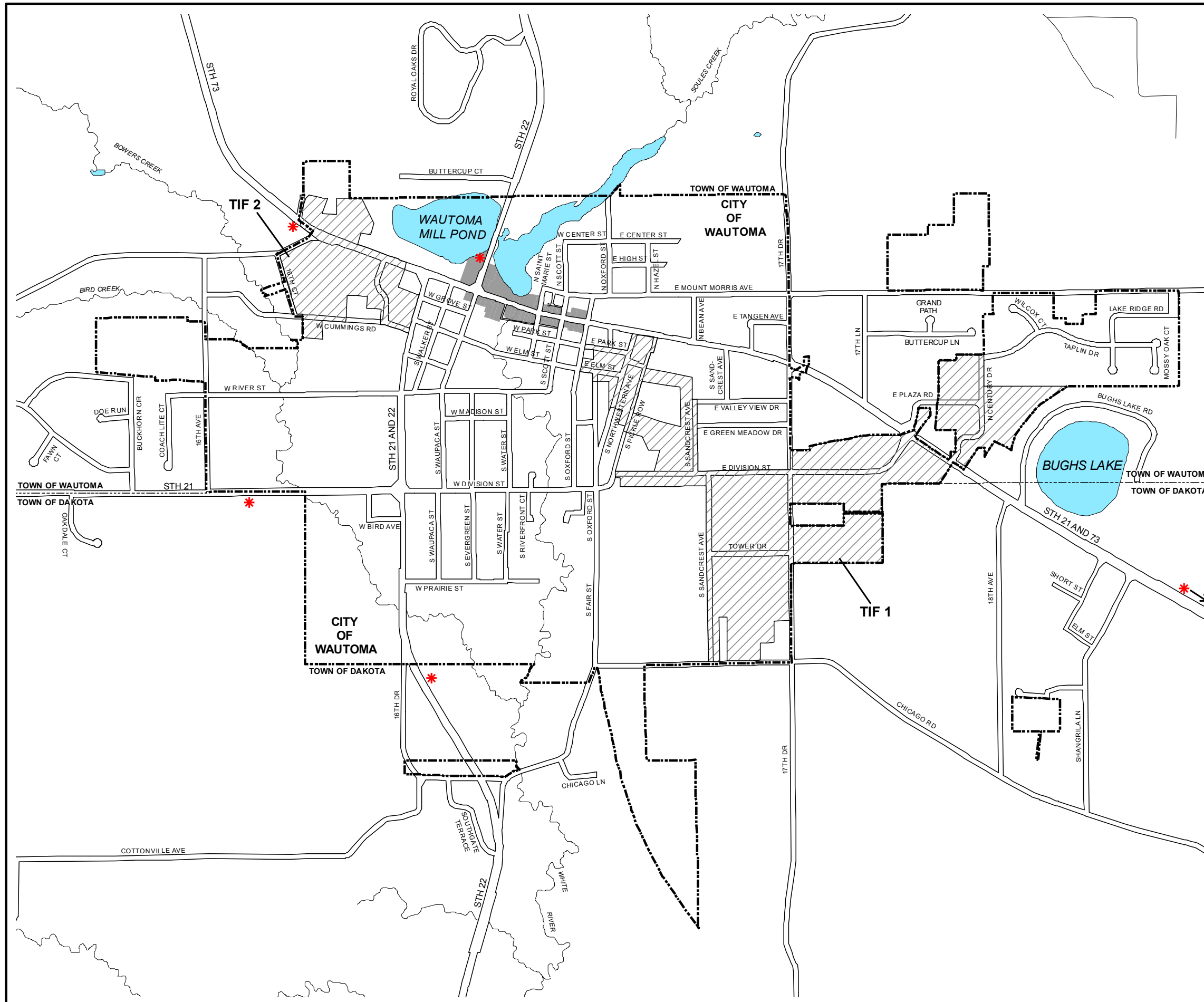



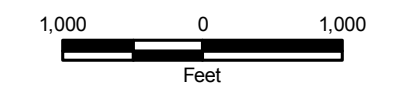
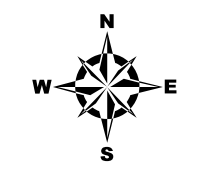


EXHIBIT 3-1 CITY OF WAUTOMA ECONOMIC DEVELOPMENT



-  CITY WELCOME SIGN
-  TIF DISTRICT
-  DOWNTOWN BUSINESS DISTRICT

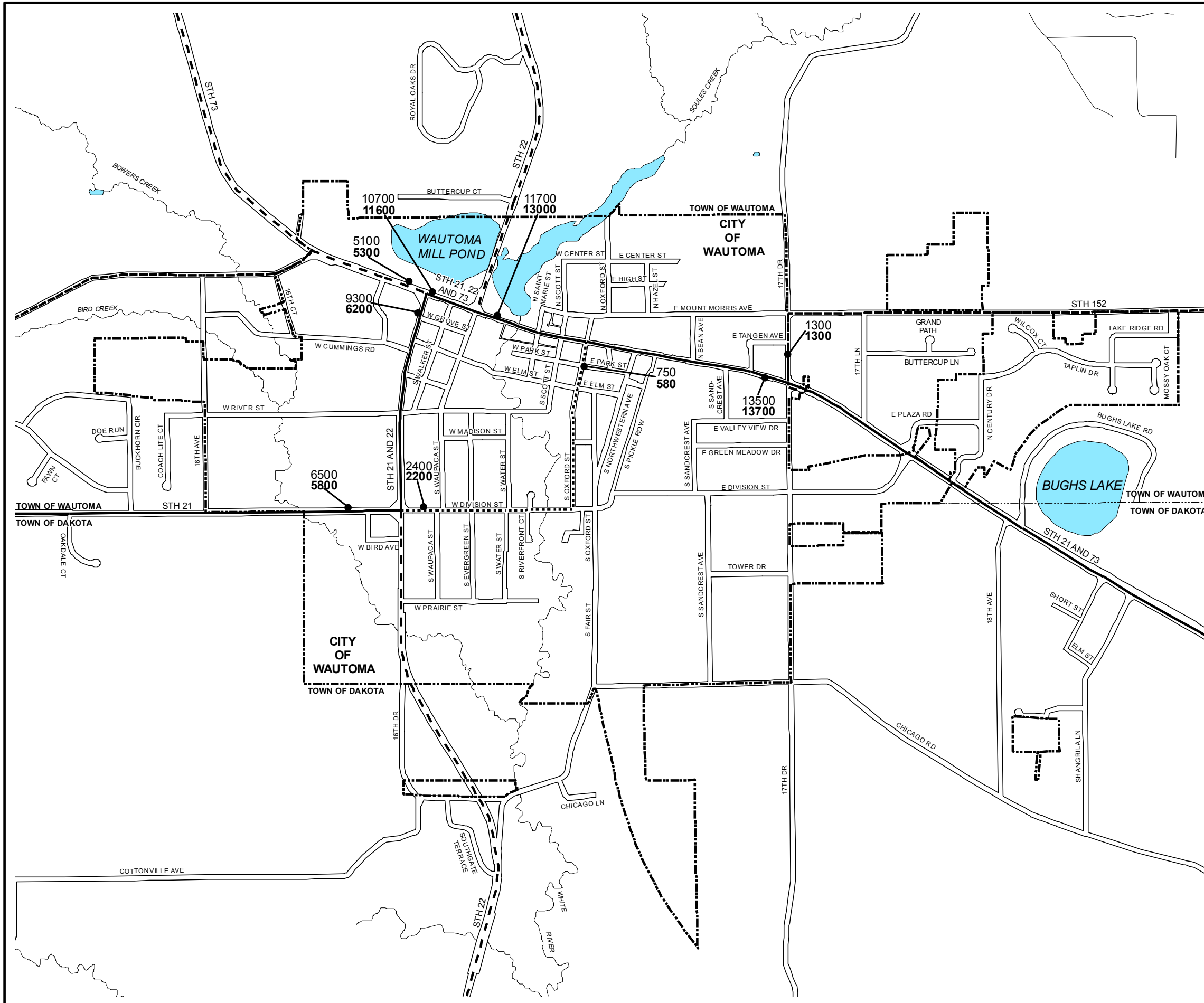
Source: Digital Base Data provided by Waushara County,
TIF District Data provided by City of Wautoma,
Downtown Business District Data created by ECWRPC.



