COMPREHENSIVE PLAN
2030

Village of Lohrville
Waushara County, Wisconsin

Plan Adopted November, 2009

Prepared by: East Central Wisconsin Regional Planning Commission

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ABSTRACT

TITLE:	VILLAGE OF LOHRVILLE COMPREHENSIVE PLAN 2030
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This report describes existing conditions, projects future growth and offers recommendations to guide future development in the Village of Lohrville, Waushara County.

TABLE OF CONTENTS

Chapter 1: Introduction 1-1

A brief description of the location of the Village of Lohrville, background of the planning effort, planning process.

Chapter 2: Issues and Opportunities 2-1

Background information including population, household forecasts, demographic trends, age distribution, and income levels, along with a statement of overall strategies, policies, and programs to guide future development and redevelopment over a 20-year planning period.

Chapter 3: Housing 3-1

A compilation of strategies, polices, goals, and programs to provide an adequate housing supply that meets existing and forecasted housing demand. This shall include an assessment of the age, structural, value and occupancy characteristics of existing housing stock; identification of polices and programs that promote the development of housing and provides a range of housing choices that meets the needs of persons of all income levels, age groups and special needs; promotes the availability of land for development or redevelopment of low and moderate income housing; and maintains or rehabilitates the existing housing stock.

Chapter 4: Transportation 4-1

A compilation of strategies, polices, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation.

Chapter 5: Utilities and Community Facilities 5-1

A compilation of strategies, policies, goals, maps and programs to guide the future development of utilities and community facilities such as sanitary sewer, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunication facilities, power-generating plants and transmission lines, cemeteries, health and child care facilities, police, fire and rescue facilities, libraries, schools and other governmental facilities.

Chapter 6: Agricultural, Natural, Cultural Resources 6-1

A compilation of strategies, polices, goals, maps and programs for the conservation, and promotion of the effective management of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Chapter 7: Economic Development 7-1

A compilation of strategies, polices, goals, and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities, including an analysis of the labor force and economic base. This shall include background information on education, employment and employment characteristics, an assessment of categories or particular types of new businesses and industries that are desired, along with the strengths and weaknesses with respect to attracting and retaining these businesses and industries.

Chapter 8: Land Use 8-1

A compilation of strategies, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. This includes the amount, type, intensity and net density of existing land uses such as agricultural, residential, industrial and other public and private uses; an analyzes of the trends in supply, demand and the price of land, opportunities for redevelopment and existing and potential land-use conflicts.

Chapter 9: Intergovernmental Cooperation 9-1

A compilation of strategies, polices, goals, and programs for joint planning and decision making with other jurisdictions, including school and sanitary districts, counties and adjacent local governmental units, for siting and building public facilities and sharing public services.

Chapter 10: Implementation 10-1

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

Appendices

A Community Survey and Visioning
B Issues and Opportunities
C Housing
D Transportation
E Agricultural, Natural, and Cultural Resources
F Economic Development
G Meetings and Summary of Proceedings
H Resolution and Ordinance

CHAPTER 1: INTRODUCITON

TABLE OF CONTENTS

Introduction 1-1
- Location 1-1
- Planning History 1-1
- Planning Purpose 1-1
- Enabling Legislation 1-1
- Planning Process 1-2
- Public Participation 1-2
- Visioning Process 1-3
  - Community Questionnaire Results 1-3
  - SWOT Analysis 1-3
  - Vision Development 1-4
- Plan Contents 1-4

CHAPTER 1: INTRODUCTION

INTRODUCTION

Location

Located in east central Wisconsin, the Village of Lohrville embarked on their comprehensive planning process in fall of 2008. The Village of Lohrville is located in south central Waushara County, and is directly adjacent to the Village of Redgranite. The City of Wautoma, which serves as the county seat for Waushara County, is approximately 10 miles west of the Village of Lohrville.

The Village of Lohrville offers residents a rural, small town atmosphere within close proximity to many services and amenities (schools, libraries, post offices, health care, etc.). While some services can be found in Lohrville, most basic needs can be met in Redgranite or Wautoma. The village enjoys a variety of landscapes including agricultural lands, forests, wetlands, and rural residential development. State Highway 21 traverses the Village and provides easy access to the Fox Cities, Oshkosh, and western Wisconsin. This transportation corridor provides convenient access to employment opportunities in larger urban areas.

