Town of Algoma. The University of Wisconsin-Oshkosh offers bachelor's, master's, and doctoral degrees in a wide range of programs. Algoma is located within the Fox Valley Technical College district; the technical college offers a wide variety of two-year technical degrees.

SPECIAL DISTRICTS AND SYSTEMS

PUBLIC SEWER / TOWN OF ALGOMA SANITARY DISTRICT:

The Town is part of the Oshkosh Sewer Service Area (SSA) and hence, future sewered development must adhere to this plan administered by the East Central Wisconsin Regional Planning Commission. Periodic updates or amendments to the plan can be considered to accommodate future sewered development. Most times, such amendments would be dictated by the Algoma Sanitary District #1 in close coordination with the Town. Portions of the Town of Algoma that are not within the sanitary district boundary should be included in the long range planning area for future sewer service.

The Algoma Sanitary District #1 provides sewer and water services (although water systems are not part of the SSA planning jurisdiction) to homes and businesses in the Town of Algoma, Town of Omro, and portions of the City of Oshkosh. The district is approximately 3,093 acres in size (about 70 percent is in the Town of Algoma) and has a contract with the City of Oshkosh to purchase treatment service. The Algoma Sanitary District #1 is an independent governmental entity originally formed by the Town but now has its own elected Board of Commissioners.

LIBRARY SYSTEM:

Town of Algoma residents are served by the Oshkosh Public Library at 106 Washington Avenue in the City of Oshkosh and by the Carter Memorial Library at 405 E Huron Street in the City of Omro. Algoma residents also have access to academic libraries, including those on the UW-Oshkosh and UW-Fox campuses.

COUNTY

The Town of Algoma is located in Winnebago County. *The Town of Algoma is presently under County Zoning and land use decisions are subject to the review and approval of Winnebago County. In addition, the Town of Algoma and the county must interact and cooperate regarding land divisions, on-site sanitary systems, highway system planning and special zoning (e.g. including shoreland-wetland, floodplain areas, etc.).* The Town of

APPENDIX C-9: INTERGOVERNMENTAL COOPERATION

Algoma works with the various county departments to coordinate road construction and maintenance; solid waste and recycling efforts; police service; and senior and other social services. The Town of Algoma and the county should continue to maintain open communications with one another to foster good working relationships and mutual respect.

REGIONAL

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

Winnebago County, and thus the Town of Algoma, is a member of the East Central Wisconsin Regional Planning Commission (ECWRPC). The Town is included in several important regional plans including the Oshkosh MPO Long Range Transportation/Land Use Plan and the Oshkosh Sewer Service Area Plan. ECWRPC provides planning and technical assistance to counties, communities, non-profits, and economic development entities within its region. These services include environmental management, housing, demographics, economic development, transportation, transit, community facilities (including SSA planning responsibilities), land use, contract planning, administration of NR-135 Non-Metallic Mining Reclamation ordinance for Winnebago, Outagamie, Shawano and Waupaca counties, and others. ECWRPC has worked with the Town of Algoma on several projects over the years.

STATE OF WISCONSIN

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR):

The WDNR is responsible for the regulation, protection, and sustained management of natural resources within the state. The WDNR operates various programs in water and air quality management, including stormwater management, habitat preservation, recreational trail development, and other programs. The WDNR helps local landowners successfully manage their woodlots for wildlife habitat and timber production throughout Winnebago County. The WDNR also maintains environmental corridors which enhance surface water quality and stream habitat throughout the planning area.

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.

APPENDIX C-9: INTERGOVERNMENTAL COOPERATION

WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT):

WisDOT deals with issues related to all transportation uses in the planning area. WisDOT evaluates existing transportation infra-structure for bicycle and pedestrian trails as well as assists in planning efforts for future trails. The Town of Algoma should continue to collaborate with WisDOT to address current and future transportation issues with the I-41, STH 21 and 91/44 corridors which can impact the Town.

INTERGOVERNMENTAL PLANNING EFFORTS

The Town of Algoma worked closely with the East Central Wisconsin Regional Planning Commission throughout the planning process. This helped ensure consistency and concurrence between the Town of Algoma's Comprehensive Plan and pertinent regional plans and studies.

At the beginning of the plan process, all adjacent and overlapping units of governments and non-metallic mines were notified of the Town of Algoma's intent to initiate the plan update process and were afforded opportunities to review materials on-line or attend public meetings of the Plan Commission to discuss any issues.

Lastly, the Town of Algoma hosted an Intergovernmental Cooperation meeting, which was held on September 28, 2020. The purpose of this meeting was to recognize and address potential conflicts with other governmental bodies, and to identify opportunities for collaboration, communication, and coordination resulting from the implementation of this comprehensive plan. Participants were also given the opportunity to view and comment on the draft of the Future Land Use Map for the Town.

The main discussion topic was the Future Land Use Map. It was concluded that ECWRPC will create a list of definitions for the future land use classifications and create a map that has the sewer and water lines included with the future land use layers.

REGULATIONS AND ORDINANCES

COOPERATIVE BOUNDARY PLANS AND AGREEMENTS:

Cooperative boundary plans and agreements are joint planning efforts in which two or more municipalities establish a mutually agreeable plan to establish boundary lines, provide public services and facilities, share revenues, and establish land use criteria. The majority of municipal boundary agreements are conducted between a town and an incorporated village or city. Cooperative boundary plans, which are subject to a minimum of a ten-year period, must be approved by the Wisconsin Department of Administration. Currently, the Town of Algoma has only one such agreement with the City of Oshkosh as noted previously.

APPENDIX C-9: INTERGOVERNMENTAL COOPERATION

EXTRATERRITORIAL SUBDIVISION REGULATION:

Incorporated villages and cities can exercise plat review authority in unincorporated areas adjacent to their communities. This allows incorporated areas the same authority to approve or reject a specific plat or CSM as if it were within its own jurisdiction. This authority extends to a distance of 1.5 miles from the incorporated boundary for villages and small cities and 3.0 miles for cities with a population of greater than 10,000 (such as Oshkosh). The incorporated area must have a subdivision ordinance in place in order to exercise this authority.

The City of Oshkosh has established an extraterritorial subdivision review for the Town of Algoma. Presently, no other cities or villages are within close enough proximity to the Town of Algoma to exert this authority.

EXTRATERRITORIAL ZONING:

Incorporated villages and cities have been given authority to practice extraterritorial zoning authority if they have developed a zoning ordinance for the incorporated areas. This authority extends to a distance of 1.5 miles from the incorporated boundary for villages and cities with populations less than 10,000 and 3.0 miles for cities if the population exceeds 10,000 (such as Oshkosh). Extraterritorial zoning allows for smooth transitions between suburban and rural areas, reduces conflicting land uses, and promotes intergovernmental cooperation in planning for future community needs.

The City of Oshkosh has established extraterritorial zoning into the Town of Algoma. Extraterritorial zoning covers areas of the Town outside of the Protected Area. Presently, no other cities or villages are within close enough proximity to the Town of Algoma to exert this authority.



APPENDIX D

PLAN COMMISSION VISIONING

APPENDIX D: PLAN COMMISSION VISIONING

INTRODUCTION

Early on in the plan update process, on May 17, 2018, a series of four questions were posed to the Town's Plan Commission. The purpose of this exercise was to better gauge their impressions of the current comprehensive plan and to identify future issues and opportunities moving forward in the process. A total of 6 people participated in this exercise, which resulted in 67 total comments.

PLAN COMMISSION RESPONSES

The following comments were received:

What are the STRENGTHS of the Town's current comprehensive plan, land use regulations, land use decision making process, or other aspect of how the community's future and 'change management' is addressed?	What are the WEAKNESSES of the Town's current comprehensive plan, land use regulations, land use decision making process, or other aspect of how the community's future and 'change management' is addressed?	What are the OPPORTUNITIES that the Town of Algoma has with respect to planning for its future? What trends can't be ignored?	What are the THREATS to the Town's current quality of life? What may impact the town in terms of developing or implementing a land use vision in the future?
Good maps	Boilerplate language	Thoughtful information to aid decisions for the next decade and easier process for the next comprehensive plan update	Failure to plan for the inevitable continued growth based on the proximity to Oshkosh and the attraction of the town
The projections (though not entirely accurate) with an increase in housing did indeed take place between 2000 and 2018	Limited thought in some areas	A relatively decent amount of land exists for future home development.	Unrealistic land use planning
Business are attracted to the available commercial land off Highway 21.	The comprehensive plan committed to "development in an orderly and a systematic manner" after making an investment to sewer and water. Unfortunately, at least one instance exists of re-zoning a residential area to commercial after sewer and water resources and finances were utilized.	"Prime" commercial land exists across from Aurora Hospital	Significant new housing communities are being developed just outside and West of the Algoma boarder where buyers are finding greater value from lots.
Small, nimble in decision making	Transportation planning needs have not accommodated for Township growth. Planning and or failure of execution has resulted in critical expansion needs of Old Highway 21 and Leonard's Point road.	Community populations continue to grow with relatively stable families.	Greater financial benefits exist for school administrators to bring Omro students into Oakwood Elementary than to accept Oshkosh area students. As more Omro students are brought to the school less opportunities exist for Oshkosh students and families to move to this community.
Family focused, low tax community	The change in the rate of population growth has not been accounted for. A second population growth model should be considered. Annual township taxes are impacted.	Young, family demographic	Reduction in taxes with loss of home/property through annexation
Prime for growth – location, occupants	Projected tax and annual revenues could be projected and how the revenue could be projected to be allocated.	Higher income earners, expendable income	People wanting lower taxes and may not be willing to kick in more money to make the town
The current plan covers the full spectrum of topics concerning the Town and its future.	Old mindset by long time residents	Green space, trees, location	Better with amenities, roads, etc.
Land use plans and maps are clearly spelled out	People wanting lower taxes, but wanting	Cannot ignore the growth of Oshkosh and what the western neighborhoods will need/want	Old mindset of a quiet town and not wanting commercial around/behind their houses

APPENDIX D: PLAN COMMISSION VISIONING

What are the STRENGTHS of the Town's current comprehensive plan, land use regulations, land use decision making process, or other aspect of how the community's future and 'change management' is addressed?	What are the WEAKNESSES of the Town's current comprehensive plan, land use regulations, land use decision making process, or other aspect of how the community's future and 'change management' is addressed?	What are the OPPORTUNITIES that the Town of Algoma has with respect to planning for its future? What trends can't be ignored?	What are the THREATS to the Town's current quality of life? What may impact the town in terms of developing or implementing a land use vision in the future?
Goals and objectives are outlined in detail for the changes intended by plan developers at the time.	Although the plan has served as a guide for some projects, others have not moved forward.	Cannot ignore the desire for more walking, biking, hiking, options to errands/parks/etc.	Consequences of inaction and making it known to the town.
Plan allows for future parks	The goals and objectives of the plan have not served as the basis for a specific annual plan from which progress can be evaluated and actions can be specifically prioritized.	Opportunities to examine what has been accomplished and what has not to determine if the outstanding items continue to be needed.	The citizenry is not as involved as they could be and not necessarily informed. More vehicles will be in place for communication and hopefully will encourage more involvement.
Regulations protect neighborhoods	It is heavy on the narrative and does not serve well as an operating or even strategic plan for the Town to manage from.	Infrastructure including chronic stormwater management issues	Lack of involvement could mean that people are surprised when actions do occur and are not supportive.
Town has Planning Commission to help make decisions.	Plan needs updating	Many items that have come up in the recent town survey that are of interest to many like bike lanes or trails	Encroaching city with loss of land limits developable land.
The town's current comprehensive plan was thought out in its creation. The content of the plan is good reading and can be understood.	Plan could be more tailored specifically to Town. The current one seems a bit boilerplate.	Opportunity to address housing for retiring/elderly people who wish to downsize and stay in the Town.	Zoning to allow for multi-use property as in apartment / condo use.
The leadership of the Town of Algoma are good people and have the Town's future in mind.	Site Committee should be part of the decision making policy	Can't ignore need for alternative housing developments - i.e. condos, apartments	Not much land available for future development.
	Change in leadership in the Town has been very good. We need forward thinking people, let's hope it does not change.	Trend to address high end multi-unit planned community	Financial implications - not enough taxes currently collected to fund parks, trails, major road improvements
	New or different ideas for development that do not fit for the Town.	Parks - walking trails/biking trails - future use of quarry once it is no longer operational.	The Town of Algoma has local and State organizations to help with ideas for the future. Hopefully these future ideas will fill our needs in the right way.
	Changes in the comprehensive plan.	Local restaurants / coffee shop	
	Money. Is there enough money in the budget. Can we or must we borrow the money. But let's not go overboard.	The current comprehensive plan is well written but be watched and changed as the times change. It should be reviewed every few years.	
		Maybe more commercial businesses should be brought in along the Hwy 21 corridor and the area between Hwy 21 and south to Witzel.	



APPENDIX E

POLICIES & PROGRAMS

APPENDIX E: POLICIES & PROGRAMS

INTRODUCTION

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.

POLICIES AND PROGRAMS

CHAPTER 2: ISSUES AND OPPORTUNITIES

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

Milestone #3, Goals, Strategies, and a Plan for Action, Year 2030 Regional Comprehensive Plan “Shaping the 21st Century”. East Central adopted Milestone #3, its regional comprehensive plan in April 2008. The plan serves as an advisory document for counties and communities within the region.

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.

UNITED STATES CENSUS BUREAU:

American Community Survey. The American Community Survey is sent out yearly collecting data about jobs and occupations, educational attainment, veterans, whether people own or rent their homes, and other topics.

2000 and 2010 Census. Every 10 years, Census data is collected throughout the United States. Data was collected and used within the comprehensive plan from the 2000 and 2010 Census. Data from the 2020 Census is not yet available.

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 35 data center affiliates throughout the state.¹

¹ Wisconsin Department of Administration.

APPENDIX E: POLICIES & PROGRAMS

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.

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.

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

Planning for our Future Program. This program element promotes, builds awareness and coordinates the implementation of the Commission's *Year 2030 Regional Comprehensive Plan* and locally adopted comprehensive plans.

- **State Data Center Affiliate.** 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.
- **Official Regional Population Projections and Household Growth.** 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.

CHAPTER 3: AGRICULTURAL, CULTURAL, AND NATURAL RESOURCES

Clean Water Act (1977). The Clean Water Act established the basic structure for regulating discharges of pollutants into the waters of the United States.

WISCONSIN STATE STATUTES:

Chapter 91 Farmland Preservation. This chapter requires the county to adopt a Farmland Preservation Plan. It addresses Farmland Preservation zoning and agricultural enterprise areas.

WISCONSIN ADMINISTRATIVE CODE:

Chapter SPS 383, Private Onsite Wastewater Treatment Systems. Formally COMM 83, Chapter SPS 383 establishes uniform standards and criteria for the design, installation,

APPENDIX E: POLICIES & PROGRAMS

inspection and management of a private onsite wastewater treatment system, POWTS, so that the system is safe and will protect public health and the waters of the state.

Chapter NR-103, Water Quality Standards for Wetlands. Chapter NR-103 establishes water quality standards for wetlands.

Chapter NR-115, Wisconsin’s Shoreland Management Program. Chapter NR-115 requires counties to adopt zoning and subdivision regulations for the protection of all shorelands in unincorporated areas.

Chapter NR-116, Wisconsin’s Floodplain Management Program. Chapter NR-116 requires municipalities to adopt reasonable and effective floodplain zoning ordinances.

Chapter NR-135, Nonmetallic Mining Reclamation. Chapter NR-135 was established to ensure that non-metallic mining sites are properly abandoned.

Chapter ATCP 49, Farmland Preservation (Proposed). In 2009, the Wisconsin Farmland Preservation Program, which had been in existence since 1977, was repealed by the Wisconsin State Legislature and recreated with a new structure.