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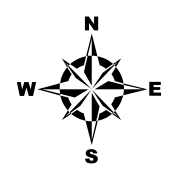
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REGIONAL PLANNING COMMISSION-JANUARY 2006

EXHIBIT 5-1 CITY OF WAUTOMA FUNCTIONAL CLASS AND AVERAGE DAILY TRAFFIC VOLUMES 2000 & 2003 DATA



- Local
 - Minor Collector
 - Major Collector
 - - - - Minor Arterial
 - Principal Arterial - Other
- 195 2000 Traffic Count
- 195 2003 Traffic Count

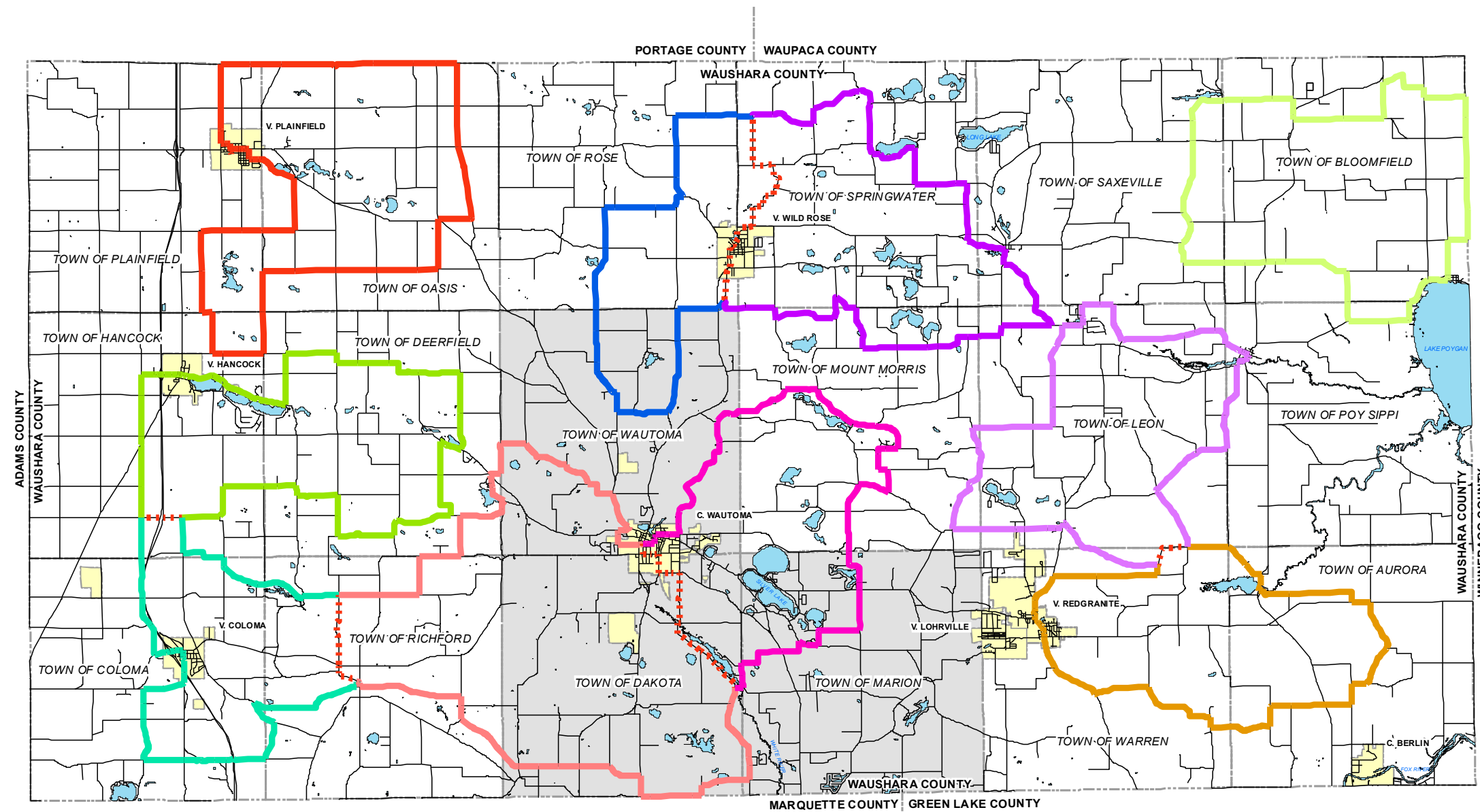
Source: WisDOT, Rural Functional Class System, 1997;
WisDOT Wisconsin Highway Traffic Volume Data, 2000 & 2003.
Digital Base Data provided by Waushara County.



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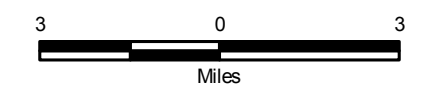
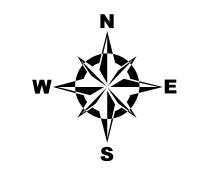
Prepared By
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REGIONAL PLANNING COMMISSION-MARCH 2006

EXHIBIT 5-2 WAUSHARA COUNTY BIKE ROUTES



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

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



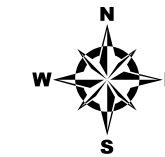
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EXHIBIT 6-1 CITY OF WAUTOMA COMMUNITY FACILITIES

1. Parkside Middle School
2. Bird Creek Park
3. St. Joseph's Ball Park
4. McCombs/Bruchs PAC
5. Wautoma High School
6. WWII Memorial Building
7. Veteran's Park
8. Library Park
9. Wautoma Public Library
10. Wautoma Wetland Park
11. Womens Club Park
12. Waushara County Court House
13. Riverview Elementary School
14. Wautoma Area Fire District
15. Wautoma - Waushara Senior Center
16. Former Landfill
17. City Hall
18. Police Department
19. Waushara County Sheriff Department
20. Waushara County Jail
21. Waushara County Fairgrounds
22. Sandcrest Park
23. Water Tower
24. WDNR
25. Wautoma Union Cemetery
26. Hope Lutheran Cemetery

Source: Digital Base Data provided by Waushara County.
Point Data Created by ECWRPC.