Planning History

The Village of Lohrville entered into a contract with the East Central Wisconsin Regional Planning Commission in 2008 to create a comprehensive plan that was "Smart Growth" compliant. The Village's planning efforts were funded in part by a grant from the Wisconsin Department of Administration, which was awarded in 2008. Other communities funded by this grant include: the Villages of Coloma & Hancock; and the Towns of Coloma, Plainfield, Oasis, Springvale, Saxeville, Mount Morris, Leon, Richford, and Hancock.

Planning Purpose

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

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

Enabling Legislation

This comprehensive plan was developed under the authority granted by s. 66.1001 of the Wisconsin Statutes and meets the requirements of 1999 Wisconsin Act 9 which states

"beginning on January 1, 2010, any program or action of a local governmental unit that affects land use shall be consistent with that local governmental unit's comprehensive plan."

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

- Official mapping established or amended under s. 62.23 (6).
- Local subdivision regulation under s. 236.45 or s. 236.46.
- Village zoning ordinances enacted or amend under s. 62.23 (7).
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351, or 62.231.

Planning Process

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

Initially, the general public within the Village of Lohrville was asked to identify issues and concerns relative to land use and development within the village and surrounding area. In September 2008, a community wide questionnaire was mailed to Village residents. The questionnaire gathered opinions from residents and landowners regarding land use and development issues. The questionnaire was followed by a SWOT analysis. Meeting attendees were asked to evaluate the strengths, weaknesses, opportunities, and threats to existing and future development in the individual communities and the overall planning area.

The second stage, inventory and analysis, began with the collection of data on existing conditions within Lohrville. This data was analyzed to identify existing and potential problem areas. Using results from the community-wide questionnaire, as well as background data compiled during the inventory stage, the Lohrville Comprehensive Planning Committee developed a vision statement as well as goals, strategies, and recommendations for each of the nine elements required in the comprehensive plan under "Smart Growth."

The third stage was the development of the Future Land Use Map. Findings from the first two stages were utilized to create a recommended land use plan to guide future growth and development within the village over the next twenty years. The preliminary Future Land Use Plan was presented to village residents as well as nearby municipalities and government organizations for their review and comment. The comments were considered and included in the final land use map and document.

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

Public Participation

A major element of the comprehensive planning process is public participation. In accordance with s. 66.1001 (4), which defines "Procedures for Adopting Comprehensive Plans," the Village actively sought public participation from its citizens. To gain citizen understanding and support

throughout the planning process, the public was provided with a variety of meaningful opportunities to become involved in the process.

Public input was encouraged through several meetings and activities. ECWRPC staff conducted two community-wide input meetings, as well as eight comprehensive planning committee meetings. All meetings were open to the general public; notices were posted at predetermined public areas and press releases were prepared and delivered for each meeting. A public hearing was held to present the final draft version of the plan to the general public and solicit further input. The plan was available for review at the Redgranite Library, the Lohrville Village Hall, and at the Waushara County UW-Extension office.

Visioning Process

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

Community Questionnaire Results

In September 2008, questionnaires were distributed to Lohrville citizens to gather opinions from residents and landowners regarding land use and development issues. Questionnaires were also made available at the Redgranite Library and the Lohrville Village Hall. The questionnaire contained 16 questions, along with one open-ended question that solicited further input. Results for the questionnaire were distributed to members of the Lohrville comprehensive planning committee, and can be found in the appendices of this plan. The statistical analysis and written comments from the questionnaire provided valuable insight for the Lohrville Comprehensive Planning Committee in the preparation of the comprehensive plan. Since the plan and its components are citizen-driven, the added perspective from questionnaire respondents helped ensure that the goals, strategies, and recommendations recommended by the committee were consistent with the desires of the communities at large.

SWOT Analysis

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

A community-wide SWOT exercise for the Village of Lohrville was held in September of 2008. The overall purpose of the exercise was to collect information on how residents felt about their community and the overall area. Each participant was asked to write what they considered to be the strengths, weaknesses, opportunities, and threats to the community. These items could include their opinions on physical features such as roads, utilities, natural resources, etc. and quality of life issues. After making a list of all the ideas, a brief discussion was held about how

each of the items could affect Lohville amongst the larger group in attendance. Participants rated their top three issues. The compiled lists were then utilized as a starting point in the remainder of the planning process. Results from the SWOT analysis can be seen in the appendices of this plan.