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

Milestone #3, Goals, Strategies, and a Plan for Action, Year 2030 Regional Comprehensive Plan “Shaping the 21st Century”. East Central adopted Milestone #3, its regional comprehensive plan in April 2008. The plan serves as an advisory document for counties and communities within the region.

WINNEBAGO COUNTY:

A Multi-Jurisdictional Comprehensive Plan for Winnebago County: 2016-2035. The *Winnebago County Comprehensive Plan* was adopted in 2016.

County Code of Ordinances. The Winnebago County Code of Ordinances regulates erosion and sediment control, floods, nonmetallic mining, shoreland-wetland zoning, stormwater management and other ordinances that may be relevant to the Town.

Winnebago County Farmland Preservation Plan, adopted March 13, 2012. The plan is intended to guide local efforts related to farmland protection and the promotion of the agricultural sector in Winnebago County during the 15-year period from 2012 through 2026.

APPENDIX E: POLICIES & PROGRAMS

2011-2020 Winnebago County Land and Water Resource Management (LWRM) Plan.

TOWN OF ALGOMA:

Code of Ordinances. The Town's Code of Ordinances regulates land divisions and land uses.

Official Map. The Town of Algoma has an official map. An official map is intended to implement a master plan for a city, village or town. The master plan helps direct development by designating areas for streets, highways, parkways, floodplains, and other pertinent land uses. Official maps direct development away from sensitive areas which are designated for future public use.

US ENVIRONMENTAL PROTECTION AGENCY:

National Pollution Discharge Elimination System (NPDES) Storm Water Program. The Clean Water Act established the National Pollutant Discharge Elimination System (NPDES) Storm Water Program.

WISCONSIN DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION (DATCP):

Working Land Initiative. The Wisconsin Working Lands Initiative was signed into law in 2009 and is comprised of the following three programs Farmland Preservation Program, Agricultural Enterprise Program, Purchase of Agricultural Conservation Easement (PACE) Program.

Farmland Preservation Program. Counties are required to revise their farmland preservation plans to meet the new requirements which are designed to better protect farmland.

Agricultural Enterprise Area (AEA) Program. AEA's are part of Wisconsin's Working Lands Initiative. An AEA is an area where the local community has prioritized preservation of farmland and agricultural development.

Purchase of Agricultural Conservation Easement (PACE) Program. The PACE Program provides up to 50% of the cost of purchasing agricultural conservation easements, including transaction costs.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR):

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.

APPENDIX E: POLICIES & PROGRAMS

Knowles-Nelson Stewardship Local Assistance Grant Programs. The Knowles-Nelson State Stewardship Fund is a land acquisition program for the State of Wisconsin.

Wisconsin Shoreland Management Program. Shoreland zoning can enhance the quality of surface water, protect wildlife habitat, and improve its aesthetic appearance.

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.

The Managed Forest Law (MFL), 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 and implement a forestry management plan for commercial harvests on the land.

Urban Forestry Grants. Urban Forestry Grants are provided to cities, villages, towns, counties, tribes and 501(c)(3) nonprofit organizations.

WISCONSIN HISTORICAL SOCIETY:

Wisconsin Historic Preservation Fund Subgrants. The Wisconsin Historic Preservation Fund Subgrants provide funds for surveys to identify and evaluate historical, architectural and archaeological resources, nominating properties to the National Register of Historic Places, and for carrying out a program of historic preservation planning and education.

Historic Homes Tax Credit Program. The Historic Homes Tax Credit Program offers a 25 percent Wisconsin income tax credit for homeowners who rehabilitate historic, non-income-producing personal residences.

Federal Historic Preservation Tax 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 Historic Preservation Tax Credit Program. This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a Wisconsin income tax credit.

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION (ECWRPC):

Recreation and Heritage Opportunities. The Recreation and Heritage Opportunities work program element encompasses planning activities associated with meeting the open space and recreational needs of the region as a whole, as well as plans for individual governmental jurisdictions.

APPENDIX E: POLICIES & PROGRAMS

Natural Resource Management. The Natural Resource Management planning element ensured that the region’s natural resources and unique environmental features are identified and managed as an integral part of planning and development throughout the region.

WINNEBAGO COUNTY HISTORICAL AND ARCHAEOLOGICAL SOCIETY:

The Winnebago County Historical and Archaeological Society is a non-profit organization that was founded in 1919. The Historical Society promotes and facilitates outreach education through historically focused public programs, local historical tours, special events, and the publication of a quarterly newsletter.

CHAPTER 4: HOUSING

WISCONSIN DEPARTMENT OF ADMINISTRATION:

Wisconsin Consolidated Housing Plan; 2020-2024. The *Wisconsin 2020-2024 Consolidated Plan*, developed by the Wisconsin Department of Administration, Division of Housing (DOH), details the Division’s overall strategy for addressing housing, community, and economic development needs.

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

Milestone #3, Goals, Strategies, and a Plan for Action, Year 2030 Regional Comprehensive Plan “Shaping the 21st Century”. East Central adopted Milestone #3, its regional comprehensive plan in April 2008. The plan serves as an advisory document for counties and communities within the region.

WINNEBAGO COUNTY:

A Multi-Jurisdictional Comprehensive Plan for Winnebago County: 2016-2035. The *Winnebago County Comprehensive Plan* was adopted in 2016.

TOWN OF ALGOMA:

Code of Ordinances. The Town’s Code of Ordinances regulates land divisions and land uses.

Official Map. The Town of Algoma has an official map. An official map is intended to implement a master plan for a city, village or town. The master plan helps direct development by designating areas for streets, highways, parkways, floodplains, and other pertinent land uses. Official maps direct development away from sensitive areas which are designated for future public use.

APPENDIX E: POLICIES & PROGRAMS

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.

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.

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.

Affordable Housing Program. The National Housing Trust Fund is a new program designed to complement existing federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low-income and very low-income households, including homeless families.

Single Family Housing Programs. HUD offers a number of single family home programs, including homebuyer education and counseling, down payment assistance, rehabilitation, weatherization, mortgage insurance and reverse mortgages.

Special Needs Programs. HUD also funds programs for special need populations through the state.

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.

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.

Veteran Housing and Recovery Program. The Veteran Housing and Recovery Program (VHRP) help homeless veterans and veterans at risk of homelessness. This program is designed to help homeless veterans receive job training, education, counseling and

APPENDIX E: POLICIES & PROGRAMS

rehabilitative services needed to obtain steady employment, affordable housing and the skills to sustain a productive lifestyle.

Winnebago County Veterans Service Office.

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.

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.

UNIVERSITY OF WISCONSIN – EXTENSION:

Family Living Program. The family living program provides assistance to families throughout Winnebago County. Some of these programs include financial and parent education, Rent Smart training and home maintenance.

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.

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.

WISCONSIN DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION (DATCP):

Consumer Protection. DATCP publishes a number of resources for renters, landlords and homeowners.

APPENDIX E: POLICIES & PROGRAMS

WISCONSIN DEPARTMENT OF ADMINISTRATION - DIVISION OF HOUSING:

Community Development Block Grant Emergency Assistance Program (CDBG-EAP). The CDBG-EAP program assists local units of government that have recently experienced a natural or manmade disaster.

Community Development Block Grant (CDBG) - Small Cities Housing Program. These funds are primarily used for rehabilitation of housing units, homebuyer assistance, and small neighborhood public facility projects. CDBG dollars are flexible and responsive to local needs.

Community Development Block Grant (CDBG) - Revolving Loan Fund. CDBG housing funds are loaned to low and moderate-income (LMI) households (households at or below 80% of county median income) to make needed repairs to their homes.

Community Housing Development Organizations (CHDO). A CHDO is a private nonprofit housing development corporation which among its purposes is the development of decent housing that is affordable to low- and moderate-income persons. CHDO's may qualify for special project funds, operating funds and technical assistance support associated with the state's HOME Investment Partnership Program (HOME).

Housing Cost Reduction Initiative (HCRI). The HCRI program provides housing assistance to low- and moderate-income (LMI) households seeking to own or rent decent, safe, affordable housing.

HOME-Homebuyer and Rehabilitation Program (HHR). The HHR program provides funding for (1) Homebuyer assistance to eligible homebuyers for acquisition (down payment and closing costs), acquisition and rehabilitation, or new construction; (2) Owner-occupied rehabilitation for essential improvements to single-family homes serving as the principal residence of LMI owners; and (3) Rental rehabilitation to landlords for making essential repairs to units rented to tenants at or below 60% of the county median income.

Neighborhood Stabilization Program (NSP). The Neighborhood Stabilization Program provides assistance to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities.

Rental Housing Development (RHD). The Rental Housing Development (RHD) Program assists eligible housing organization, including Community Housing Development Organizations (CHDOs), with funds to develop affordable rental housing.

APPENDIX E: POLICIES & PROGRAMS

WISCONSIN DEPARTMENT OF HEALTH SERVICES:

Lead-Safe Wisconsin. Funds are available for individuals and organizations working toward reducing lead-based paint hazards through home renovation and repair. Many focus on low and moderate-income homeowners or property owners with tenants with low to moderate incomes. Some funding opportunities are aimed at special groups, such as veterans and rural residents.

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.

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.

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.

WHEDA Single Family Products. WHEDA offers a number of single family home products, including home improvement or rehabilitation loans, homebuyer assistance and homebuyer education.

Wisconsin Affordable Assisted Living. The WI Department of Health and Family Services and the WI Housing and Economic Development Authority in partnership with NCB Development Corporation's Coming Home Program, a national program of the Robert Wood Johnson Foundation created Wisconsin Affordable Assisted Living.

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

Community Development and Affordable Housing. This program element incorporates the Commission's ongoing efforts to help address regional land use and housing issues which have a strong relationship with the regional economic development strategy for the region.

FAIR HOUSING CENTER OF NORTHEAST WISCONSIN:

The Fair Housing Center of Northeast Wisconsin, a branch of the Metropolitan Milwaukee Fair Housing Council, serves the counties of Brown, Calumet, Outagamie and Winnebago as well as the City of Fond du Lac.

APPENDIX E: POLICIES & PROGRAMS

FOX CITIES HOUSING COALITION:

The Fox Cities Housing Coalition (FCHC) is a consortium of twenty-seven housing providers in the Fox Cities that maintain a Continuum of Care model to ensure that the housing needs of all persons in the Fox Valley are met.

FINANCIAL INFORMATION AND SERVICES CENTER:

Financial Information and Services Center (FISC) provides financial, housing and bankruptcy information and counseling for primarily low and moderate income clients.

LIMITED EMERGENCY ASSISTANCE VALLEY ECUMENICAL NETWORK (LEAVEN):

LEAVEN provides limited financial assistance to people who are struggling to meet their basic needs and have nowhere else to turn for help. LEAVEN assists with rent, mortgage payments and security deposits, utility payments, etc.

WINNEBAGO COUNTY HOME BUYER PROGRAM:

The Winnebago Homebuyer Program is a collaborative program administered by the Oshkosh / Winnebago County Housing Authority (OHAWCHA). The OHAWCHA partners with the cities of Neenah, Oshkosh, Menasha, and Omro, local lending institutions and community housing agencies to facilitate affordable homeownership and housing rehabilitation in the county.

OSHKOSH/WINNEBAGO COUNTY HOUSING AUTHORITY:

The Oshkosh/Winnebago County Housing Authority (OHAWCHA) was formed in 1970 and provides affordable rental housing assistance, homebuyer support, and resident services to low and moderately low income families living in Winnebago County.

CHAPTER 5: TRANSPORTATION

WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT):

Wisconsin State Highway Plan 2020. Wisconsin's State Trunk Highway system, consisting of approximately 11,800 miles of roads, is aging and deteriorating while traffic congestion is increasing. In response to this critical issue, WisDOT, in partnership with its stakeholders, has developed the *Wisconsin State Highway Plan 2020*.

Connections 2050 Long Range Multimodal Transportation Plan. Connections 2050 addresses all forms of transportation; integrates transportation modes; and identifies policies and implementation priorities to aid transportation decision makers when evaluating program and project priorities over the next 30 years.

APPENDIX E: POLICIES & PROGRAMS

Wisconsin State Bicycle Transportation Plan 2020. The *Wisconsin State Bicycle Transportation Plan (WSBTP) 2020* specifically addresses the future needs of bicycle transportation.

Wisconsin Pedestrian Policy Plan 2020. The *Wisconsin Pedestrian Policy Plan 2020* provides a long-range vision to address Wisconsin pedestrian needs. It offers basic descriptions of existing and emerging pedestrian needs over the next 20 years, with a set of recommendations to meet those needs.

Wisconsin Guide to Pedestrian Best Practices. The Wisconsin Guide to Pedestrian Best Practices provides detailed design, planning and program information for improving all aspects of the pedestrian environment. The guide serves as a companion document to the *Wisconsin Pedestrian Policy Plan 2020* to assist in the implementation of the goals, objectives and actions of the plan and serve as a reference or guidebook for state and local officials.

Wisconsin State Airport System Plan 2030. The *Wisconsin State Airport System Plan 2030* provides an inventory and evaluation of the Wisconsin Airport System's 98 airports and an implementation plan to meet established goals and objectives. The Appleton International Airport is classified as a Commercial Service Airport.

Wisconsin Rail Plan 2050. The *Wisconsin Rail Plan 2050* is the statewide long-range rail transportation plan. It is scheduled to be completed by 2022 and will provide a vision for freight rail, railroad crossings, and commuter rail.

Wisconsin State Freight Plan. The *Wisconsin State Freight Plan* was started in early 2014 and is anticipated to be completed in December of 2016. Once completed, it will provide a vision for multimodal freight transportation and position the state to be competitive in the global marketplace by ensuring critical connections to national freight systems remain, or become, efficient.

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

Milestone #3, Goals, Strategies, and a Plan for Action, Year 2030 Regional Comprehensive Plan "Shaping the 21st Century". East Central adopted Milestone #3, its regional comprehensive plan in April 2008. The plan serves as an advisory document for counties and communities within the region.

Oshkosh Metropolitan Planning Area: Long Range Transportation / Land Use Plan Oshkosh Urbanized Area. The *Oshkosh Metropolitan Planning Organization: Long Range Transportation / Land Use Plan for the Oshkosh Urbanized Area* is being updated as of September 2020 and will meet the requirements of the FAST Act.

APPENDIX E: POLICIES & PROGRAMS

Transportation Improvement Program for the Oshkosh Metropolitan Planning Organization 2017. The Transportation Improvement Program for the Oshkosh MPO is a staged multi-year program of both capital and operating projects designed to implement the long-range element of the transportation plan and shorter-range transportation system management (TSM) element.

Appleton (Fox Cities) Transportation Management Area and Oshkosh Metropolitan Planning Organization Bicycle and Pedestrian Plan – 2014. The bicycle / pedestrian plan focuses on regional connectivity of bicycle and pedestrian networks throughout the Fox Cities (Appleton) and Oshkosh Metropolitan Planning Organizations.

Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program Management and Coordination Plan Appleton Metropolitan Planning Organization 2014. The Section 5310 plan details procedures for administering the Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program for the Appleton Transportation Management Area (TMA).

WINNEBAGO COUNTY:

A Multi-Jurisdictional Comprehensive Plan for Winnebago County: 2016-2035. The *Winnebago County Comprehensive Plan* was adopted in 2016.

Winnebago County Comprehensive Park and Recreation Plan, 2019-2023. The *Winnebago County Comprehensive Park and Recreation Plan*, adopted in 2019, describes existing conditions, projects future growth, and offers recommendations to guide the future growth and development of recreational facilities in Winnebago County.

TOWN OF ALGOMA:

Code of Ordinances. The Town's Code of Ordinances regulates land divisions and land uses.