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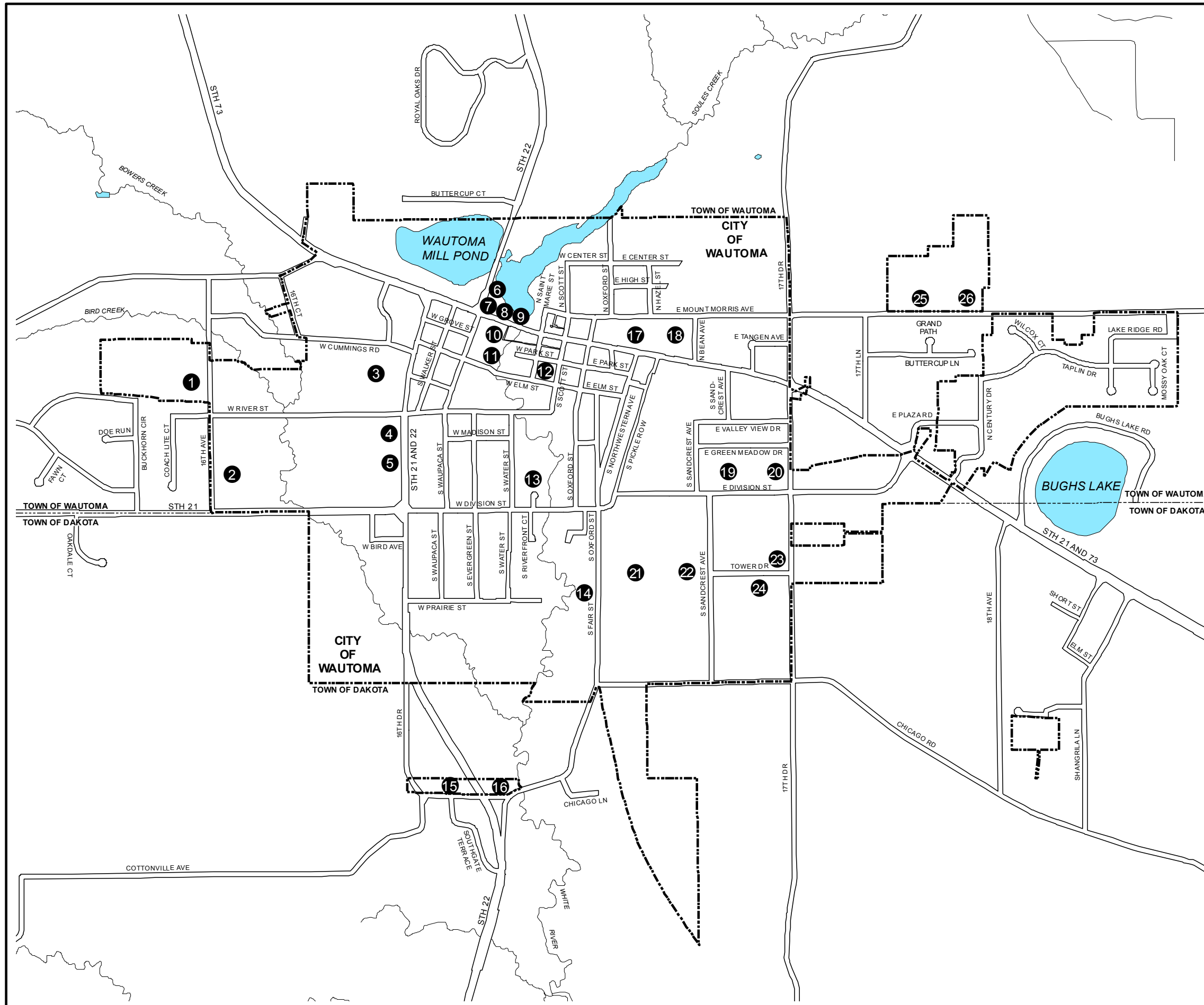
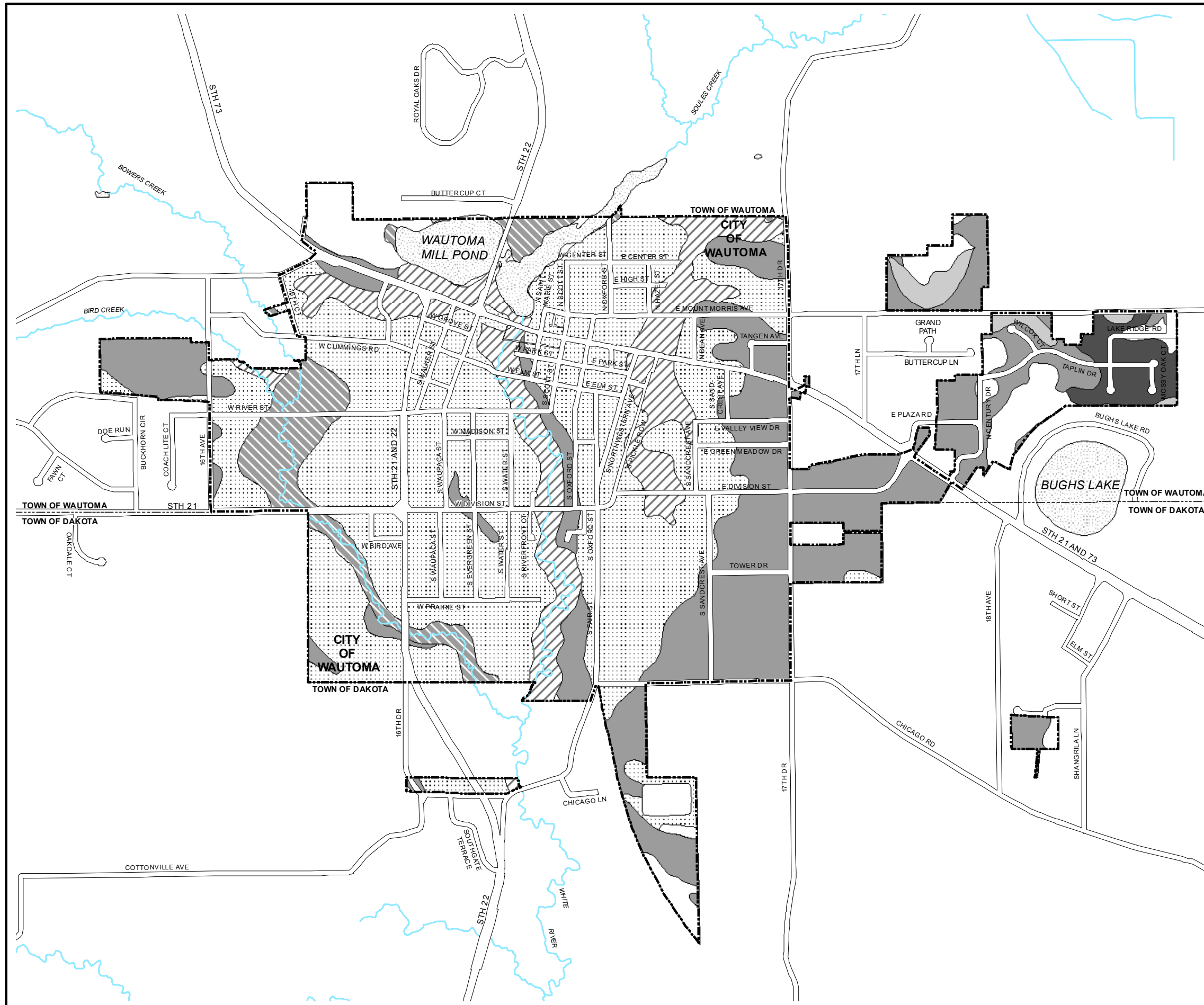


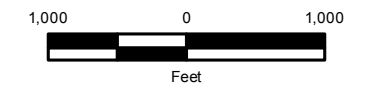
EXHIBIT 7-1 CITY OF WAUTOMA IMPORTANT FARMLAND CLASSES



- PRIME FARMLAND - Those soils that produce the highest yields of food, fiber, feed, forage and oilseed crops when managed according to acceptable farming methods.
- PRIME FARMLAND WHERE DRAINED
- UNIQUE FARMLAND - Land other than prime that is used to produce specialty crops such as apple orchards, lettuce, carrots, celery, cauliflower, etc. that require a high management and investment level.
- UNIQUE FARMLAND WHERE DRAINED AND PROTECTED FROM FREQUENT FLOODING
- STATEWIDE IMPORTANT FARMLAND - Land in addition to prime and unique that is important to the State of Wisconsin for crop production.
- STATEWIDE IMPORTANT FARMLAND WHERE DRAINED
- STATEWIDE IMPORTANT FARMLAND WHERE DRAINED AND PROTECTED FROM FREQUENT FLOODING
- LOCAL IMPORTANT FARMLAND - Land in addition to prime, unique and statewide that is important to Waushara County for crop production.
- LOCAL IMPORTANT FARMLAND WHEN DRAINED
- OTHER LANDS - Land that has little value for producing crops.
- WATER

Source: USDA-SCS, Soil Survey of Waushara County, Wisconsin, 1982.
Digital Soils Data provided by NRCS.
Digital Base Data provided by Waushara County.