Vision Development

According to Wisconsin's "Smart Growth" Law, individual communities are required to develop a vision statement that describes what the community will look like in twenty years as well as a description of the policies and procedures that will achieve this vision. Utilizing the community questionnaire and the SWOT analysis as a basis, individual visions were created for each comprehensive planning element. This process was critical to establish a unified vision for the Lohrville area and provide a direction and focus for the planning effort. The comprehensive planning committee crafted their overall vision statement as well as visions for each of the nine elements based on their perceptions of what they would like to see preserved, changed, or created in Lohrville. The vision statements are presented at the beginning of each corresponding element. The overall vision statement is presented as the Issues and Opportunities vision statement.

Plan Contents

The 20-year comprehensive plan contains four major components:

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

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

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

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

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

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

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

In addition, the state requires that Wisconsin's 14 goals for local planning be considered as the village develop its goals, strategies, and recommendations. The goals, as required by the State of Wisconsin, are:

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

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

CHAPTER 2: ISSUES AND OPPORTUNITIES

TABLE OF CONTENTS

Introduction 2-1
Vision Statement 2-1
Inventory and Analysis 2-1
Demographic Trends 2-1
Historic Population 2-1
Components of Population Change 2-2
Population Density 2-4
Age Distribution 2-4
Household Structure 2-5
Household Size 2-5
Household Composition 2-5
Race 2-6
Racial Distribution 2-7
Income Levels 2-7
Impact of Earnings on Household Income 2-8
Income Comparisons 2-8
Household Income By Range 2-8
Poverty Status 2-10
Population Forecasts 2-11
Population Projections by Age Cohort 2-12
Household Forecasts 2-13
Key Findings 2-14
Demographic Trends 2-14
Household Structures 2-14
Race 2-14
Income Levels 2-15
Populations Forecasts 2-15
Household Forecasts 2-15
Interrelationships with other Plan Elements 2-15
Economic Development 2-15
Housing 2-16
Transportation 2-16
Utilities and Community Facilities 2-17
Agriculture Resources 2-17
Natural Resources 2-17
Cultural Resources 2-17
Land Use 2-18
Intergovernmental Cooperation 2-18
Policies and Programs 2-18
Regional, County and Local Policies 2-19
Federal, State and Regional Programs 2-20
Federal Agencies 2-20
State Agencies 2-20
Regional Programs 2-21

TABLES

Table 2-1 Net Migration Estimates, 1950 to 1990 2-3
Table 2-2 Components of Population Change, Waushara County 2-3
Table 2-3 Estimated Households, 2000 to 2030 2-14

FIGURES

Figure 2-1 Historic Population Change 2-2
Figure 2-2 Percent of Households by Type, 2000 2-6
Figure 2-3 Distribution of Households by Income Range, 1999 2-9
Figure 2-4 Household Income by Range, 1999 2-10
Figure 2-5 Population Estimates, 2005 to 2030 2-12

CHAPTER 2: ISSUES AND OPPORTUNITIES

INTRODUCTION

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

Issues & Opportunities Vision for 2030

In 2030, the Village of Lohrville continues to thrive as a safe, clean, quiet and affordable community that has retained its rural character. The Village maintains a positive self-image and has earned the respect of and positive name recognition from communities throughout Waushara County and the State of Wisconsin as a whole. Community pride and involvement has never been higher, as great strides have been made to increase opportunities for youth, provide beneficial community activities/events, and capitalize on the rich history of Lohrville. The Village prides itself on developing innovative ways to improve the community while exhibiting fiscal restraint and responsibility.

INVENTORY AND ANALYSIS

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

Demographic Trends

Historic Population[1]