Official Map. The Town of Algoma has an official map. An official map is intended to implement a master plan for a city, village or town. The master plan helps direct development by designating areas for streets, highways, parkways, floodplains, and other pertinent land uses. Official maps direct development away from sensitive areas which are designated for future public use.

DEPARTMENT OF TRANSPORTATION (DOT):

Surface Transportation Urban Program (STP-Urban, STP-U). This program allocates federal Fixing America's Surface Transportation (FAST) Act funds to complete a variety of transportation improvements including projects on higher function local roads not on the State Trunk Highway system, and local safety improvements. To be eligible roads must be functionally classified as urban "collector" or higher.

APPENDIX E: POLICIES & PROGRAMS

Transportation Alternatives Program (TAP). The TAP allocates federal Fixing America's Surface Transportation (FAST) Act funds to transportation improvement projects that "expand travel choice, strengthen the local economy, improve the quality of life, and protect the environment. Projects that met eligibility criteria for the Safe Routes to School Program, Transportation Enhancements, and/or the Bicycle and Pedestrian Facilities Program will be eligible TAP projects.

WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT):

Local Bridge Improvement Assistance Program. This program helps counties, cities, villages, and towns rehabilitate or replace existing bridges on Wisconsin's local highway system based on the sufficiency rating. The program operates on a cost-shared basis with federal and state funds accounting for 80% of the total eligible project costs.

General Transportation Aid. Road maintenance is partially funded by disbursement of the state transportation fund. The largest portion of the fund is from General Transportation Aids. The state provides an annual payment to each county and municipality that funds a portion of the local governments' costs for activities such as road construction, filling potholes, snow removal, and other related transportation maintenance.

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 amounts 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.

Bicycle and Pedestrian Facilities Program. This program provides funding for projects that construct or plan for bicycle or bicycle/pedestrian facilities.

Disaster Damage Aids. Towns, villages, cities or counties may apply for financial aid due to disaster damage to any public highway under its jurisdiction that is not on the State Trunk or Connecting Highway systems.

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.

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 structure.

APPENDIX E: POLICIES & PROGRAMS

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.

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

Mobile and Active Communities Program. The program element coordinates, administers and promotes federal, state, regional and metropolitan transportation planning through the Commission's Metropolitan Planning Organization (MPO) designation for the three urbanized areas.

- **Oshkosh Area MPO.** The Oshkosh Metropolitan Planning Organization (MPO) encompasses the City of Oshkosh, the towns Algoma, Black Wolf, Nekimi, Oshkosh, Vinland and Winnebago County.
- **East Central Wisconsin Regional Safe Routes to School (SRTS).** The SRTS is a national and international movement to create safe, convenient and fun opportunities for children to bicycle and walk to and from schools. The goal of the program is to enable and encourage children K-8th grade, including those with disabilities, to walk and bike to school.

GREATER OSHKOSH TRANSIT (GO Transit):

Fixed Route Bus Service. GO Transit's mission is to provide reliable, affordable and accessible public transportation options to support our community's mobility needs. Transportation options include fixed-route bus service within the City of Oshkosh, paratransit services to elderly and disabled individuals, paratransit service to low-income workers, and intercity bus service to Neenah.

CHAPTER 6: UTILITIES AND COMMUNITY FACILITIES

FEDERAL:

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.

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.

APPENDIX E: POLICIES & PROGRAMS

WISCONSIN ADMINISTRATIVE CODE:

Chapter SPS 383 Private Onsite Wastewater Treatment Systems. Formally COMM 83, Chapter SPS 383 establishes uniform standards and criteria for the design, installation, inspection and management of a private onsite wastewater treatment system, POWTS, so that the system is safe and will protect public health and the waters of the state.

Chapter 287 Solid Waste Reduction, Recovery and Recycling. Chapter 287 regulates solid waste reduction, recovery and recycling the state, as well as littering and enforcement requirements. The law requires that every citizen in Wisconsin must have residential recycling service or drop-off centers within easy access and should be provided with recycling education and outreach.

Chapter NR-110 Sewerage Systems. Chapter 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.

Chapter NR-121 Areawide Water Quality Management Plans. Chapter NR-121 specifies the standards and processes for initiating and continuous area wide wastewater treatment management planning. As provided by NR-121, the WNDNR's role is to review and approve every sewer service area plan and its amendments, taking into account water quality impacts and cost-effectiveness.

Chapter NR-809 Safe Drinking Water. 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.

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

Milestone #3, Goals, Strategies, and a Plan for Action, Year 2030 Regional Comprehensive Plan "Shaping the 21st Century". East Central adopted Milestone #3, its regional comprehensive plan in April 2008. The plan serves as an advisory document for counties and communities within the region.

WINNEBAGO COUNTY:

A Multi-Jurisdictional Comprehensive Plan for Winnebago County: 2016-2035. The *Winnebago County Comprehensive Plan* was adopted in 2016. The plan's utilities and community facilities goal is to achieve maintenance and development of quality public services and facilities that provide for recreational opportunities, a low crime rate, strong rural and urban economies, a clean environment, and reasonable and equitable taxes.

APPENDIX E: POLICIES & PROGRAMS

County Code of Ordinances. The Winnebago County Code of Ordinances regulates private on-site wastewater treatment systems. Several chapters may be relevant to the Town. These chapters, relating to Utilities and Community Facilities are summarized below.

Winnebago County Comprehensive Park and Recreation Plan, 2019-2023. The *Winnebago County Comprehensive Park and Recreation Plan*, adopted in 2019, describes existing conditions, projects future growth, and offers recommendations to guide the future growth and development of recreational facilities in Winnebago County.

TOWN OF ALGOMA:

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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA):

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.

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. Communication towers must be located at the most central point at the highest elevation available. The FAA regulates tower

APPENDIX E: POLICIES & PROGRAMS

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.

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. 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 ADMINISTRATION:

Community Development Block Grant – Public Facilities (CDBG – PF). CDBG-PF funds help support infrastructure and facility projects for communities. Some examples of eligible projects include streets, drainage systems, water and sewer systems, sidewalks, and community centers.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES:

Wisconsin Solid Waste Management Program. The solid waste administrative codes are extensive and include Chapter 502, Solid Waste Storage, transportation, transfer, incineration, air curtain destructors, processing, wood burning, composting and municipal solid waste combustors; Chapter 518, Land spreading of solid waste; and ATCP 34, Clean sweep program.

Knowles-Nelson State Stewardship. The Knowles-Nelson State Stewardship Fund is a land acquisition program for the State of Wisconsin.

Clean Water Fund Program (CWFP). The Clean Water Fund Program (CWFP) is one of two Environmental Improvement Fund (EIF) loans that are jointly managed and administered by the Department of Natural Resources and the Department of Administration.

Safe Drinking Water Loan Program (SDWLP). The Safe Drinking Water Loan Program (SDWLP) is one of two Environmental Improvement Fund (EIF) loans that are jointly managed and administered by the Department of Natural Resources and the Department of Administration.

Wisconsin Pollutant Discharge Elimination System (WPDES) program. The Department regulates the discharge of pollutants to waters of the state through the WPDES program. Individual WPDES permits are issued to municipal and industrial facilities discharging to surface water and/or groundwater.

APPENDIX E: POLICIES & PROGRAMS

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.

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.

WISCONSIN COMMUNITY ACTION PROGRAM ASSOCIATION (WISCAP):

The Wisconsin Community Action Program Association (WISCAP) is the statewide association for Wisconsin's sixteen (16) Community Action Agencies and three single-purpose agencies with statewide focus.

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.

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION (ECWRPC):

Sustainable and Efficient Community Services and Facilities Program. This program element implements the requirements of the "Smart Growth" planning legislation for the Community Facilities and Utilities plan element and incorporates the Commission's ongoing NR-121 sewer service area (SSA) planning function.

Sewer Service Area Planning. This function is derived from ECWRPC being designated by the WDNR as the 208 Water Quality Management Planning Agency for the region.

Recreation and Heritage Opportunities Program. The Recreation and Heritage Opportunities work program element encompasses planning activities associated with meeting the open space and recreational needs of the region as a whole, as well as plans for individual governmental jurisdictions.

Natural Resource Management. The Natural Resource Management planning element ensured that the region's natural resources and unique environmental features are identified and managed as an integral part of planning and development throughout the region. This program element includes hazard mitigation planning, stormwater and watershed management and the NR-135 Non-Metallic Mining Reclamation Program Administration.

APPENDIX E: POLICIES & PROGRAMS

CHAPTER 7: ECONOMIC DEVELOPMENT

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

Milestone #3, Goals, Strategies, and a Plan for Action, Year 2030 Regional Comprehensive Plan “Shaping the 21st Century”. East Central adopted Milestone #3, its regional comprehensive plan in April 2008. The plan serves as an advisory document for counties and communities within the region.

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) REPORT:

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.

WINNEBAGO COUNTY:

A Multi-Jurisdictional Comprehensive Plan for Winnebago County: 2016-2035. Economic development policies and programs in Winnebago County are to achieve maintenance and enhancement of a strong economic base through economic diversification, labor force education and development, and efficient movement of goods, services, and employees that also protects our quality environment and community atmosphere.

OCCUPATION SAFETY AND HEALTH ADMINISTRATION (OSHA):

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.

UNITED STATES DEPARTMENT OF LABOR:

The Employment and Training Administration (ETA) administers federal government job training and worker dislocation programs, federal grants to states for public employment service programs, and unemployment insurance benefits.

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA):

One Cleanup Program. The One Cleanup Program is EPA's vision for how different cleanup programs at all levels of government can work together to meet that goal and ensure that resources, activities, and results are effectively coordinated and communicated to the public. The EPA has entered into a memorandum of understanding with the Wisconsin DNR to provide a single, consolidated approach to environmental cleanup.

APPENDIX E: POLICIES & PROGRAMS

WISCONSIN DEPARTMENT OF ADMINISTRATION:

Community Development Block Grant for Economic Development (CDBG-ED). CDBG-ED grant funds are awarded to local governments to assist businesses to create or retain jobs for individuals with low and moderate income.

CDBG Public Facilities Funds (CDBG-PF). CDBG-PF funds help support infrastructure and facility projects for communities. Some examples of eligible projects include streets, drainage systems, water and sewer systems, sidewalks, and community centers.

CDBG Planning Funds. CDBG Planning grant funds support community efforts to address improving community opportunities and vitality. Grants are limited to projects that, if implemented, are CDBG eligible activities.

CDBG Public Facility - Economic Development (CDBG PF-ED). CDBG PF-ED grants are awarded to local government for public infrastructure projects that support business expansion or retention.

CDBG Emergency Assistance (EAP). The CDBG-EAP program assists communities to recover from a recent natural or manmade disaster.

Venture Capital Investment Program. The venture capital investment program was created as part of 2013 Wisconsin Act 41. This program will help create jobs and promote economic growth in Wisconsin by identifying new investors for Wisconsin.

WISCONSIN DEPARTMENT OF TRANSPORTATION:

Transportation Economic Assistance (TEA) Program. The Transportation Economic Assistance (TEA) program provides 50% state grants to governing bodies, private businesses, and consortiums for road, rail, harbor and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state.

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

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.

APPENDIX E: POLICIES & PROGRAMS

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.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES:

Remediation and Redevelopment Program (RR). The WDNR Remediation and Redevelopment program oversees the investigation and cleanup of environmentally contaminated sites.

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

Economic Growth and Resiliency Program. The primary focus of this program element is to coordinate and promote the federal Economic Development Administration's (EDA's) programs with public and private stakeholders throughout the region.

EMSI Developer. EMSI Developer is used by ECWRPC to provide economic data to requesting economic development entities or municipalities in the East Central WI Region as a service of WEDC.

Global Trade Strategy. As part of the Economic Development Administration's Community Trade Adjustment Assistance Program, ECWRPC developed a study to increase exports for small to medium size companies in NE Wisconsin.

Initiative 41. Initiative 41 was formed as a result of large-scale layoffs by Oshkosh Corporation in 2012-2013 that impacted much of the East Central region. This initiative focuses on the I-41 corridor from Green Bay to Fond du Lac.

NORTHEAST WISCONSIN REGIONAL ECONOMIC PARTNERSHIP:

The combined Bay-Lake and East Central Wisconsin Regional Planning Commission areas were named as Technology Zone by the Wisconsin Department of Commerce in 2002. The Northeast Wisconsin Regional Economic Partnership (NEWREP) Technology Zone has provided over \$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.

NEW NORTH, INC.:

New North's mission is "to harness and promote the region's resources, talents and creativity for the purposes of sustaining and growing our regional economy."

APPENDIX E: POLICIES & PROGRAMS

ADVOCAP:

ADVOCAP, a non-profit community action agency, was founded in 1966 to fight poverty within our local communities. It offers programs in Fond du Lac, Green Lake and Winnebago counties and helps low-income person's secure affordable housing, gain employment skills and training, start a small business and become self-employed, volunteer at schools and daycares, etc.

GREATER OSHKOSH ECONOMIC DEVELOPMENT CORPORATION (GO EDC):

The goal is to provide leadership, direction, coordination, and services to advance economic development in the greater Oshkosh area.

WISCONSIN ECONOMIC DEVELOPMENT CORPORATION:

Main Street Program. The Main Street Program assists communities ranging from towns with populations of less than 1,000 to large neighborhoods in Milwaukee and Green Bay.

Connect Communities Program. The Connect Communities Program helps local planners leverage the unique assets of their downtowns and urban districts, providing technical assistance and networking opportunities to local leaders interested in starting a downtown revitalization effort.

Capacity Building Grants. Capacity Building (CAP) Grant funds are designed to help strengthen Wisconsin's economic development network by assisting local and regional economic development groups with economic competitive assessments and the development of a Comprehensive Economic Development Strategy.

Brownfield Program. Wisconsin's Brownfield Program provides grant funds to assist local governments, businesses and individuals with assessing and remediating the environmental contamination of an abandoned, idle or underused industrial or commercial facility or site.

Enterprise Zone Tax Credit. A certified business may qualify for tax credits only for eligible activities that occur after an eligibility date established by WEDC. Positions that are created as a result of the tax credits claimed shall be maintained for at least five years after the certification date established by WEDC.

Industrial Revenue Bond. Industrial Revenue Bonds (IRBs) are designed to help Wisconsin municipalities support industrial development through the sale of tax-exempt bonds.

Wisconsin Manufacturing and Agriculture Credit. The manufacturing and agriculture tax credit is available to individuals and entities for taxable years that begin on or after January 1, 2013, for manufacturing and agricultural activities in Wisconsin. The tax credit is available for income derived from manufacturing or agricultural property located in Wisconsin and will offset a

APPENDIX E: POLICIES & PROGRAMS

significant share of Wisconsin income taxes. The credit is a percentage of “eligible qualified production activities income.

Business Opportunity Loan. Business Opportunity Loans are available to a business that has created new full-time positions and/or retained its existing full-time employment base in Wisconsin.

Impact Loans. Impact Loans are available to businesses with expansion projects that will have a significant impact on job creation, job retention, and capital investment on the surrounding community. WEDC’s Impact Loan Program is a forgivable loan program.

Economic Development Tax Credits (Etc.). Economic Development Tax Credits (ETC) are available for businesses that begin operating in, relocate to, or expand an existing operation in Wisconsin.

Training Grants. Rodrigues Training grants are available to any business making a firm commitment to locate a new facility in Wisconsin or expand an existing facility within the state, and is upgrading a product, process or service that requires training in new technology and industrial skills.

Minority Business Development Revolving Loan Fund. The Minority Business Development Revolving Loan Fund Program (MRLF) is designed to support minority business development through business creation, business expansion and minority community business attraction.