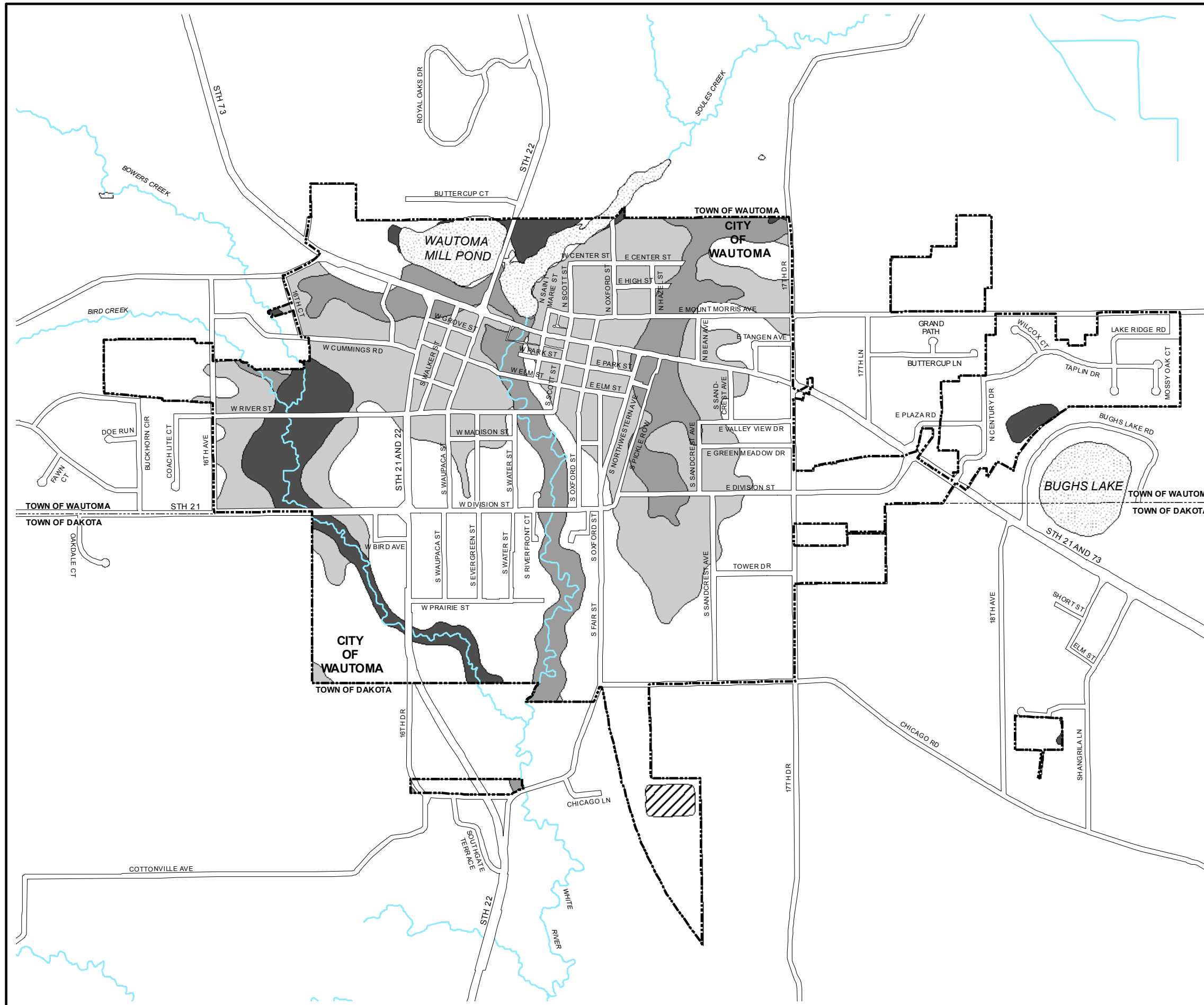
Farmland Classes Developed by Waushara County LCD.









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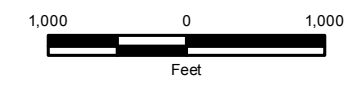
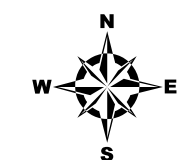
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EAST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION-FEBRUARY 2006

EXHIBIT 7-2 CITY OF WAUTOMA SOIL LIMITATIONS FOR ON-SITE WASTE DISPOSAL



-  SOILS SUITABLE FOR CONVENTIONAL SEPTIC SYSTEMS
-  SOILS SUITABLE FOR AT-GRADE, IN-GROUND PRESSURE OR MOUND SYSTEMS
-  SOILS SUITABLE FOR HOLDING TANKS
-  SOILS UNSUITABLE FOR PRIVATE SEWAGE SYSTEMS
-  NO RATING
-  WATER

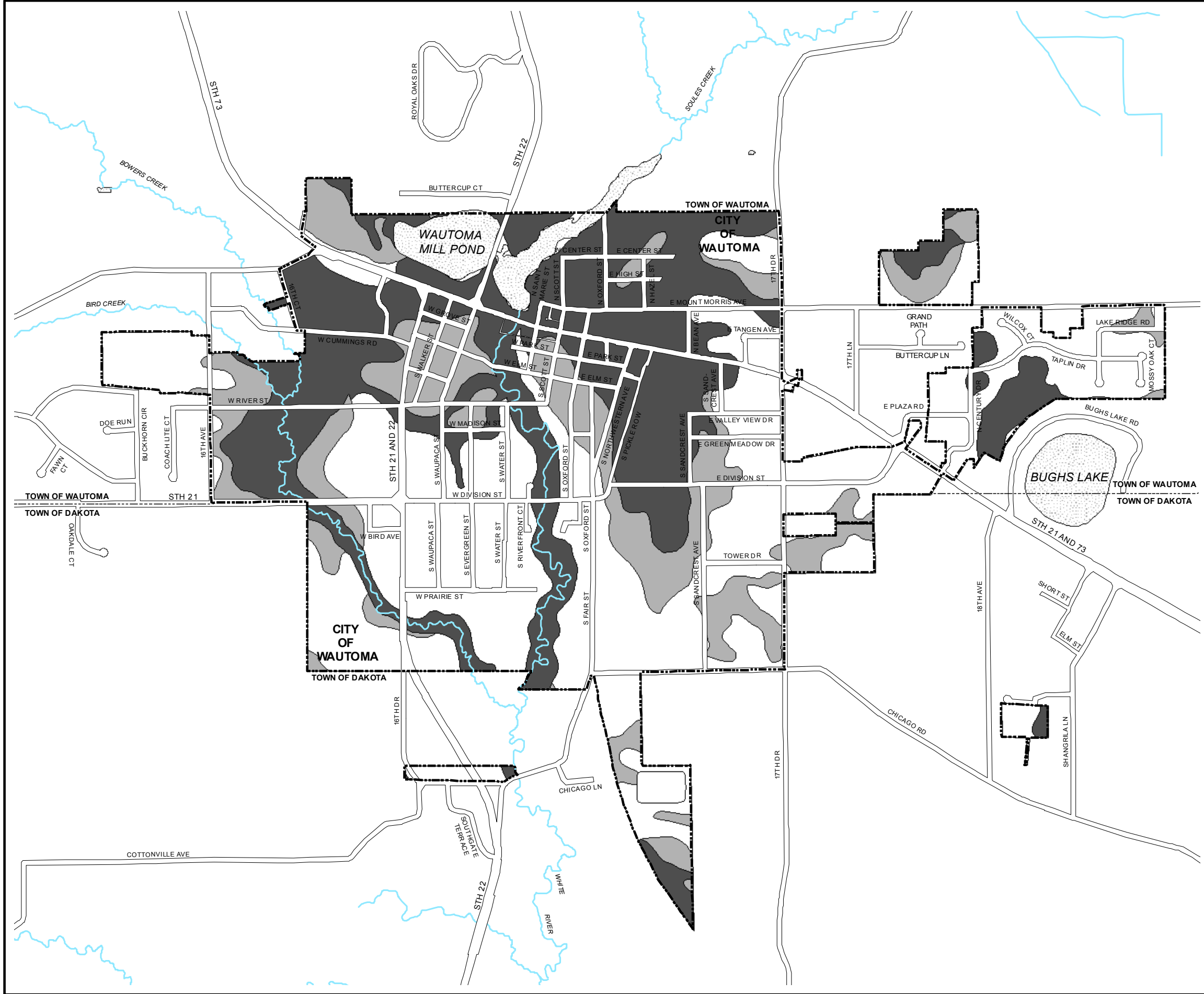
Source: USDA-SCS, Soil Survey of Waushara County, Wisconsin, 1982.
Digital Soils Data provided by NRCS.
Digital Base Data provided by Waushara County.



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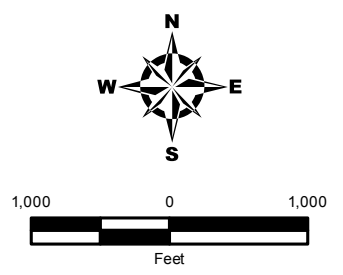
Prepared By
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REGIONAL PLANNING COMMISSION-FEBRUARY 2006