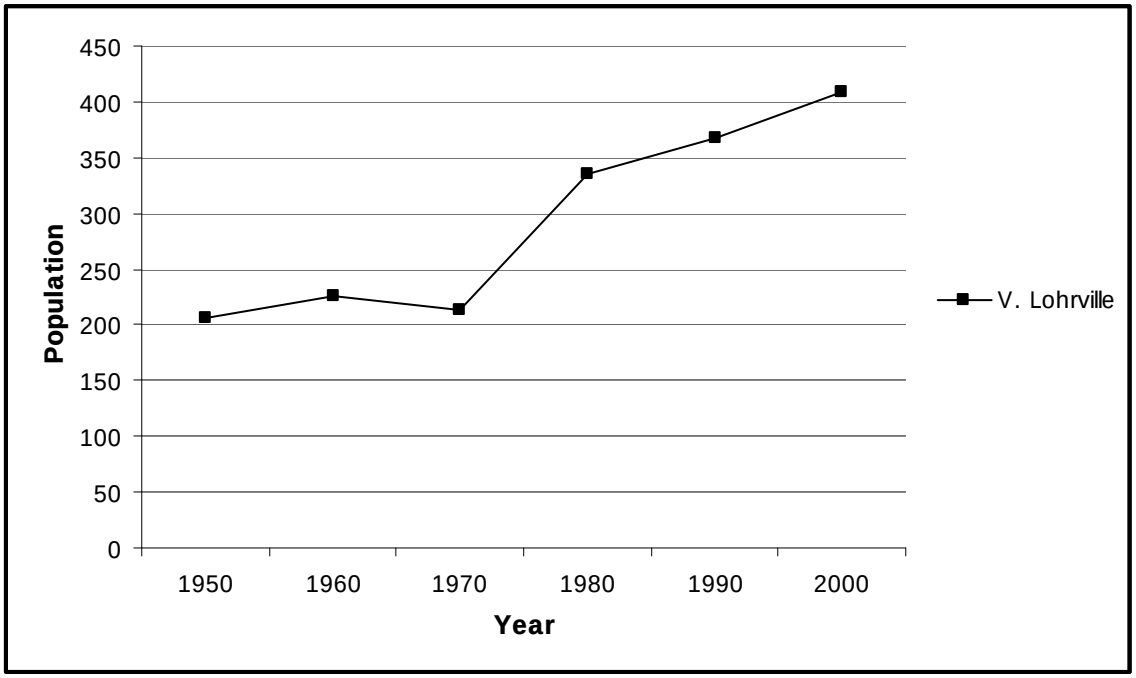
Over the past fifty years, the population of the Village of Lohrville has generally increased since 1950, increasing from 206 persons in 1950 to and 408 persons in 2000. (Figure 2-1, Appendix B, Table B–1).

Between 1950 and 2000, population growth in the Village of Lohrville's surpassed Waushara County, the East Central Region[2], and Wisconsin. The Village of Lohrville's population increased

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

by 98 percent during this time period. Population increases at the county, region and state level exceeded 55 percent, with the region experiencing the largest increase, 66.1 percent. 2005 population estimates from the Wisconsin DOA indicate that the Village of Lohrville's population growth has slowed significantly. Since 2000, Lohrville's population has increased by 0.7 percent, compared to 8.0 percent at the county level, 4.8 percent at the regional level and 4.0 percent at the state level.

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



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

Components of Population Change

The two components of population change are natural increase and net migration. Natural increase is calculated by subtracting deaths from births during a specific time period. Net migration is, in theory, the number of people leaving an area (out-migrants) subtracted from the number of people coming into an area (in-migrants). However, since no convenient way of determining the movement of people on a regular basis exists, net migration must be estimated. Net migration can be estimated based on survey data, information from census questions, IRS data or calculated by subtracting natural increase from total population change. Net migration estimates may vary depending on which methodology is used. County level data from the University of Wisconsin-Extension Applied Population Laboratory (APL) and the Wisconsin DOA, for example, show similar trends, but their net migration estimates vary.

An examination of the data provided by the University of Wisconsin-Extension APL and the Wisconsin DOA indicate that since 1950, ***migration has played a greater role in population change in Waushara County than natural increase.*** With the exception of the 1950s, Waushara County has experienced a positive net migration rate (Tables 2-1 and

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

2-2). Furthermore, the rate of net migration in Waushara County has exceeded the overall Wisconsin net migration rates each decade since 1980, which indicates that Waushara County is attracting residents from other parts of Wisconsin.

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

	Waushara County		Wisconsin	
	Net Migration	Total Change	Net Migration	Total Change
1950 to 1960	-8.6%	-3.0%	-1.4%	15.1%
1960 to 1970	6.4%	9.6%	0.2%	11.8%
1970 to 1980	17.7%	25.2%	0.2%	6.5%
1980 to 1990	7.3%	4.6%	2.7%	4.0%

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

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

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

	Numeric Change			Percent Change		
	Natural Increase	Net Migration	Total Change	Natural Increase	Net Migration	Total Change
1970-1980	215	3,516	3,731	1.5%	23.8%	25.2%
1980-1990	448	411	859	2.4%	2.2%	4.6%
1990-2000	-23	3,792	3,769	-0.1%	19.6%	19.4%
2000-2005 est.	-131	1,983	1,852	-0.6%	8.6%	8.0%

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

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

[3] WI DOA, 2005.