WISCONSIN ENTREPRENEURS’ NETWORK:

Business Planning or Commercialization Planning Assistance. The Business or Commercialization Planning assistance micro-grant can fund up to 75% of the costs, limited to \$4000, spent on hiring an independent, third party to write a comprehensive business or commercialization plan for a Wisconsin business. The program is limited to businesses in certain industries.

CHAPTER 8: LAND USE

ZONING ORDINANCES:

Wisconsin State Statutes 66.1001 requires that if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan:

- Official mapping ordinances enacted or amended under Wisconsin State Statutes 62.23 (6).

APPENDIX E: POLICIES & PROGRAMS

- Local subdivision ordinances enacted or amended under Wisconsin State Statutes 236.45 or 236.46.
- County zoning ordinances enacted or amended under Wisconsin State Statutes 59.69.
- City or village zoning ordinances enacted or amended under Wisconsin State Statutes 62.23 (7).
- Town zoning ordinances enacted or amended under Wisconsin State Statutes 60.61 or 60.62.
- Shorelands or wetlands in shorelands zoning ordinances enacted or amended under Wisconsin State Statutes 59.692, 61.351 or 62.231.

WINNEBAGO COUNTY:

A Multi-Jurisdictional Comprehensive Plan for Winnebago County: 2016-2035. The *Winnebago County Comprehensive Plan* was adopted in 2016.

County Code of Ordinances. The Winnebago County Code of Ordinances regulates private on-site wastewater treatment systems, land divisions, land uses and other ordinances that may be relevant to the Town.

Winnebago County Farmland Preservation Plan, adopted March 13, 2012. The Winnebago County Farmland Preservation Plan is included in the *Winnebago County Comprehensive Plan*. The plan is intended to guide local efforts related to farmland protection and the promotion of the agricultural sector in Winnebago County during the 15-year period from 2012 through 2026.

2021-2030 Winnebago County Land and Water Resource Management (LWRM) Plan. The LWRM addresses soil and water quality concerns using local, state and federal programs. This plan was adopted in June 2020.

Winnebago County Comprehensive Park and Recreation Plan, 2019-2023. The *Winnebago County Comprehensive Park and Recreation Plan*, adopted in 2019, describes existing conditions, projects future growth, and offers recommendations to guide the future growth and development of recreational facilities in Winnebago County.

TOWN OF ALGOMA:

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APPENDIX E: POLICIES & PROGRAMS

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 1999.²

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

Community Development and Affordable Housing. This program element incorporates the Commission's ongoing efforts to help address regional land use and housing issues which have a strong relationship with the regional economic development strategy for the region.

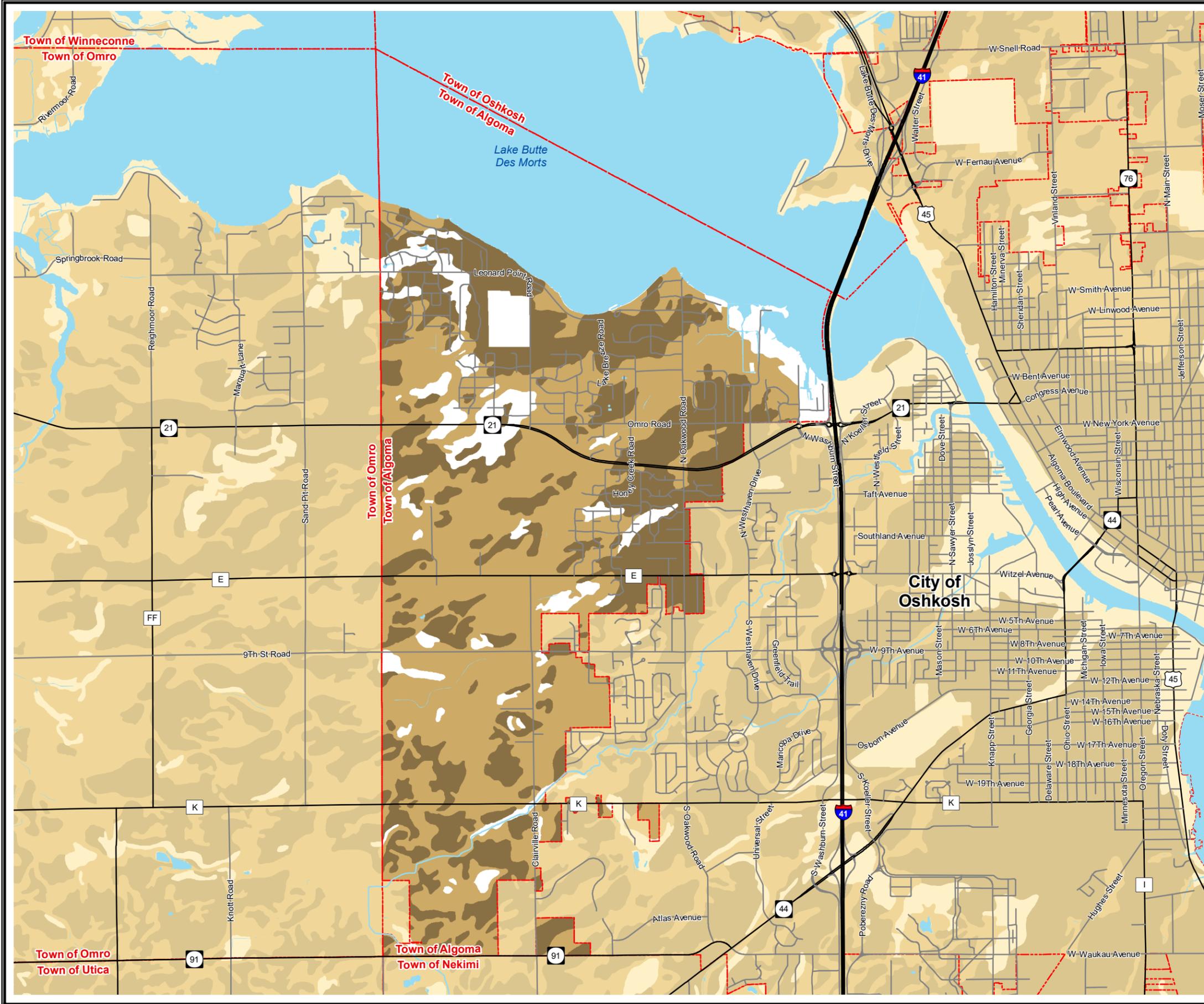
² Wisconsin Department of Agriculture, Trade and Consumer Protection. <http://datcp.wi.gov>.



APPENDIX F

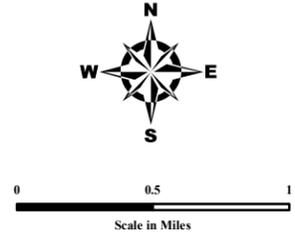
MAPS

Map 3-1 Town of Algoma Prime Farmland



- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Not Prime Farmland

Source:
Base data provided by Winnebago County 2019.
Soil data provided by NRCS-USA Web Soil Survey (WSS), accessed 2017.

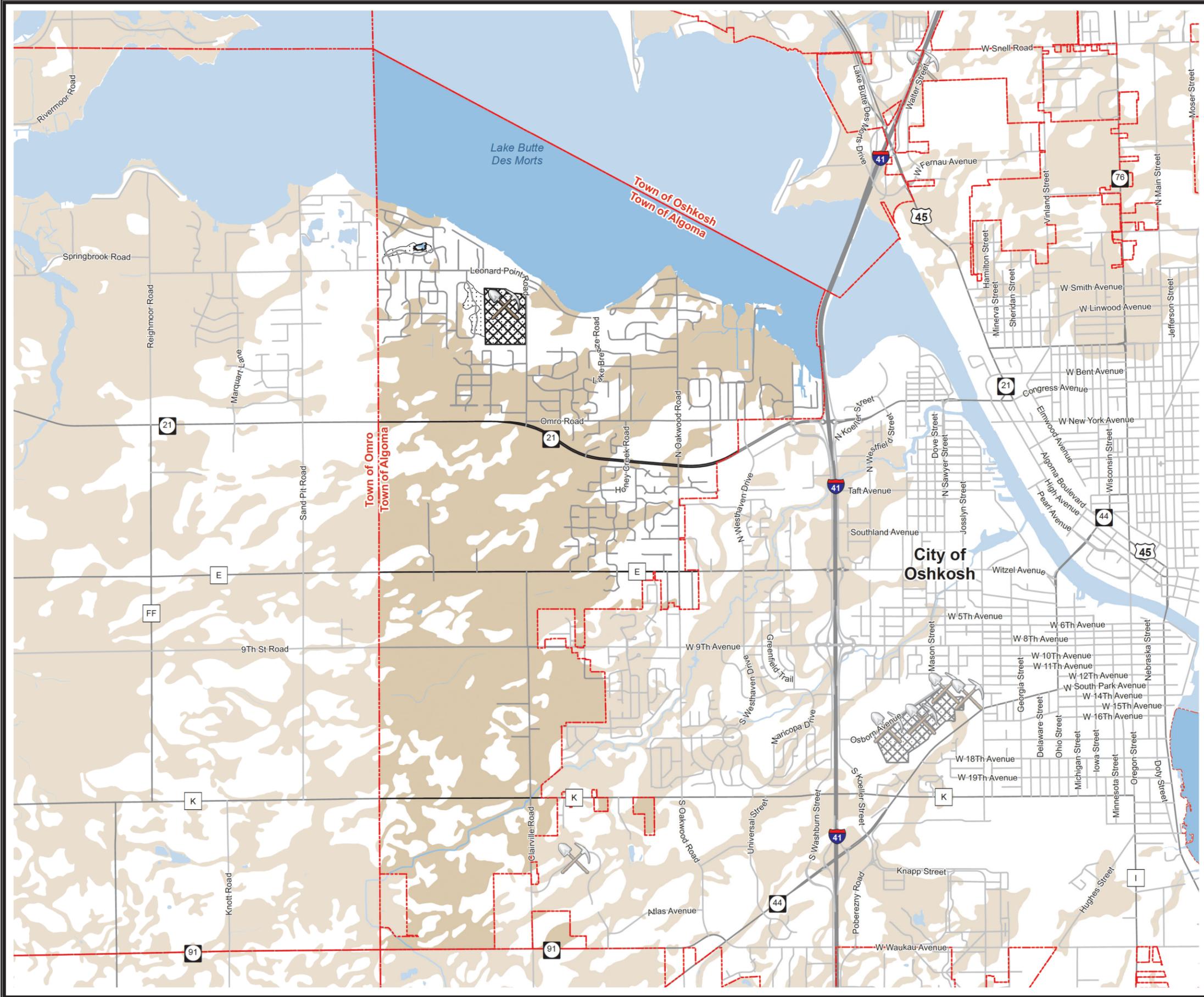


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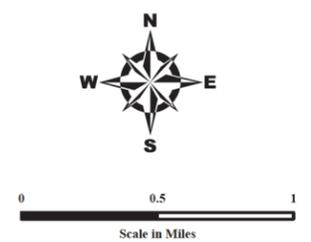
032428_Town_of_Algoa_Comp_PlanMXDs\2020\Chapter3_Environmental\Map3_1PrimeFarmlands.mxd

Map 3-2 Town of Algoma Soils



-  Quarries
-  High Bedrock (< 5 feet)
-  Steep Slope (> 12%)
-  High Groundwater (< 2 ft)

Source:
Soil data provided by NRCS-USDA Web Soil Survey (WSS), accessed 2013.
Floodplain data from FEMA 2017
Base data provided by Winnebago County 2019.

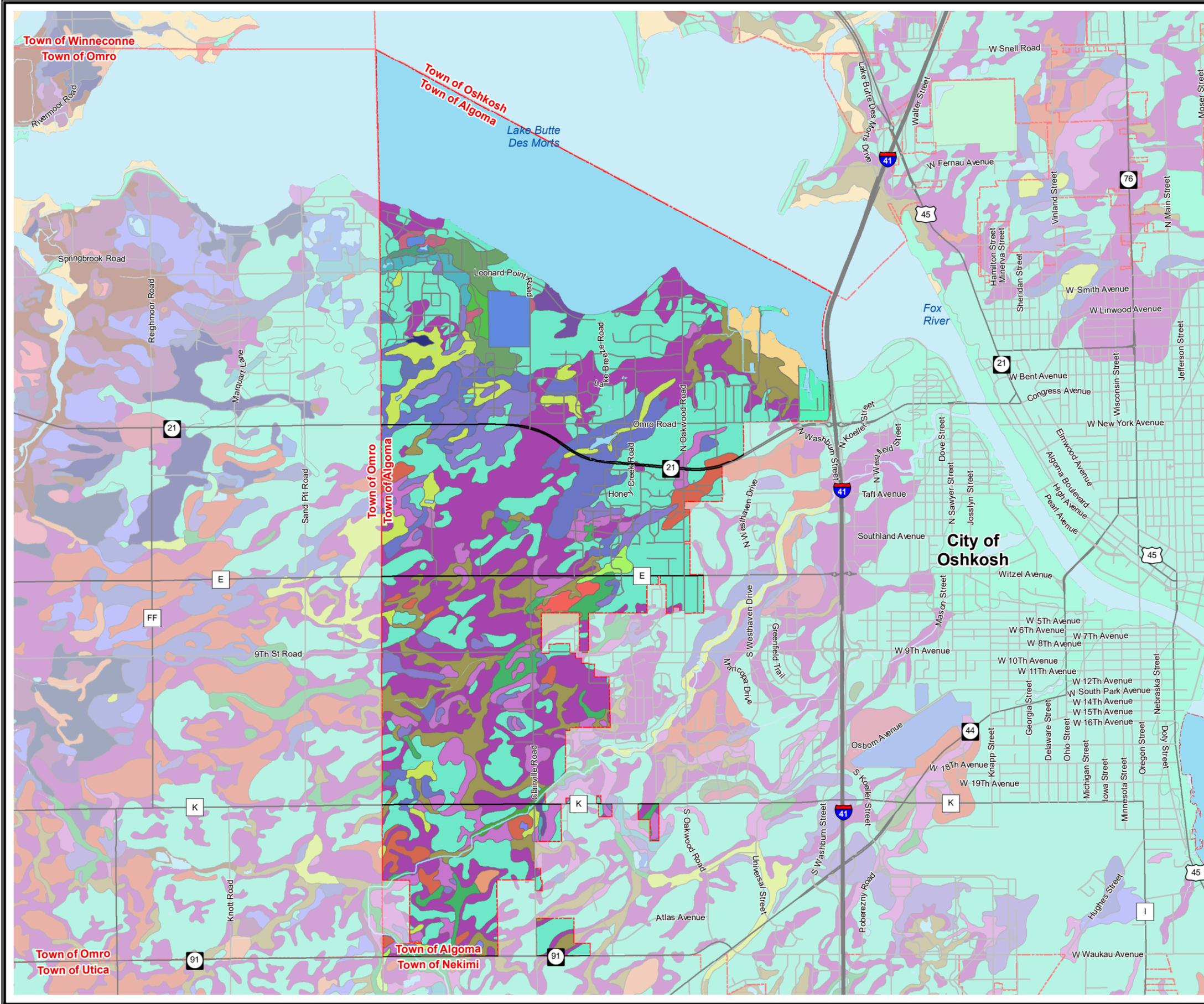


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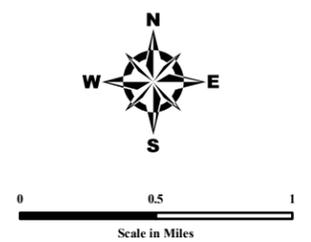


Map 3-3 Town of Algoma Soil Classifications



- Bellevue silt loam
- Briggsville loam
- Carbondale muck
- Hebron loam
- Hortonville loam
- Kewaunee loam
- Kolberg loam
- Landfill
- Manawa silt loam
- Oshkosh silt loam
- Poygan loam
- Udorthents
- Winneconne silty clay loam
- Water

Source:
Base data provided by Winnebago County 2019.
Soil data provided by NRCS-USDA Web Soil
Survey (WSS), accessed 2013.