EXHIBIT 7-3 CITY OF WAUTOMA SOIL POTENTIAL FOR BUILDING SITE DEVELOPMENT



- VERY HIGH
- MEDIUM
- VERY LOW / NO RATING
- WATER

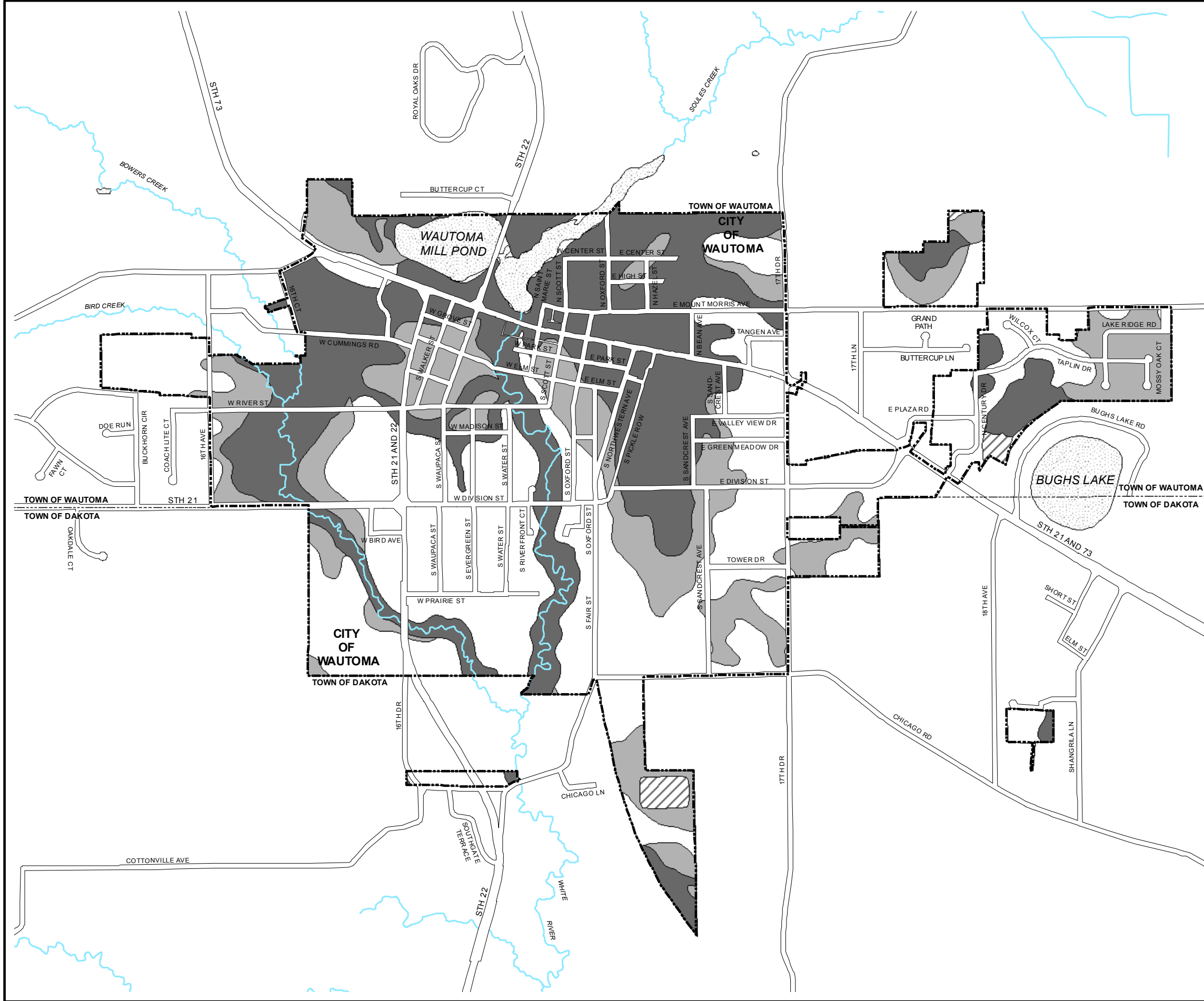
Source: USDA-SCS, Soil Survey of Waushara County, Wisconsin, 1982.
Digital Soils Data provided by NRCS.
Digital Base Data provided by Waushara County.








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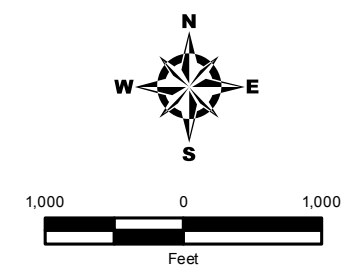
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EXHIBIT 7-4 CITY OF WAUTOMA SOIL LIMITATIONS FOR SEPTAGE SPREADING



-  NONE TO SLIGHT - Soils relatively free of limitations that affect the intended use or the limitations are easy to overcome.
-  MODERATE - Soils with moderate limitations resulting from the effects of slope, wetness, soil texture, soil depth, groundwater, etc. Normally the limitations can be overcome with correct planning, careful design, and good management.
-  SEVERE - Soils with severe limitations resulting from the effects of slope, wetness, soil texture, highwater table, etc. Soils rated as having a severe limitation are severe enough to make the use of the soil doubtful for the proposed use. Careful planning and above-average design and management are required. This often includes major soil reclamation work.
-  NO RATING
-  WATER



Source: USDA-SCS, Soil Survey of Waushara County, Wisconsin, 1982.
Digital Soils Data provided by NRCS.
Digital Base Data provided by Waushara County.

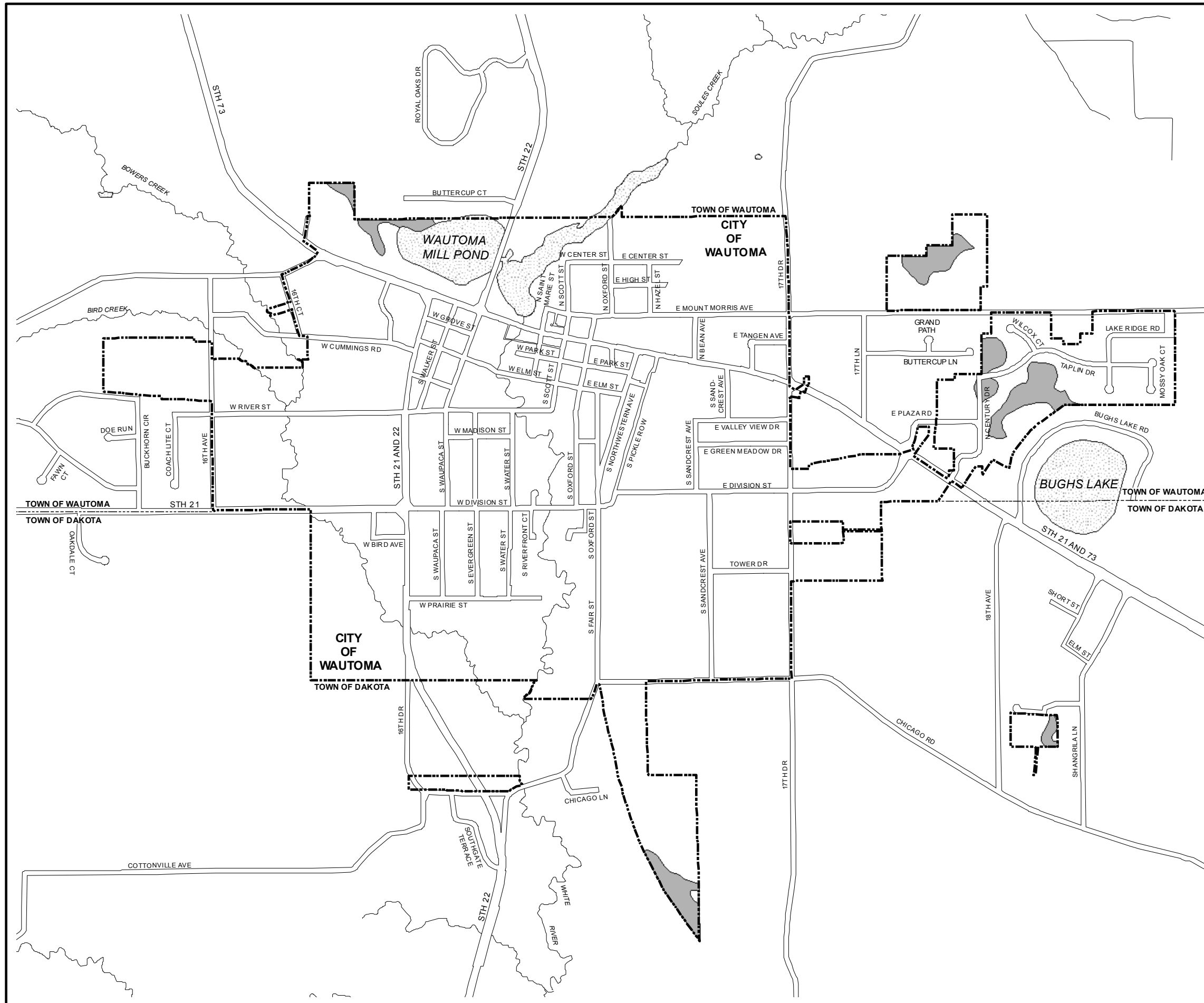


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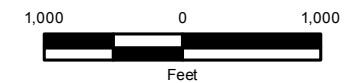
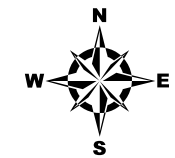
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EXHIBIT 7-5 CITY OF WAUTOMA STEEP SLOPE

-  SLOPE > 12%
-  WATER






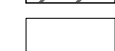


Source: USDA-SCS, Soil Survey of Waushara County, Wisconsin, 1982.
Digital Soils Data provided by NRCS.
Digital Base Data provided by Waushara County.