Population Density[4]

Population density reflects the degree of urbanization and impacts the demand and cost effectiveness of urban service provision. Over time, urban growth and suburbanization within Waushara County has expanded, and settlement patterns have increased in density. In 2000, population densities for Waushara County villages ranged from 334 to 692 persons per square mile. ***Population density in the Village of Lohrville was lowest among all villages in Waushara County, with an average of 334 persons per square mile*** (Appendix B, Table B-3). The average population density for villages in Waushara County was 489 persons per square mile. Overall, Waushara County had an average population density of 37 in 2000.

Age Distribution

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

The change in population by age cohort between 1990 and 2000 indicates that the Village's population is aging[5] (Appendix B, Tables B-4 and B-5). Among age cohorts, increases for the Village were only seen in the 45 to 64 age cohort, which increased by 62.1 percent, and in the 65 and over cohort, which increased by 46.4 percent.

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

In 1990, the median age in the Village of Lohrville (34.0) was lower than the median age in Waushara County (38.6), yet higher than the State of Wisconsin (32.9). Between 1990 and 2000, the Village of Lohrville's median age increased by 8.2 years to 42.5, surpassing the County's median age of 42.1. Over the same time period, the State of Wisconsin's median age increased to 36.0 years.

[4] U.S. Census, 2000.
[5] U.S. Census; 1990, 2000.
[6] U.S. Census; 1990, 2000.

Household Structure

Household Size

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

Household size for Waushara County has been decreasing since 1970[7]; likewise, the Village of Lohrville has followed this trend (Appendix B, Table B-21). ***The Village of Lohrville had an average household size of 2.59 in 1990, and 2.43 in 2000***. This decline is mostly attributed to an increase in the number of households with 3-persons or less (Appendix B, Table A-7). In comparison, Waushara County had an average household size of 2.52 and 2.43, respectively in 1990 and 2000.

Household Composition[8]

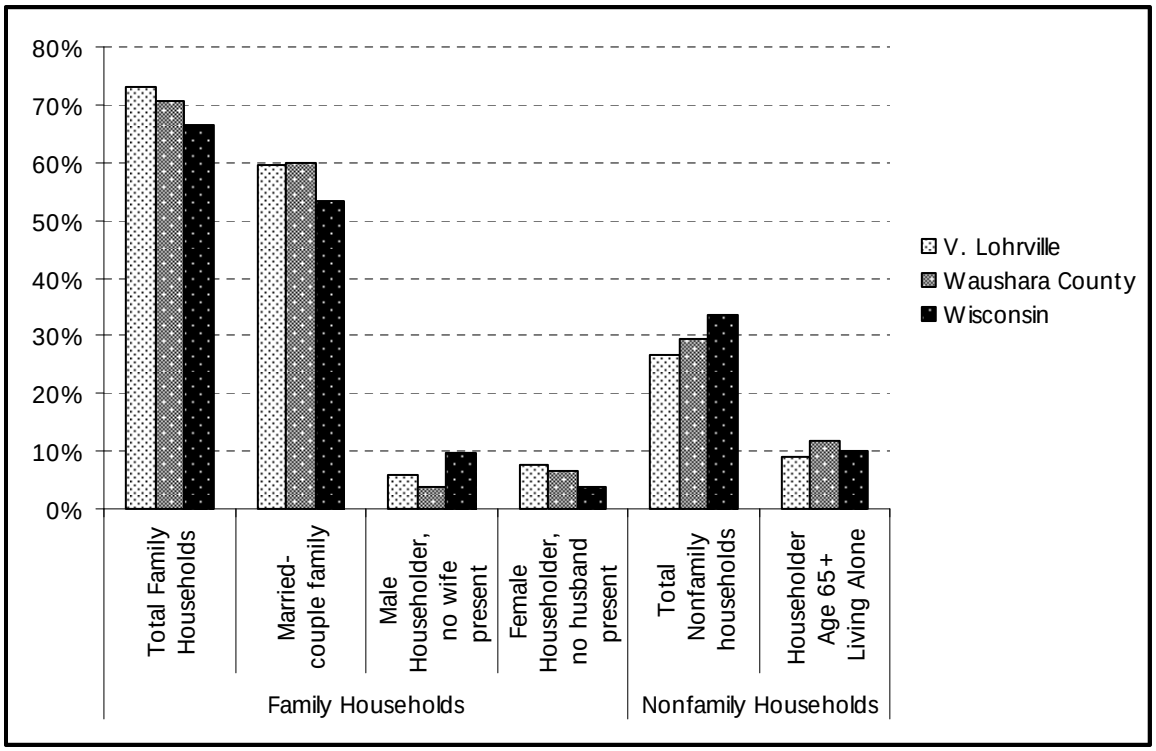
In 1990 and 2000, the majority of households for the Village of Lohrville were family households, and the majority of family households were married couple families (Appendix B, Tables B-8 and B-9). Between 1990 and 2000, the Village experienced an increase in the share of family households, as did Waushara County. In 1990, the share of family households was 69.7 percent of all households for the Village of Lohrville, compared to 64.8 percent for Waushara County. By 2000, the share of family households was 73.2 percent of all households for the Village of Lohrville, compared to 70.5 percent for Waushara County (Figure 2-2). The share of single parent family households increased in the Village of Lohrville, from 11.3 percent in 1990 to 13.7 percent in 2000, as it did for most jurisdictions in Waushara County, but still remained a relatively small share of total family households.