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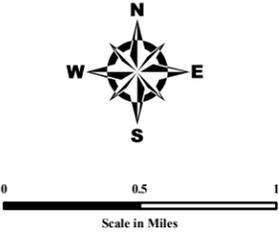
PREPARED JUNE 2020 BY:



Map 3-4 Town of Algoma Soil Limitations For Building Development

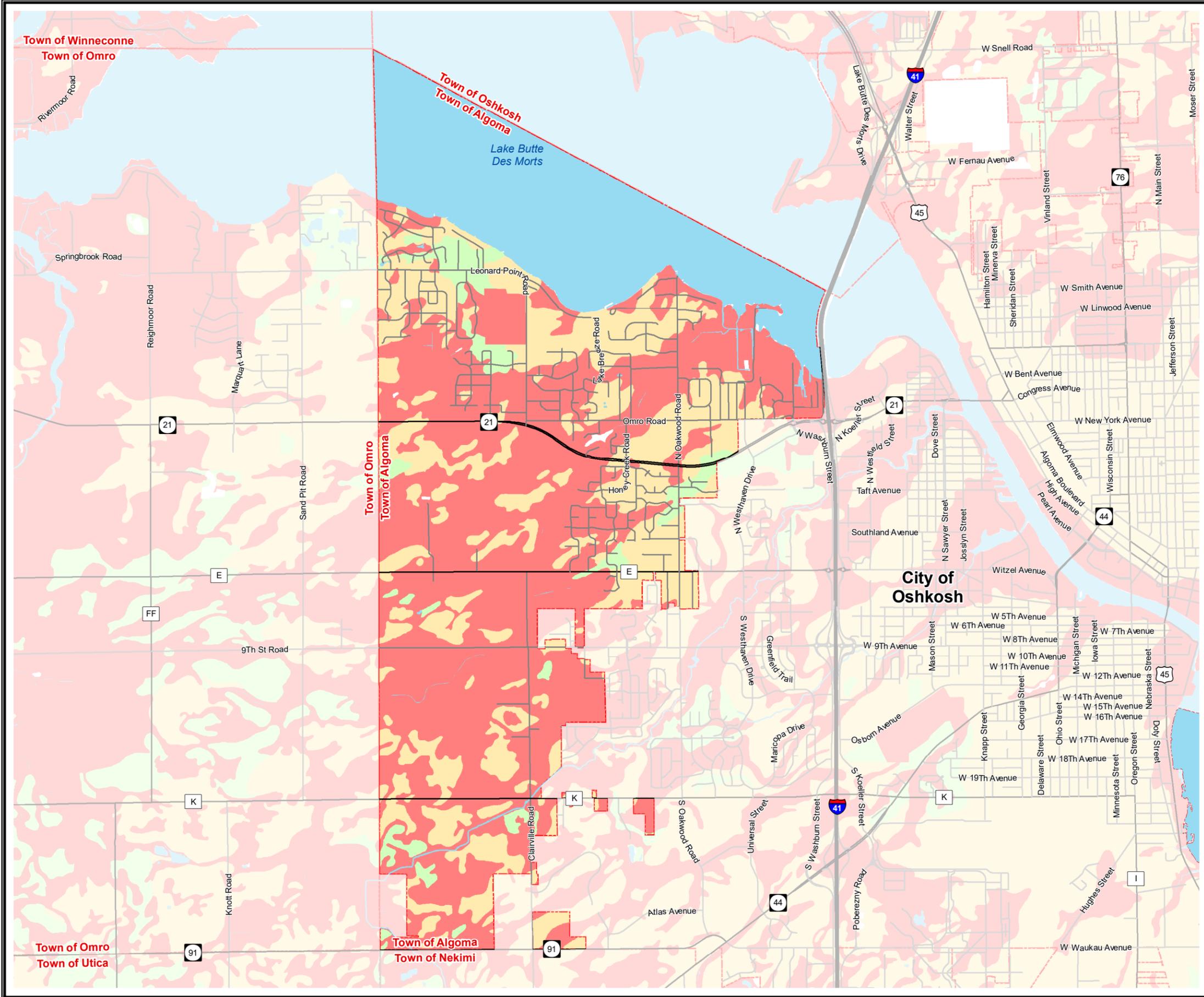
- Not limited
- Somewhat limited
- Very limited

Source:
Base data provided by Winnebago County 2019.
Soil data provided by NRCS-USDA Web Soil
Survey (WSS), accessed 2017.



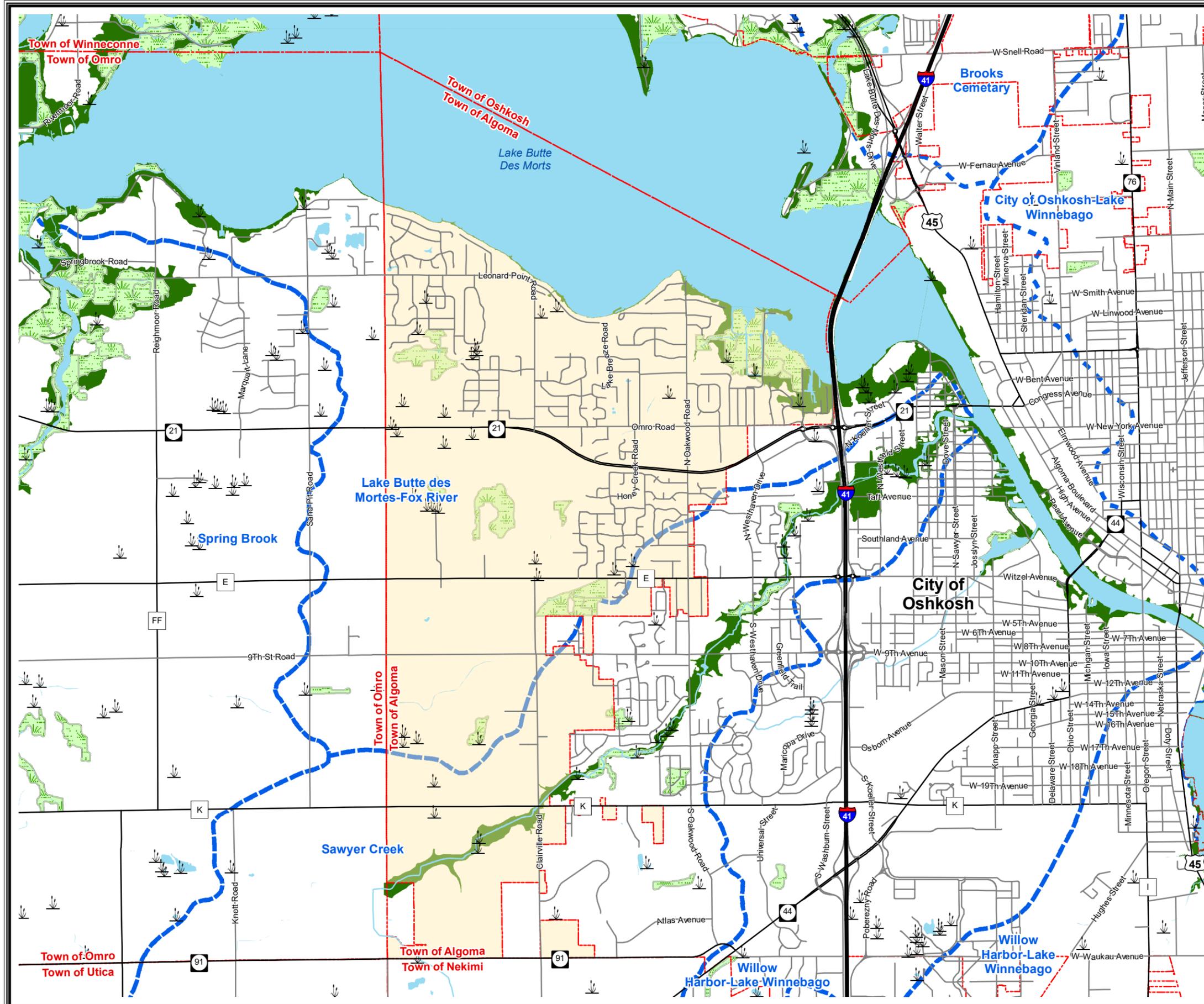
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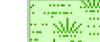
PREPARED JUNE 2020 BY:



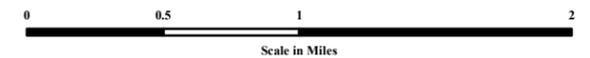
O:\2428_Town_of_Algoa_Comp_Plan\MXDs\2020\Chapter3_Environmental\Map3_4SoilLimitationforBuildingDevelopment.mxd

Map 3-5 Town of Algoma Environmental - Water



-  Wetlands (< 5 Acres)
-  Wetlands (> 5 Acres)
-  100 Year Floodplain
-  Subwatershed Boundary

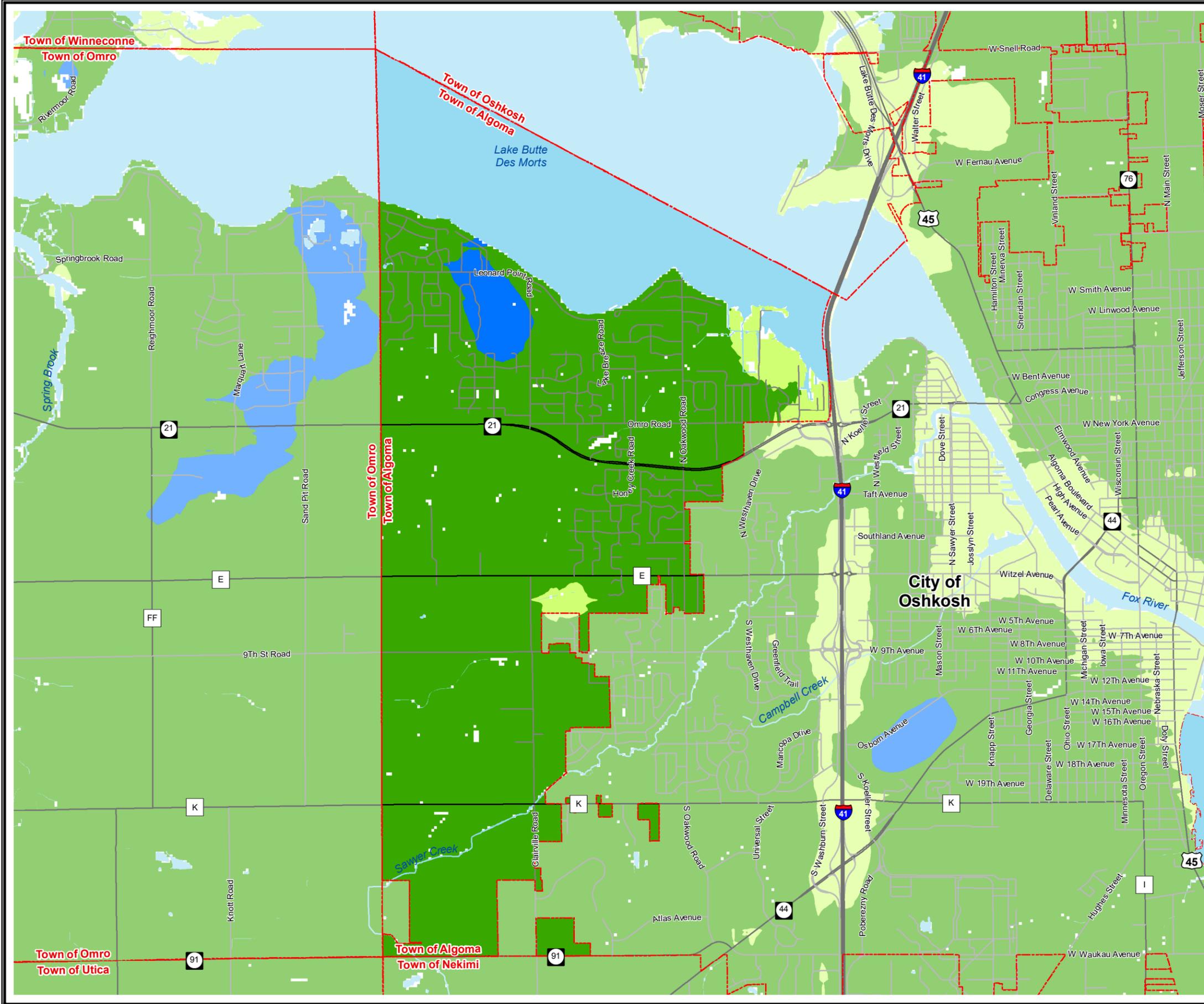
Source:
Base Data provided by Winnebago County 2019.
Wetland Data provided by WIDNR 2015.
Floodplain Data provided by FEMA 2017.
Watershed Data provided by WIDNR 2015.



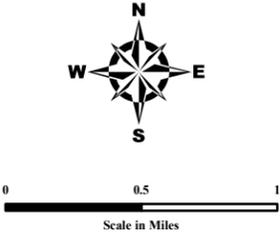
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Map 3-6 Town of Algoma Groundwater Recharge Potential



Source:
Recharge data provided by Wisconsin Geological
and Natural History Survey 2012 - 2014
Base data provided by Winnebago County 2019.