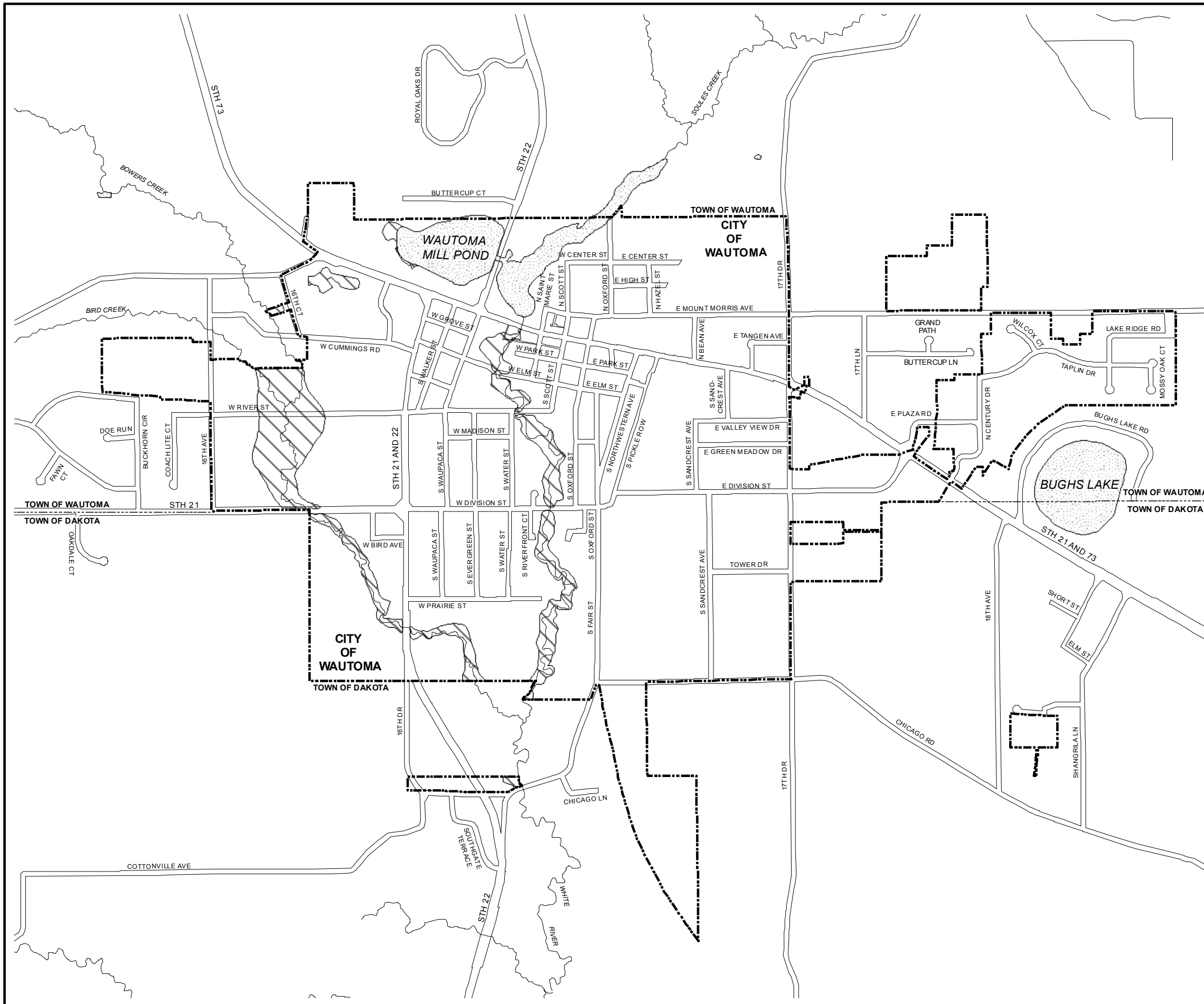


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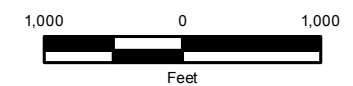
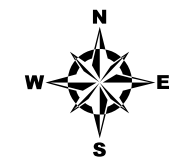
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EXHIBIT 7-6 CITY OF WAUTOMA FLOODPLAINS

-  ZONE A
-  ZONE AE
-  FLOODWAY AREAS IN ZONE AE
-  ZONE X
-  ZONE X (500-YEAR)
-  AREA NOT INCLUDED UNDER F.E.M.A. FLOODPLAIN DESIGNATION



Source: Floodplain Data provided by F.E.M.A.
Digital Basa Data provided by Waushara County





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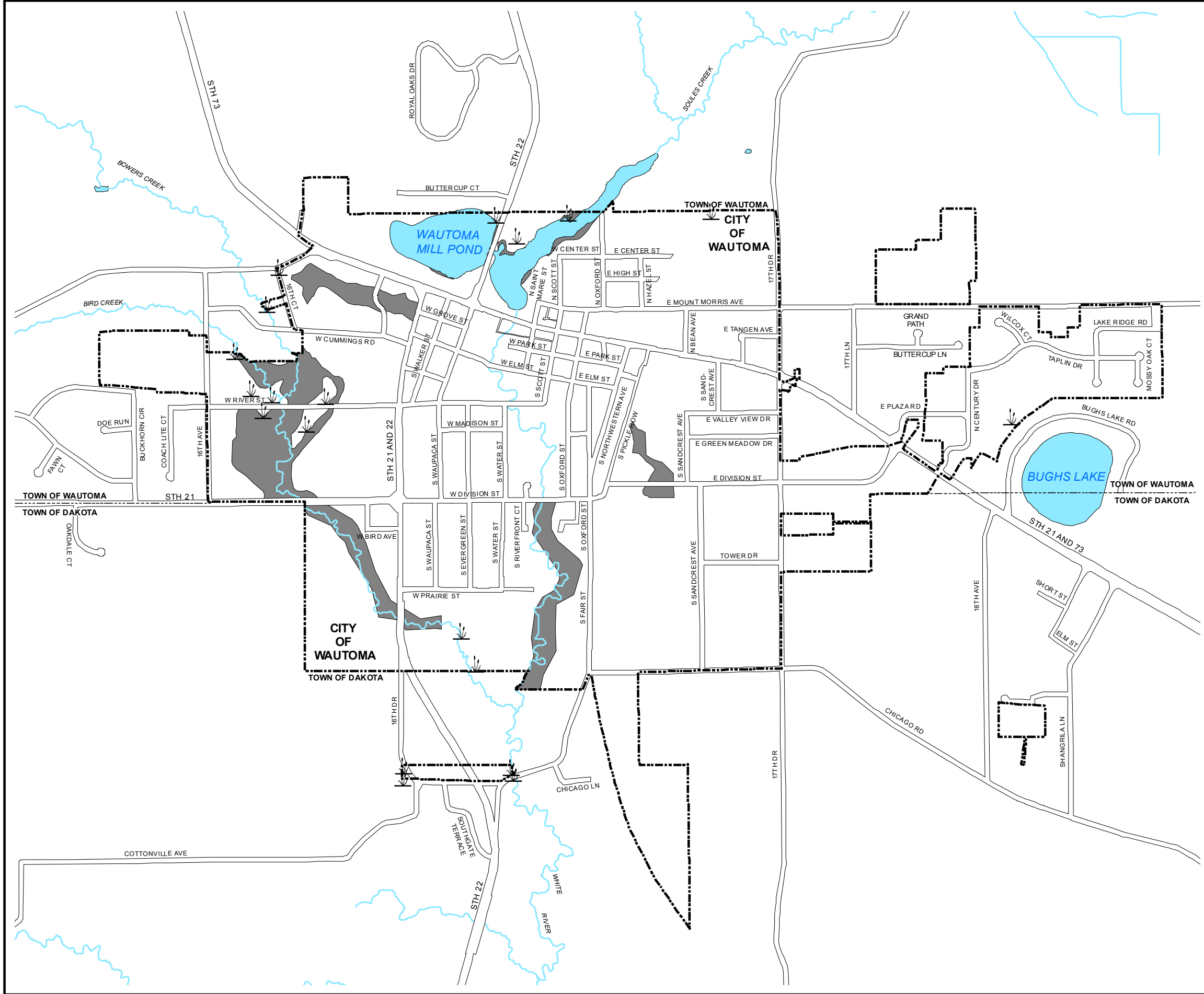
Floodplain information is approximate and is being shown for informational purposes only. Actual floodplain determinations must be made with City of Wautoma Ord. 06-003 and FEMA maps.