Between 1990 and 2000, householders age 65 or older and living alone in the Village of Lohrville decreased from 9.2 percent, to 8.9 percent in 2000, a rate that is lower than that of Waushara County (11.9) and the State of Wisconsin (9.9).

While householders age 65 or older and living alone comprises a very small share of the total households, their numbers are increasing in Waushara County (1,049 in 1990 to 1,109 in 2000). Similarly, between 1990 and 2000, the combined number of householders age 65 or older and living alone in the Village of Lohrville increased from 13 to 15. While this may be a satisfactory living situation for some, for others it may be a challenge. As costs rise and health declines, elderly singles may have difficulty maintaining their housing unit, especially if they own a larger home. Homes may need special modifications or additional equipment if the elderly or disabled are to live independently. Assistance may also be needed with housekeeping, transportation or meal preparation, etc. Social isolation may also become an issue if these individuals have limited mobility options.

[7] U.S. Census; 1970, 1980, 1990, 2000.
[8] U.S. Census; 1990, 2000.

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



Source: U.S. Census; 2000, STF IA.

Race

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

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

[9] U.S. Census.

Racial Distribution[10]

The Village of Lohrville experienced a very slight increase in minority population between 1990 and 2000 (Appendix B, Tables B-10 and B-11). However, the number of persons of non-White race remained small. Only thirteen individuals in the Village of Lohrville identified themselves as non-White in 2000 (3.2 percent), up from eleven individual in 1990 (3.0 percent). Whites continued to comprise an overwhelming majority of the population. The 2000 Census was the first Census which allowed persons of mixed race to identify themselves as belonging to two or more races. Less than two percent of Wisconsin and Lohrville residents, and less than one percent of Waushara County residents declared they were of two or more races.

In summary, ***the population in the Village and Waushara County are less diverse than that of the state. In 2000, whites comprised 96.8 percent of the Village of Lohrville's and the county's population, compared to 88.9 percent of the state's population.***

Although Hispanics are the fastest growing ethnic group in the United States, they currently comprise less than four percent of the county's and state's population (Appendix B, Table B-12). However, like the nation, this segment of the population is one of the fastest growing in the area. Between 1990 and 2000, the Hispanic population within Waushara County and Wisconsin just about doubled. At the county level, the Hispanic population increased from 2.0 percent of the county's population to 3.7 percent. At the state level, the Hispanic population increased from 1.9 percent of the state's population in 1990 to 3.6 percent of the state's population in 2000. ***In 2000, Hispanics comprised 2.2 percent of the Village of Lohrville's population, down from 1.1 percent in 1990.*** If the Village is going to continue to grow through migration, it is likely that the number and percentage of Hispanics in the area will also increase as Hispanics are becoming a larger share of the national, state and county population.

Income Levels

Income includes both earned and unearned income. Earned income includes money earned through wages, salaries and net self-employment income (including farm income). Unearned income includes money from interest, dividends, rent, social security, retirement income, and disability income and welfare payments[11]. Traditionally, earned income is geographically dependent, as the quality of local jobs determines the earning potential and quality of life for local residents dependent on earned income. Unearned income is not geographically dependent. Retirement pensions, for example, may come from a company which is located several states away. As a result, a retiree's quality of life is not as dependent on the health of the local economy and quality of jobs in the area as someone who derives the majority of their income from earnings. As telecommuting increases and becomes more mainstream, earned income may become more geographically independent. However, at this point in time, little telecommuting occurs in the Village of Lohrville, and Waushara County as a whole.

[10] U.S. Census; 1990, 2000, STF IA.
[11] U.S. Census Bureau.