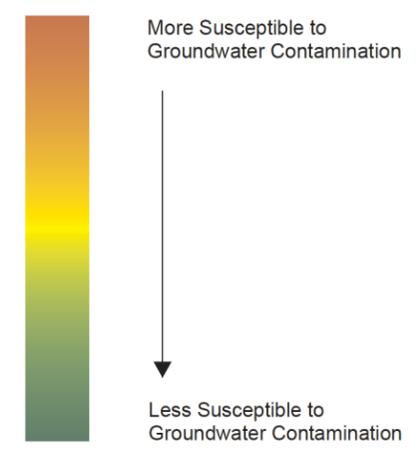
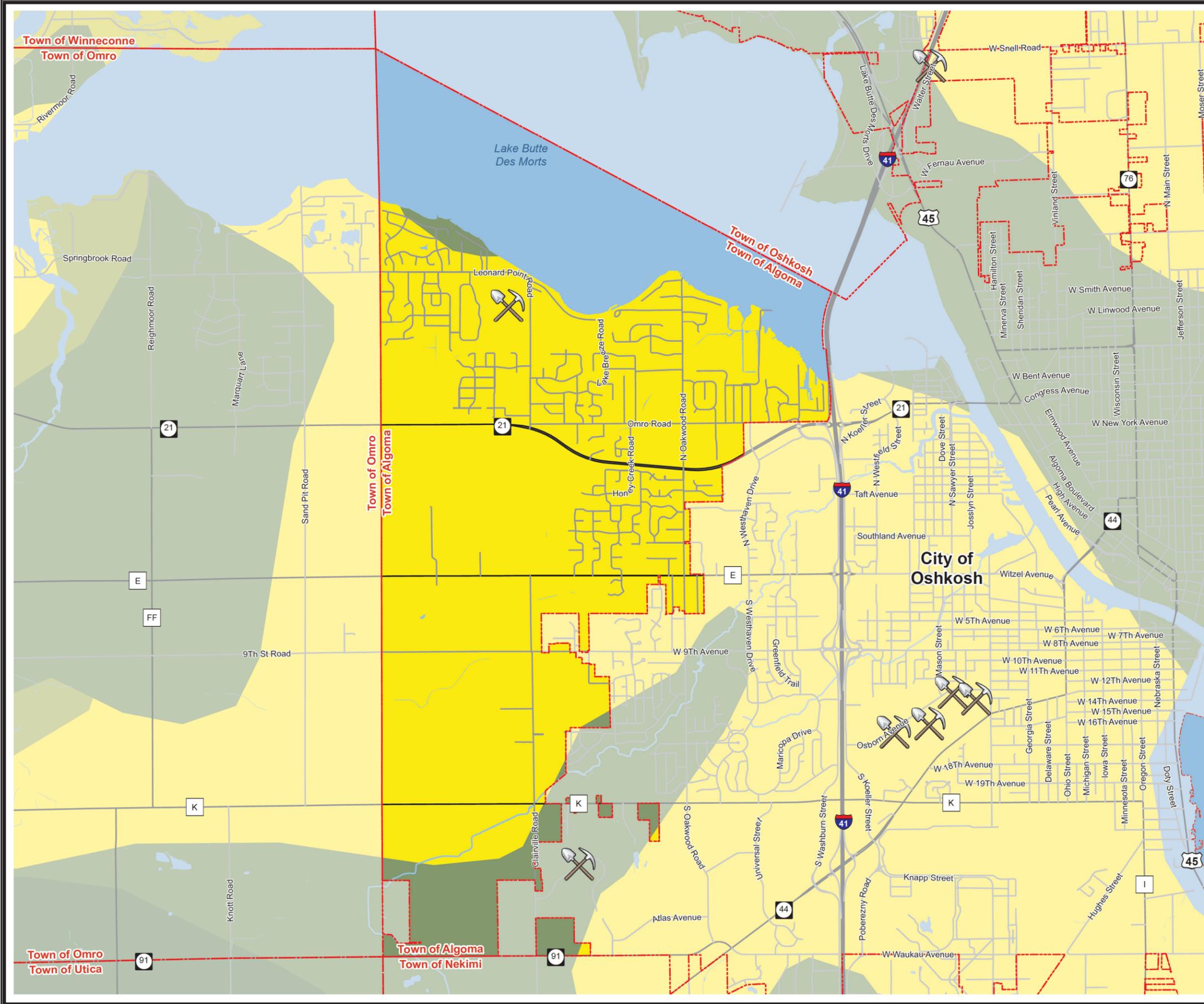


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Map 3-7 Town of Algoma Groundwater Contamination Susceptibility



Source:
 Quarry data provided by ECWRPC 2017
 Soil data provided by WDNR 2011.
 Base data provided by Winnebago County 2019.

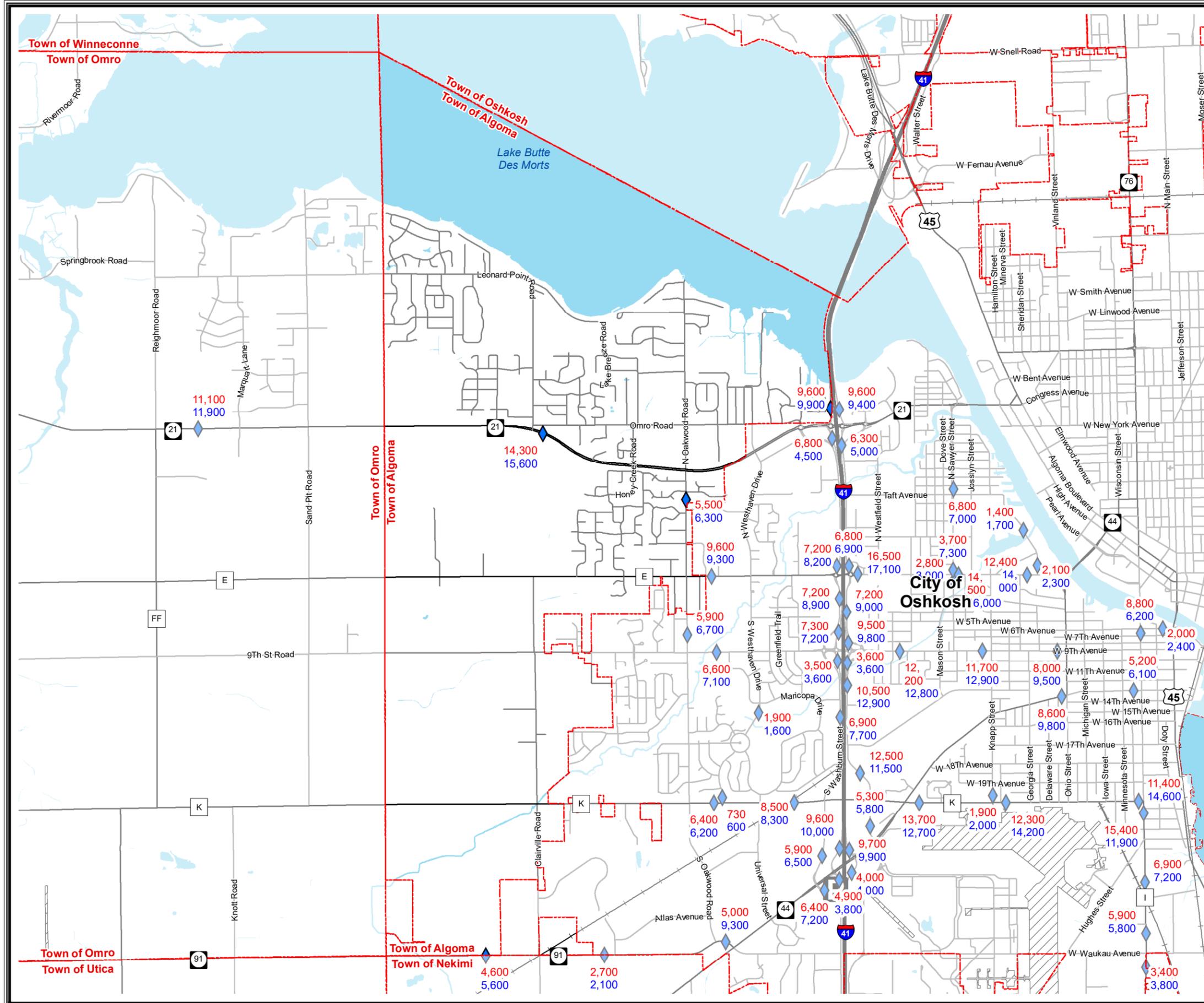


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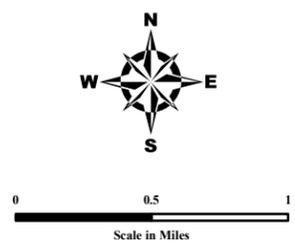


Map 5-1 Town of Algoma Transportation Facilities



- ◆ AADT (2016)
- ◆ AADT (2019)
- P** Park N Ride Location
- Airport

Source:
Traffic Count Data provided by WI DOT 2017
Bicycle & Pedestrian Facilities provided by ECWRPC 2017
Base data provided by Winnebago County 2019

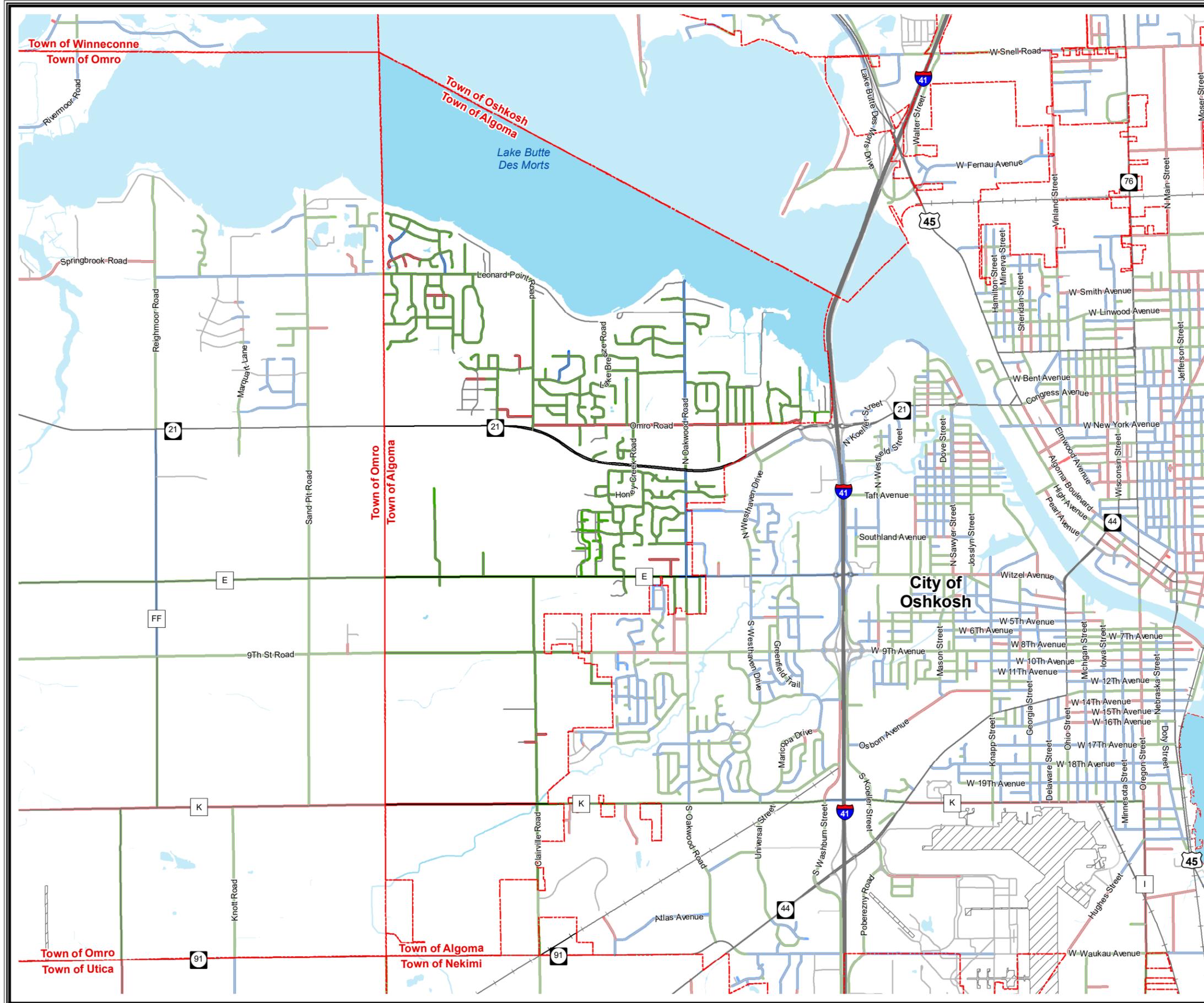


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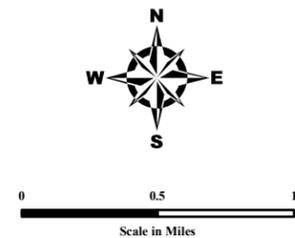
0:12428_Town_of_Algoma_Comp_PlanMXDs\2020\Chapter6_Transportation\Map6_1_TransportationFacilities.mxd

Map 5-2 Town of Algoma 2015 PASER Ratings



- Good
- Fair
- Poor
- Not Rated

Source:
 Railroad data provided by Wisconsin DOT 2017.
 PASER data provided by Wisconsin DOT 2016.
 Base data provided by Winnebago County 2019.

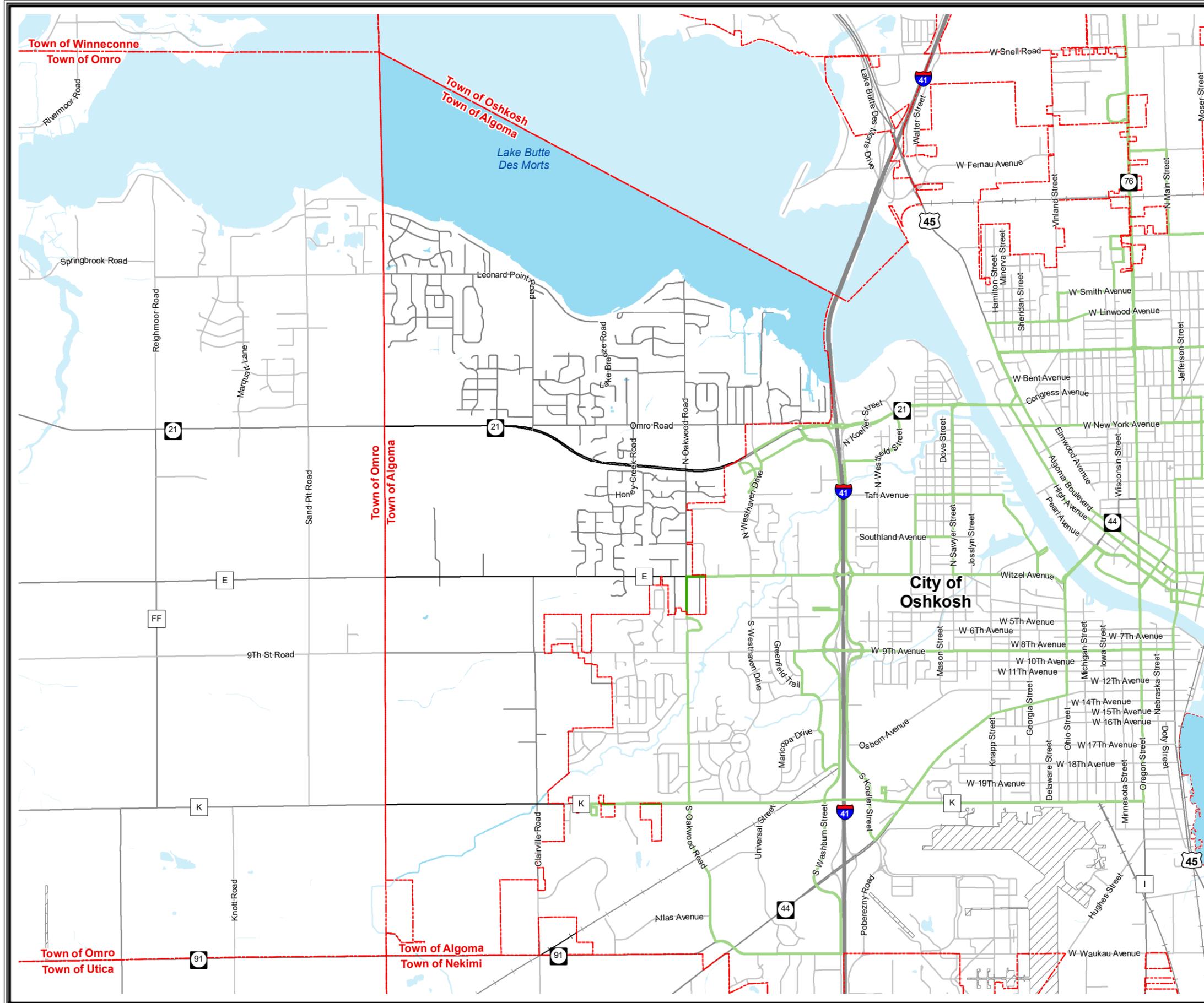


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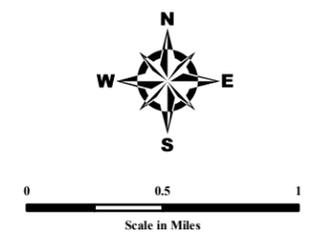