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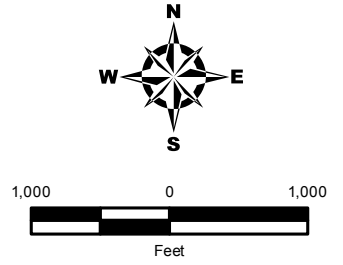
EXHIBIT 7-7 CITY OF WAUTOMA WDNR WETLANDS

-  WETLANDS LESS THAN FIVE ACRES
-  WETLANDS GREATER THAN FIVE ACRES

This map indicates wetlands that have been designated on the Wisconsin Department of Natural Resources' Wisconsin Wetland Inventory Maps. Wetland areas five acres or greater are regulated under the Waushara County Shoreland/Wetland Zoning Ordinance. This map does not reflect all areas that may be considered wetlands by the U.S. Department of Agriculture, or all wetlands that may be under the jurisdiction of the U.S. Army Corp of Engineers.



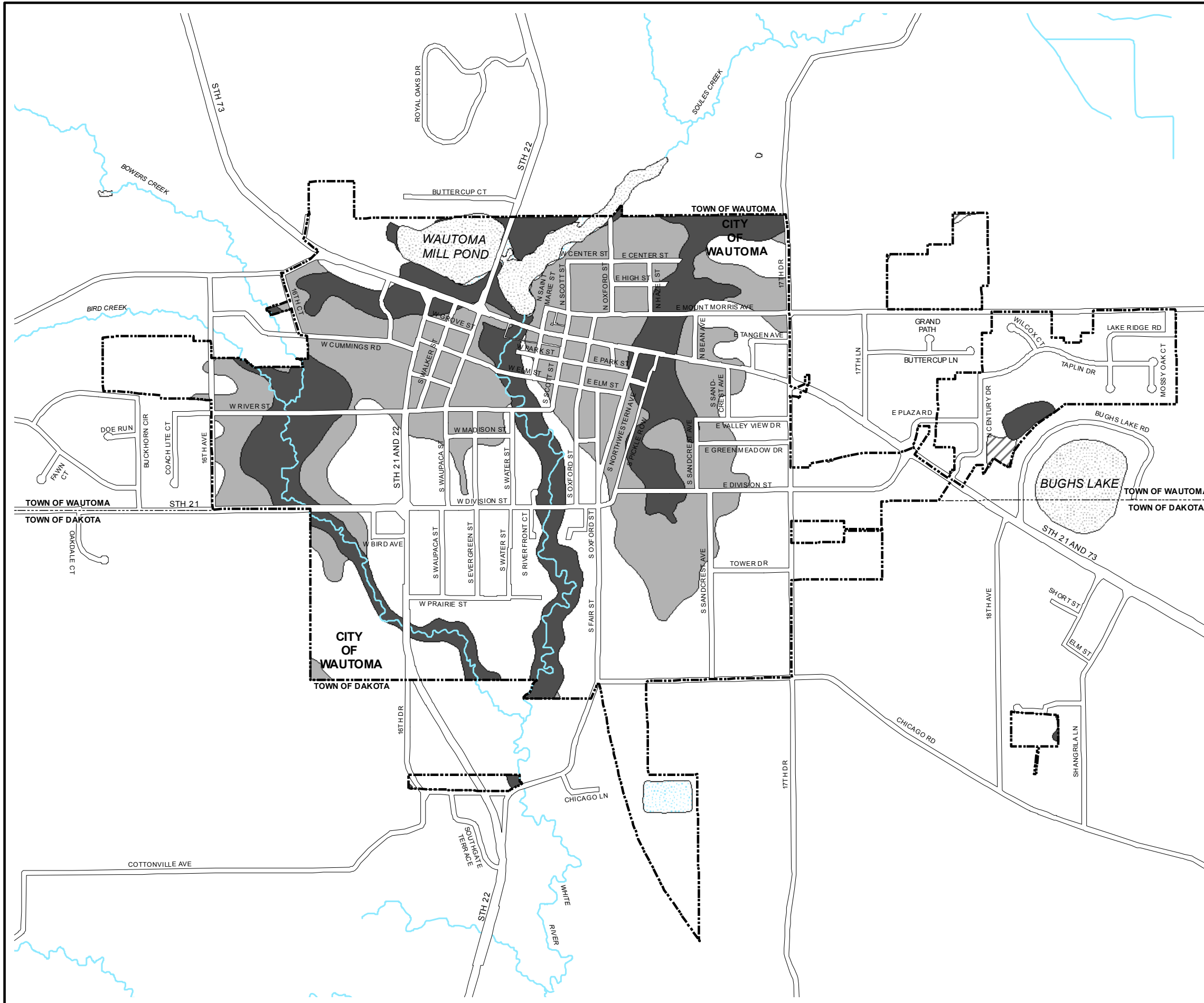
Source: WDNR, Digital Wisconsin Wetland Inventory, Waushara County. Digital Base Data provided by Waushara County.



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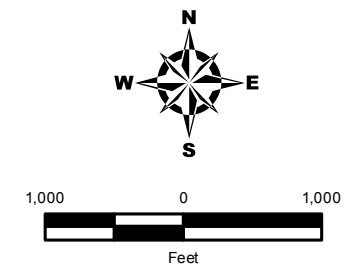
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EXHIBIT 7-8 CITY OF WAUTOMA DEPTH TO GROUNDWATER



- DEPTH TO GROUNDWATER < 2 FEET
- DEPTH TO GROUNDWATER 2 - 6 FEET
- DEPTH TO GROUNDWATER > 6 FEET
- NO RATING
- WATER

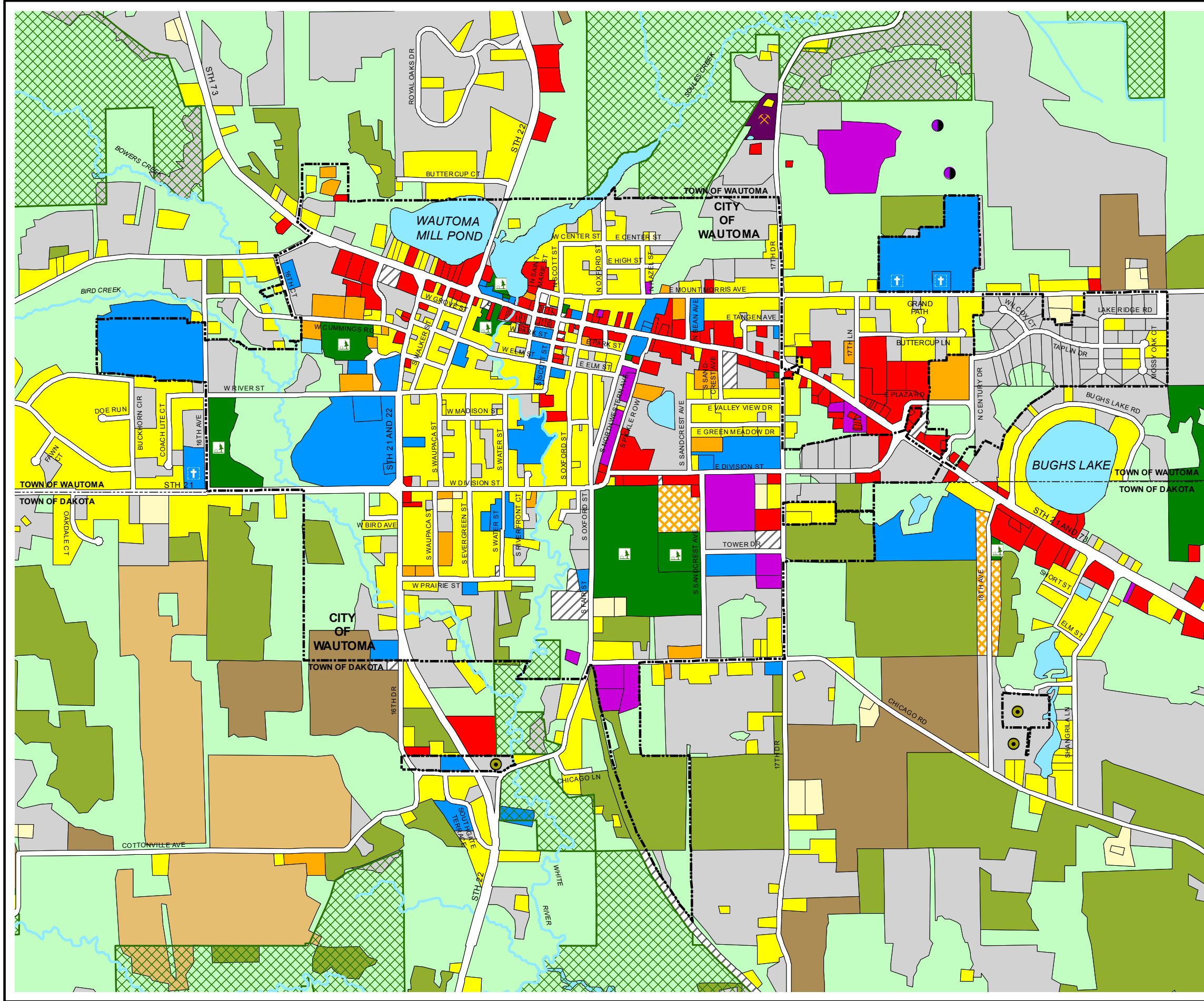
Source: USDA-SCS, Soil Survey of Waushara County, Wisconsin, 1982.
Digital Soils Data provided by NRCS.
Digital Base Data provided by Waushara County.