Impact of Earnings on Household Income[12]

An examination of 1999 income data indicates that the majority of household income within the Village of Lohrville, Waushara County and the state is derived from earnings. As a result, ***access to earning opportunities is a strong determinant in meeting the income needs of residents in all three jurisdictions*** (Appendix B, Table B-13). Sixty-nine percent (69.1%) of income in Village of Lohrville was derived from earnings, which is slightly lower, yet still comparable to the 71.4 percent of earned income in Waushara County. At the state level, 80.6 percent of income was derived from earnings, which indicates that the county and village are less dependent on employment and job creation than the state.

In all three jurisdictions, the average income per household was higher than the average earnings per household, which indicates that all three jurisdictions also benefit from unearned income (Appendix B, Table B-13). In the three jurisdictions, the percent of households with earnings ranged from 81.8 percent in Wisconsin to 70.8 percent in the Village of Lohrville. Seventy-six percent (75.7 %) of households in Waushara County have earnings.

Income Comparisons[13]

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

A comparison of median family, median household and per capita income values between 1989 and 1999 indicate the Village of Lohrville, Waushara County, and Wisconsin experienced an increase in all income measures during this time period (Appendix B, Table B-14); although the Village of Lohrville's rate of increase was lower than that of Waushara County for all measures.

In spite of these gains, ***the State of Wisconsin maintained higher median household, family and per capita incomes than Waushara County and the Village of Lohrville for both years*** (Appendix A, Table A-14). The Village of Lohrville maintained a lower income measure than the state and the county, in all income measures in both years.

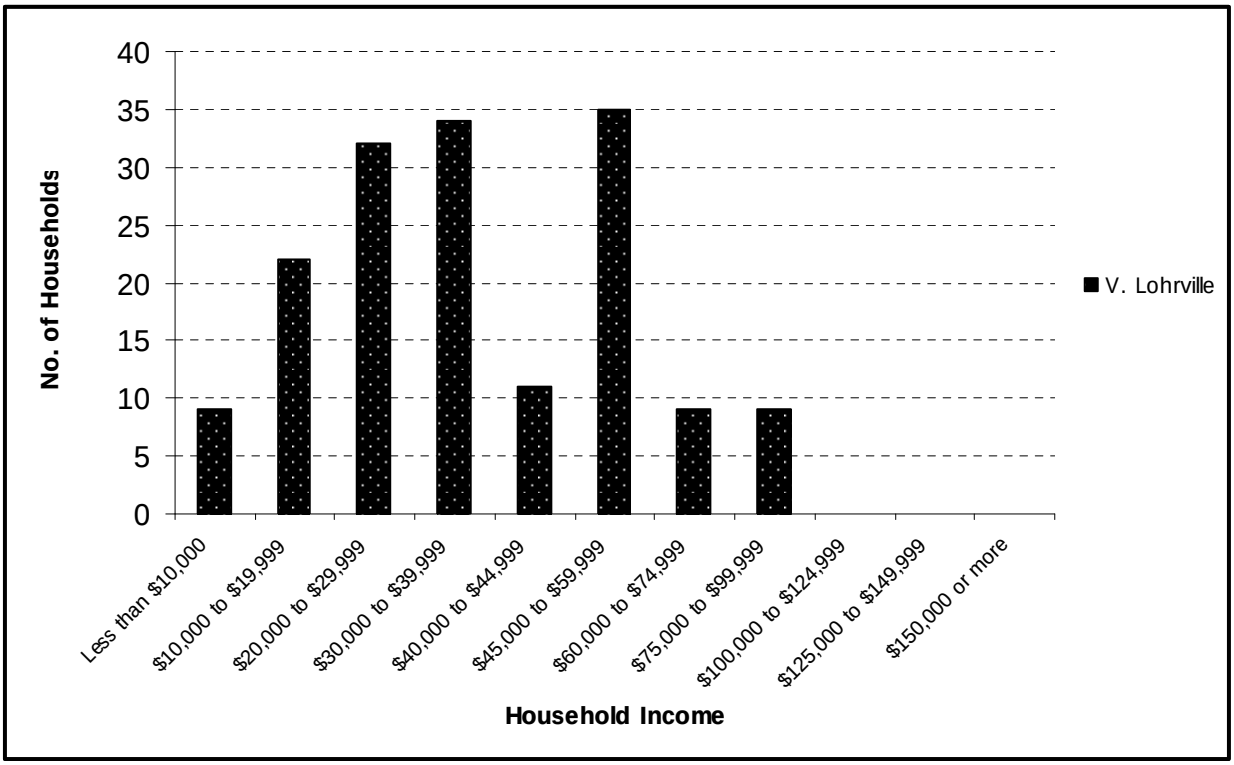
Household Income by Range[14]