Map 5-3 Town of Algoma Transit Routes



- Oshkosh Bus Route
- Airport
- Railroad

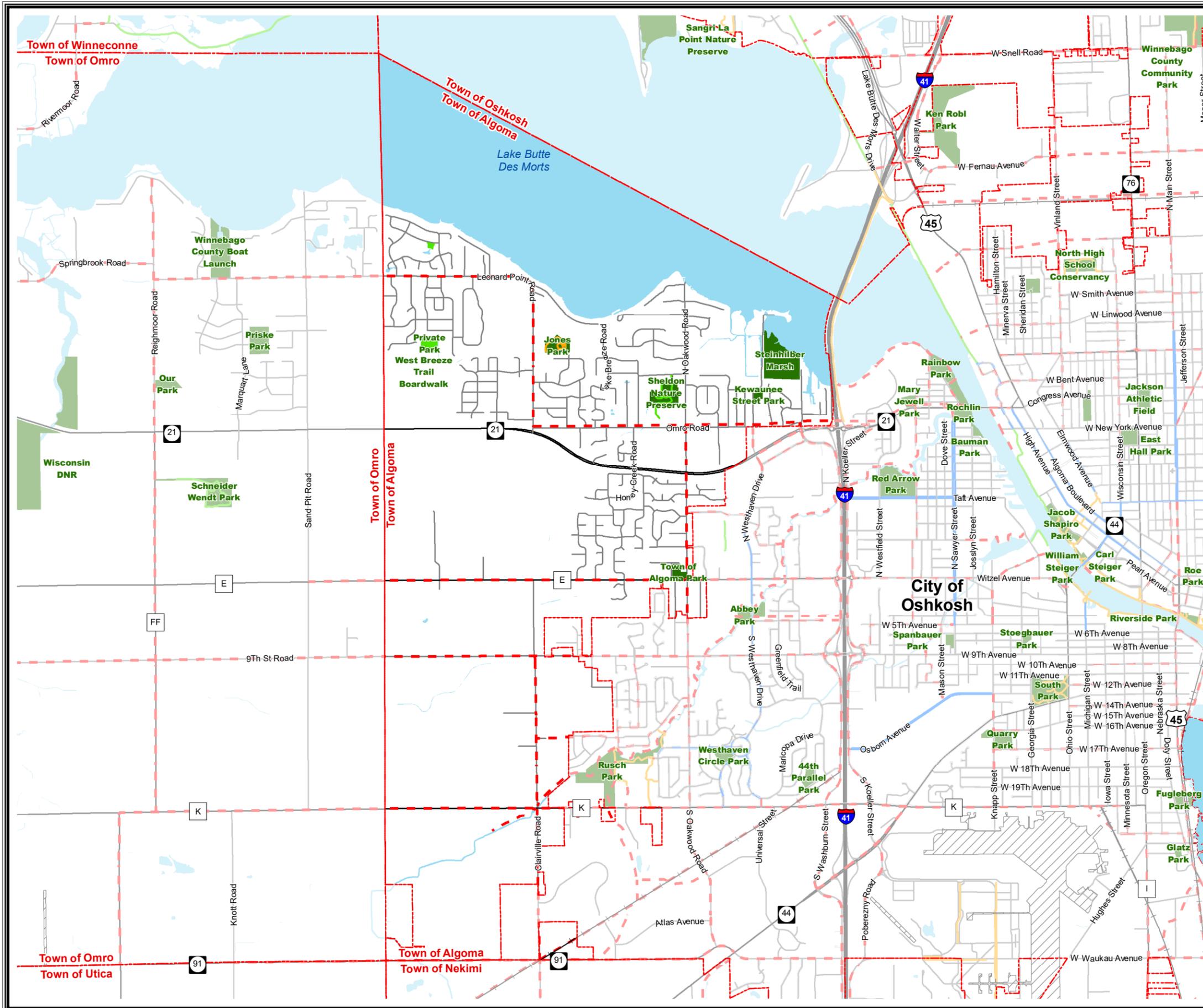
Source:
Base Data provided by Winnebago County 2019.
Planning Boundaries provided by City of Neenah 2017.
Transit data provided by GO & Valley Transit 2017.



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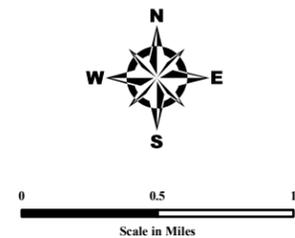
0:\2428_Town_of_Algoma_Comp_Plan\MXD\2020\Chapter0_Transportation\6_3_TransitRoutes.mxd

Map 5-4 Town of Algoma Bicycle & Pedestrian Facilities



- Railroad
- Bike Lane
- Off Road Paved
- Off Road Unpaved
- Signed Bike Route
- Planned Facility
- Sidewalk
- Town of Algoma Private Parks
- Parks
- Airport

Source:
Bicycle & Pedestrian Facilities provided by ECWRPC 2014
Railroad data provided by Wisconsin DOT 2017
Base data provided by Winnebago County 2019

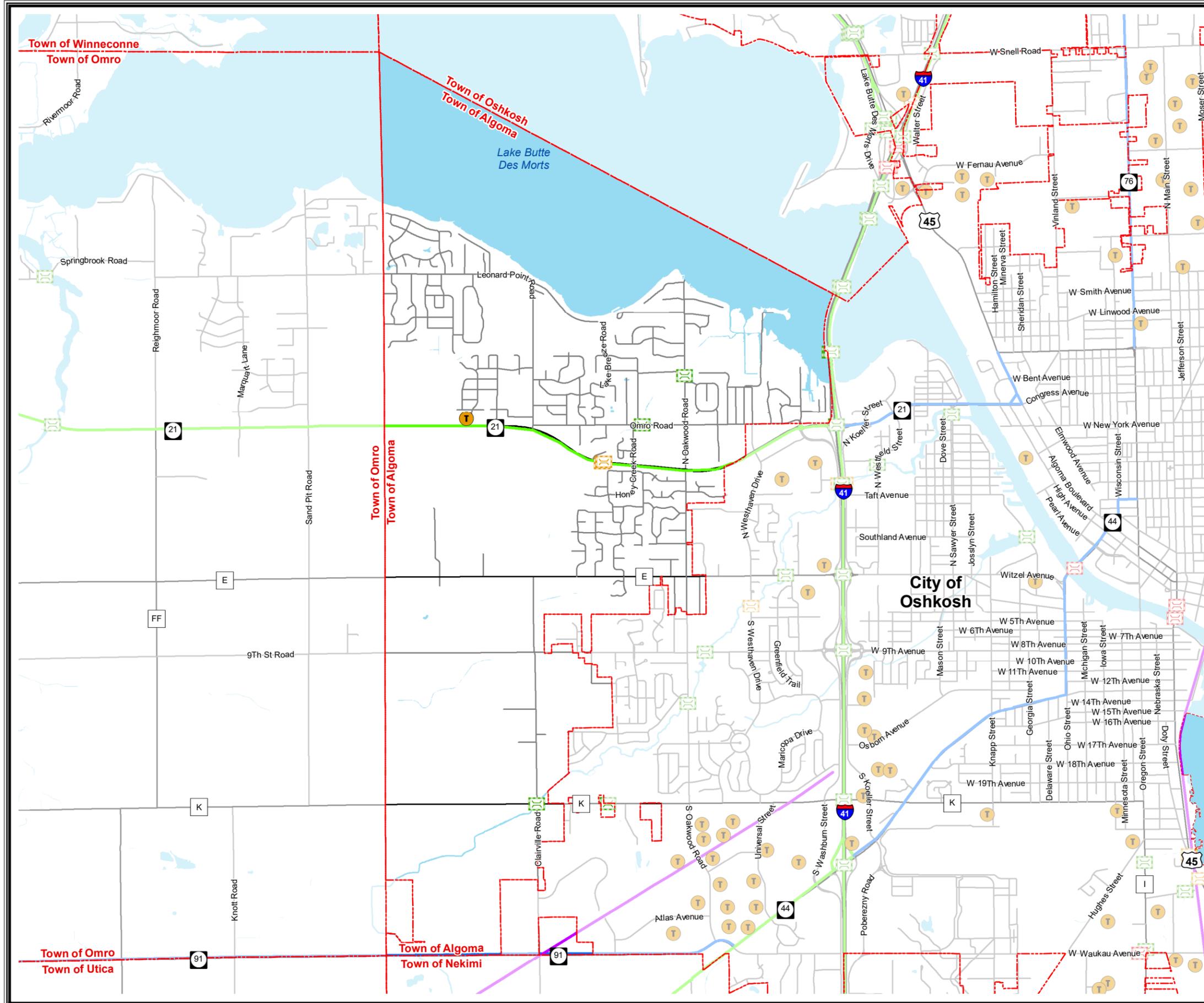


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Map 5-5 Town of Algoma Trucking & Freight



- Truck Terminals
- Bridge Replacement Funding Eligible
- Bridge Rehabilitation Funding Eligible
- Sufficient Bridge Rating
- 286,000 Pound Rail Cart Limit
- 75 Foot Trailer Length
- Designated Long Truck Route

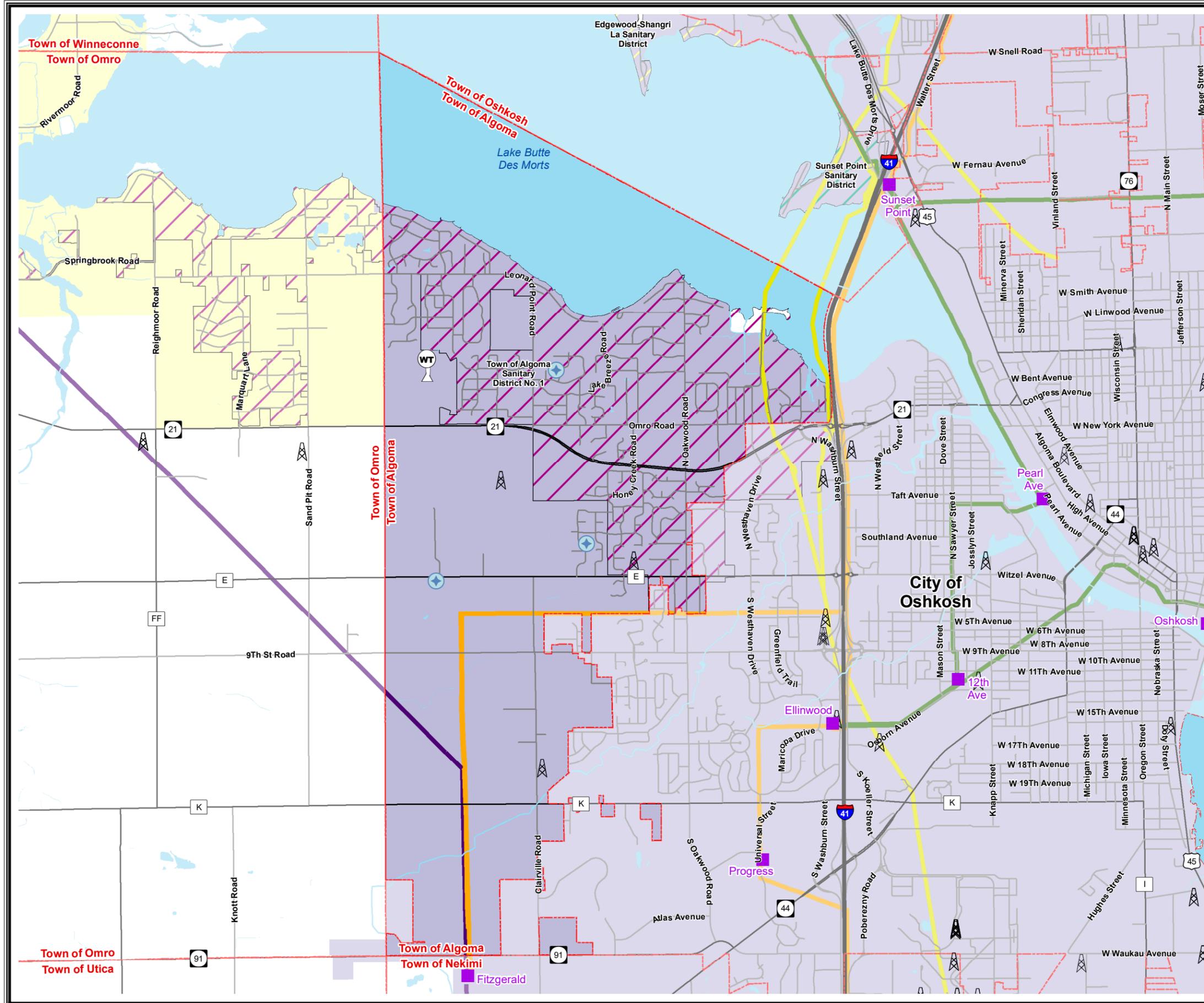
Source:
 Railroad data provided by Wisconsin DOT 2017
 Base data provided by Winnebago County 2019
 Trucking and Freight data by Wisconsin DOT 2017



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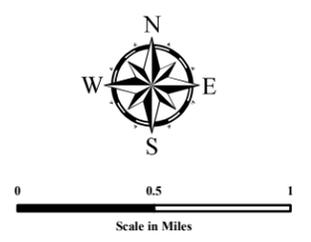
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Map 6-1 Town of Algoma Utilities



- Substations
- Water Towers
- FCC Towers
- Well
- 345 Kilovolt Transmission Line
- 138 Kilovolt Transmission Line
- 69 Kilovolt Transmission Line
- Gas Transmission Line
- Algoma Sanitary District
- Edgewood-Shangri La Sanitary District
- Sunset Point Sanitary District
- Omro SSA Planning Area
- Oshkosh SSA Planning Area

Source:
 Base data provided by Winnebago County 2019.
 Substation & Transmission data provided by ATC 2015.
 Sanitary Districts & SSA data provided by ECWRPC 2018.
 FCC data provided by the FCC 2017.