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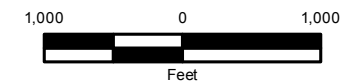
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EXHIBIT 8-1 CITY OF WAUTOMA 2005 - EXISTING LAND USE



- Single & Two-Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Water Features
- Recreational Facilities
- Planted Woodlands
- Silviculture
- General Woodlands
- Other Open Land
- DNR Owned Land
- Parks
- Cemeteries
- Active Quarry
- Gravel Pit
- Abandoned Landfill

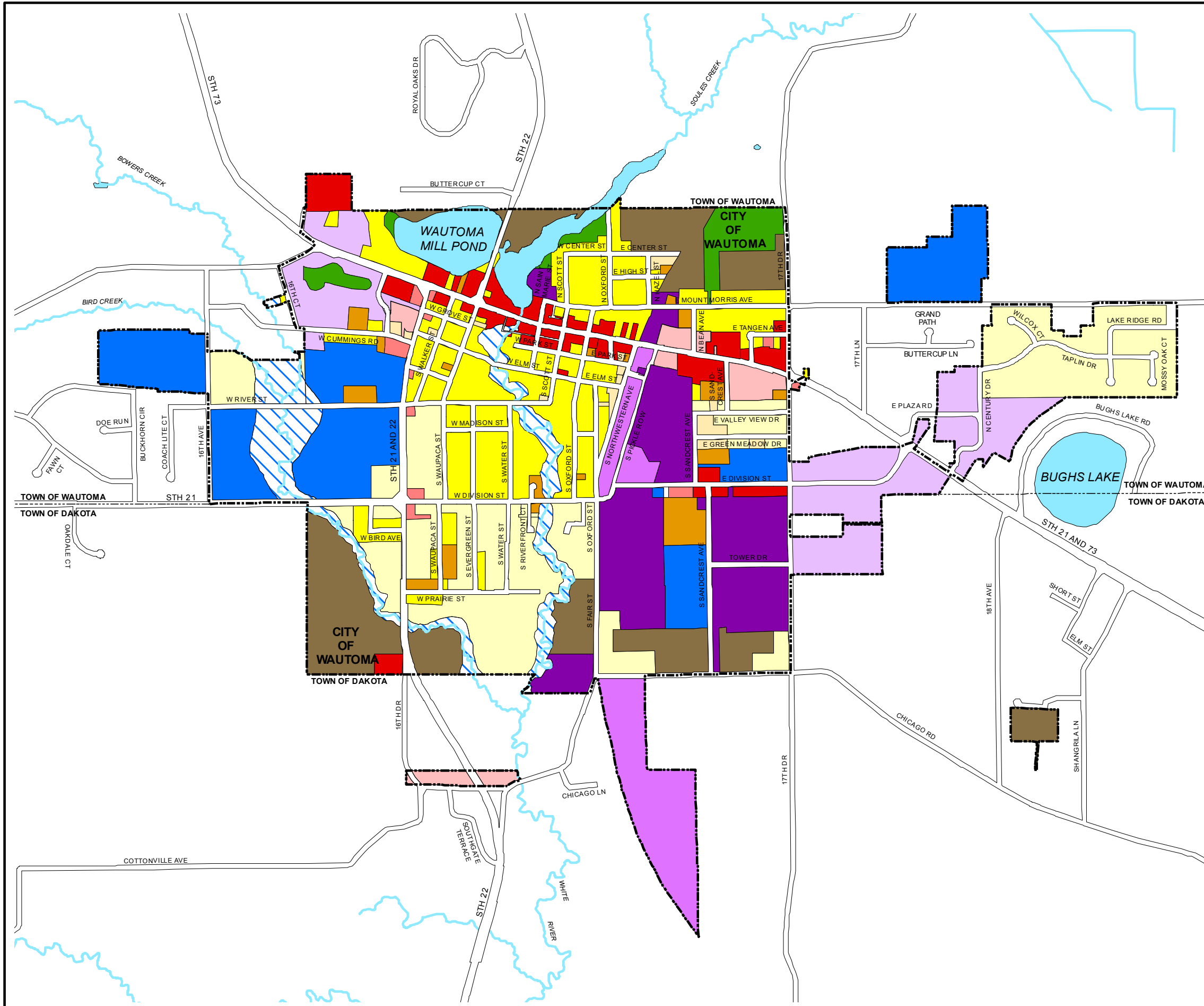
Source: Digital Base Data provided by Waushara County.
Land Use Created by ECWRPC.
DNR Data provided by WDNR.



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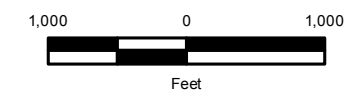
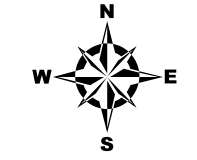
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EXHIBIT 8-2 CITY OF WAUTOMA EXISTING ZONING



- A-G GENERAL AGRICULTURE DISTRICT
- C-C COMMUNITY COMMERCIAL DISTRICT
- C-N NEIGHBORHOOD COMMERCIAL DISTRICT
- C-S SERVICE COMMERCIAL DISTRICT
- F-P FLOODPLAIN DISTRICT
- M-G GENERAL MANUFACTURING DISTRICT
- M-I INTENSIVE MANUFACTURING DISTRICT
- M-P MANUFACTURING PARK
- O-N NATURAL RESOURCE PRESERVATION DISTRICT
- O-P PUBLIC AND SEMI-PUBLIC DISTRICT
- R-M RESIDENTIAL MULTI-FAMILY DISTRICT
- ROAD
- RS-12 RESIDENTIAL SINGLE-FAMILY DISTRICT
- RS-2F RESIDENTIAL TWO-FAMILY DISTRICT
- RS-8 RESIDENTIAL SINGLE-FAMILY DISTRICT

Source: City of Wautoma Zoning, 2004.
Digital Base Data provided by Waushara County.



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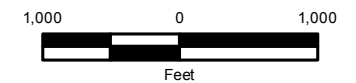
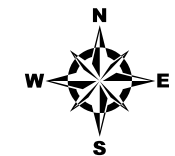
EXHIBIT 8-3 CITY OF WAUTOMA FUTURE LAND USE

- FUTURE LAND USE**
- Future Residential
 - Future Multi-Family
 - Future Commercial
 - Future Industrial
 - Future Park & Ride
 - Future Recreational
 - Future Commercial/Industrial Mix
 - Future Residential/Commercial Mix

- EXISTING LAND USE**
- Residential (Single, Two Family, and Farmsteads)
 - Multi-Family and Group Quarters
 - Mobile Home Parks
 - Commercial
 - Industrial
 - Quarries
 - Institutional Facilities
 - Transportation
 - Utilities/Communications
 - Agriculture
 - Water Features
 - Recreational Facilities
 - Woodlands (including Silviculture)
 - Natural Resource Protection Areas*
 - Other Open Land
 - DNR Owned Land
 - 1200' Landfill Buffer
 - 1200' Wellhead Protection
 - Sewer Service Boundary
 - Planning Area Boundary
 - Rivers and Streams
 - Trout Streams

Source: Digital Base Data provided by Waushara County.
Land Use Created by ECWRPC.
DNR Data provided by WDNR.

* Wetlands (greater than 5 acres) and Floodplains.



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