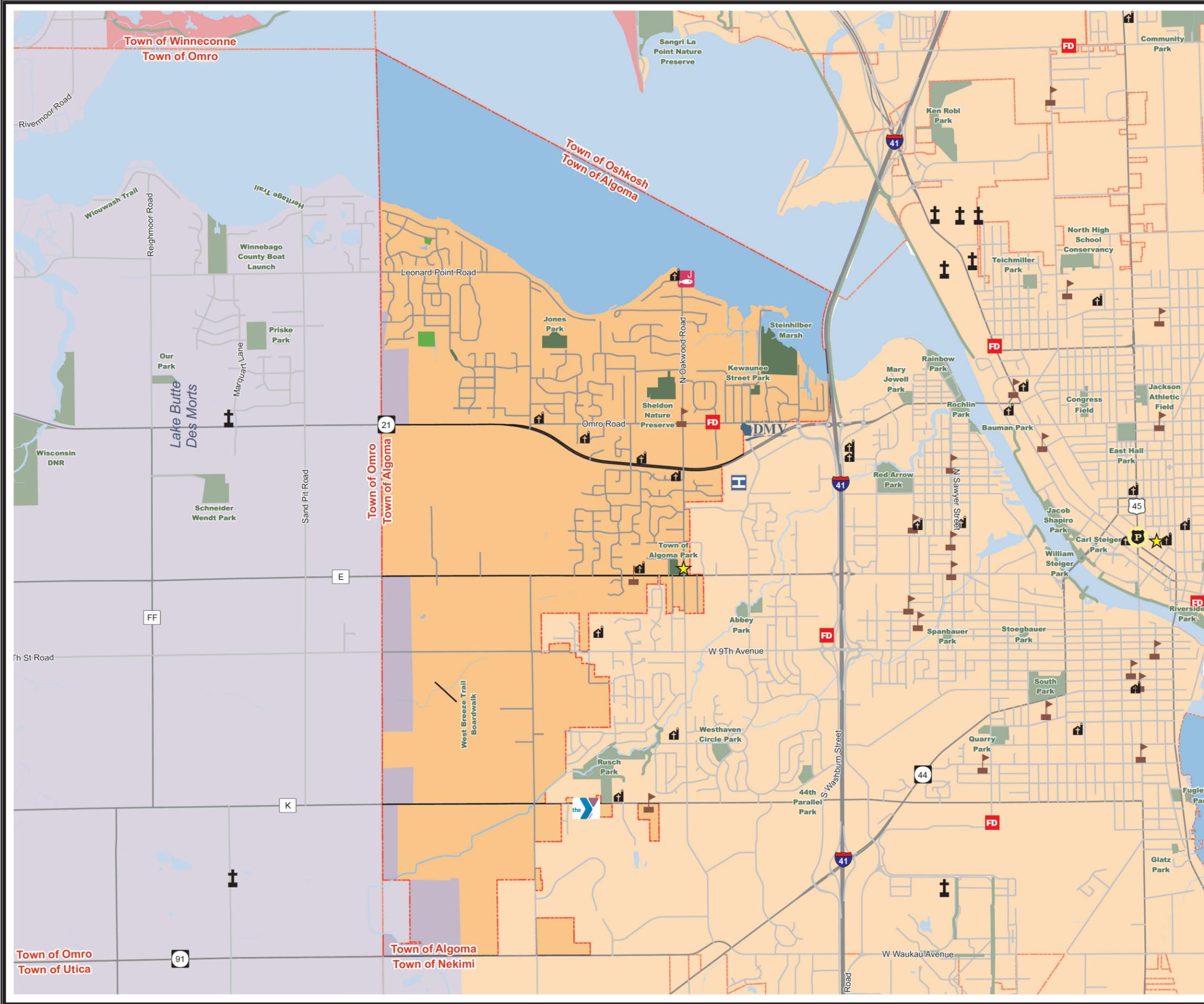


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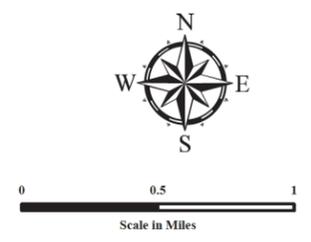
012428_Town_of_Algoma_Comp_PlanMXDs2020\Chapter7_CommunityFacilities&Utilities\7-1_Utilities.mxd

Map 6-2 Town of Algoma Community Facilities



- Cemetery
- City/Town/Village Hall
- Fire Department
- Police Department
- Hospital
- Church
- Schools
- YMCA
- Oshkosh DMV
- Oakwood Road Fishing Pier
- Off Road Trail
- Town of Algoma Private Parks
- Parks
- Omro School District
- Oshkosh Area School District
- Winneconne Community School District

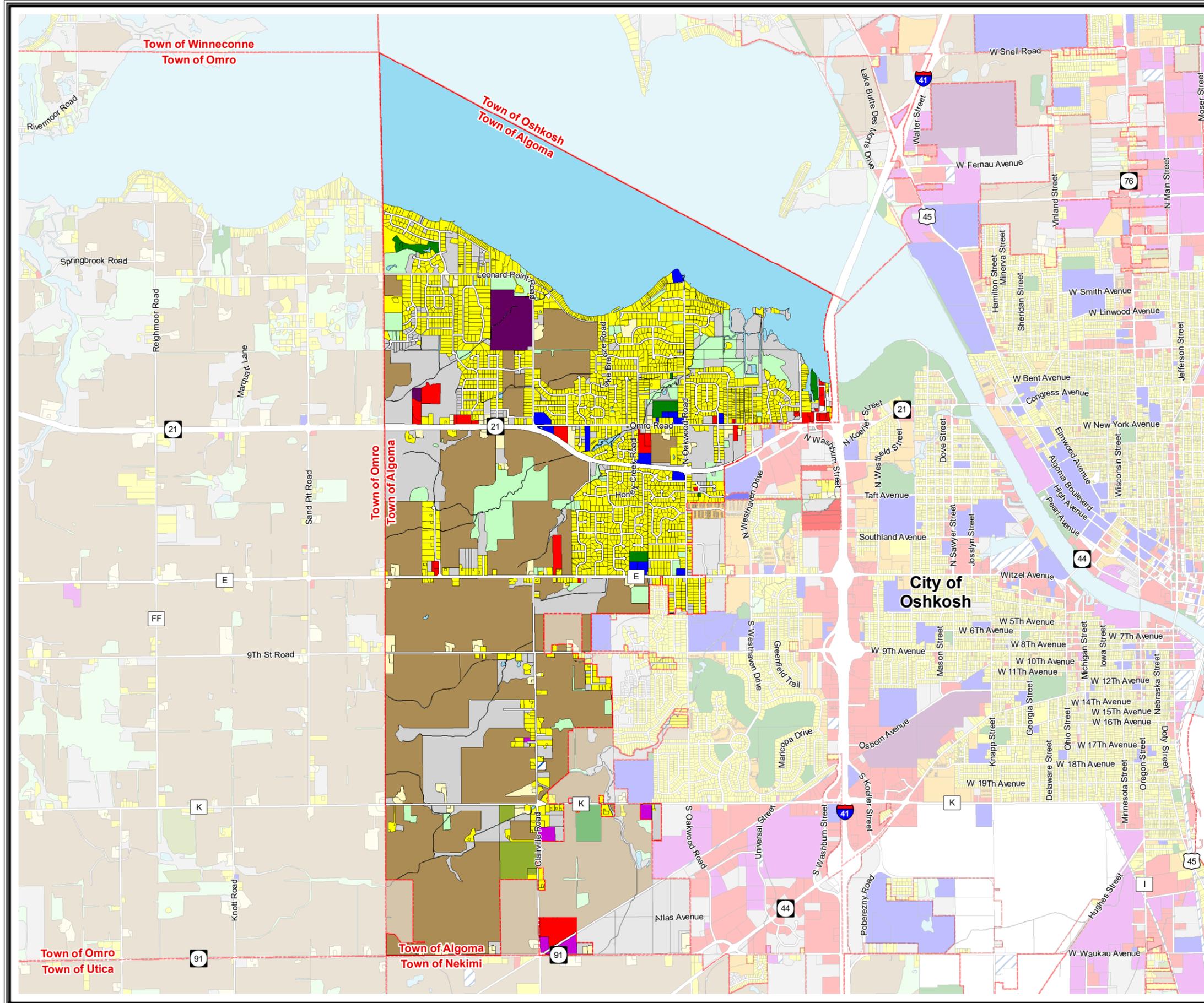
Source:
Base data provided by Winnebago County 2019.
Community data provided by ECWRPC 2015/2018.



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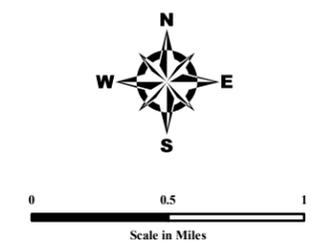
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Map 8-1 Town of Algoma Land Use 2000



- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Other Ag Land / Pasture
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land
- Water

Source:
Base data provided by Winnebago County 2019.
Land Use provided by ECWRPC 2000.

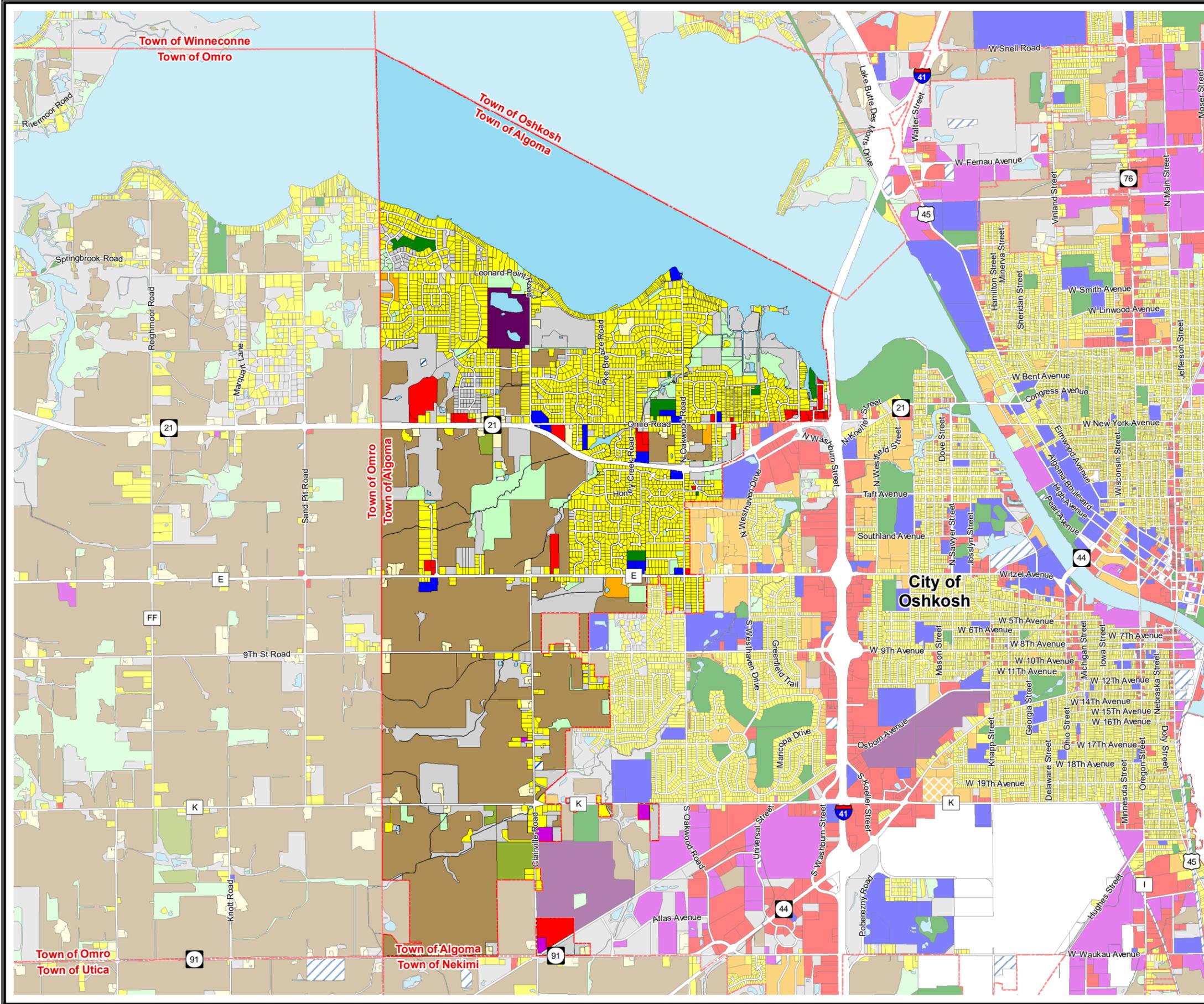


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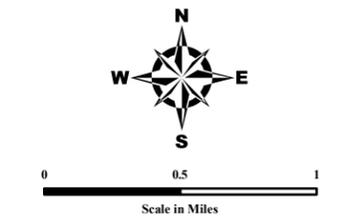
O:\2428_Town_of_Algoima_Comp_Plan\MapXDs\2020\LandUse2-LandUse(2000).mxd

Map 8-2 Town of Algoma 2015 Land Use



- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Other Ag Land / Pasture
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land
- Water

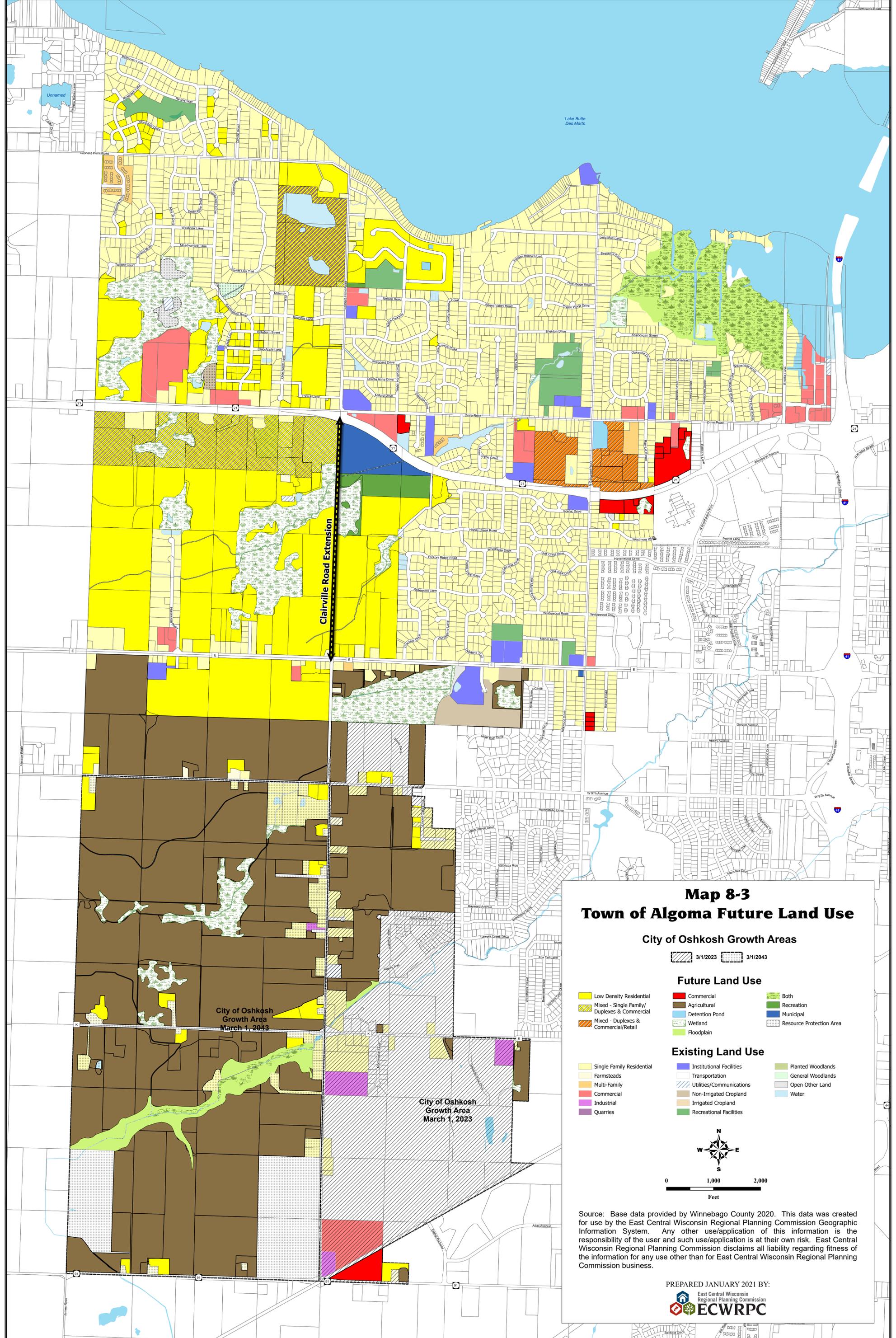
Source:
Base data provided by Winnebago County 2019.
Land Use provided by ECWRPC 2015.



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Map 8-3 Town of Algoma Future Land Use

City of Oshkosh Growth Areas

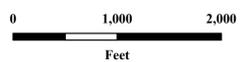
3/1/2023 3/1/2043

Future Land Use

- Low Density Residential
- Commercial
- Both
- Agricultural
- Detention Pond
- Recreation
- Mixed - Single Family/Duplexes & Commercial
- Wetland
- Municipal
- Mixed - Duplexes & Commercial/Retail
- Floodplain
- Resource Protection Area

Existing Land Use

- Single Family Residential
- Institutional Facilities
- Planted Woodlands
- Farmsteads
- Transportation
- General Woodlands
- Multi-Family
- Utilities/Communications
- Open Other Land
- Commercial
- Non-Irrigated Cropland
- Water
- Industrial
- Irrigated Cropland
- Recreational Facilities
- Quarries



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