Median and per capita income figures are often used to compare incomes across communities. Household income by range, however, provides a clearer picture of the distribution of income within a community. This allows communities to target policies, programs, housing and economic development opportunities to better meet the needs of their residents. Table B-15 in Appendix B identifies the number of households in income categories ranging from those with incomes of less than $10,000 through those with incomes of $150,000 or more. Figure 2-3 shows the distribution of those households. 2000 Census information indicates that in 1999 the

[12] U.S. Census, 2000, STF 3A.
[13] U.S. Census, 2000
[14] U.S. Census, 2000

Village of Lohrville had nine households with incomes below $10,000. The income range with the largest number and share of households was "$45,000 to 59,999" with 35 households or 21.7 percent. There were no households with incomes of $150,000 or more.

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

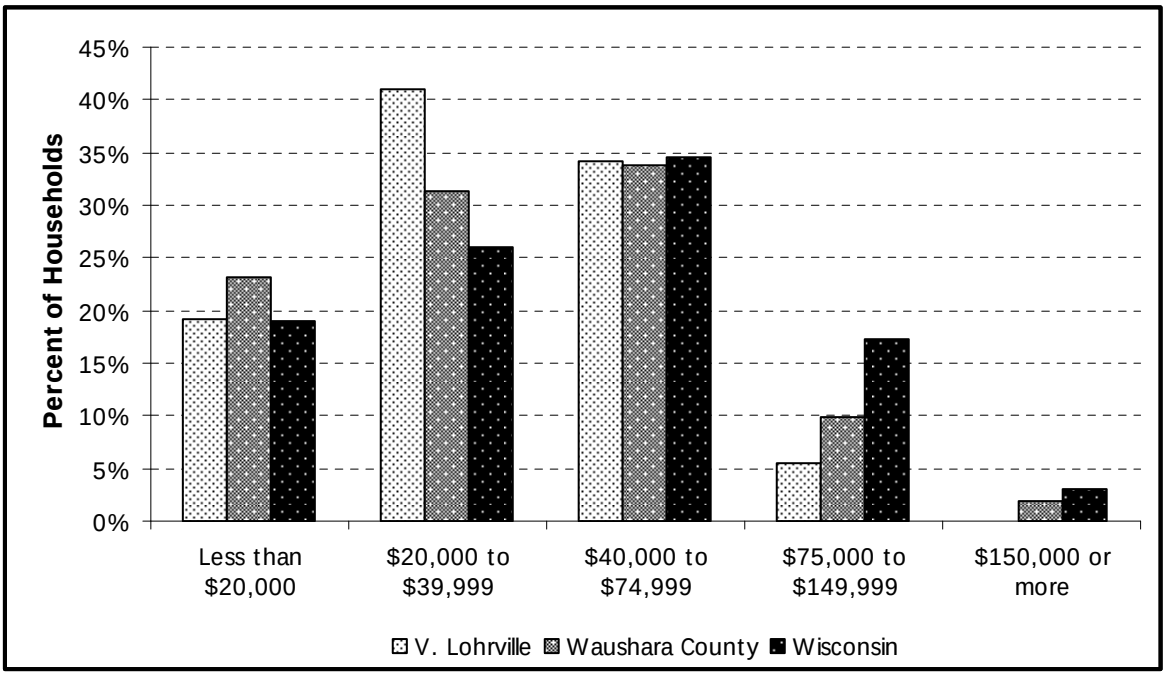


Source: U.S. Census, 2000

For additional comparison and analysis, the eleven income categories in Appendix B, Table B-15 have been consolidated into five broader income categories and presented in Figure 2-4 as a share of total households with income. ***Over ninety-four percent (94.4%) of households in the Village of Lohrville reported incomes below $75,000 in 1999.*** Approximately 60 percent of Village of Lohrville households reported income at or below the county median income ($37,000), which means that many households in the area are likely eligible for programs such as housing rehabilitation grants and loans, guaranteed loans for first time home buyers and job training programs designed to help increase skills which should result in increased earnings potential. Some families may also be eligible for school lunch programs.

The percentage of households with incomes below $20,000 comprised 19.3 percent of all households in the Village of Lohrville. In comparison, 23.1 percent of county households and 19.1 percent of Wisconsin households had incomes less than $20,000. At the other end of the spectrum, 11.7 percent of county households and 20.3 percent of Wisconsin households had incomes of $75,000 or more. While the percentage of households with incomes of $75,000 or more was 5.6 percent for the Village of Lohrville.

Figure 2-4. Household Income by Range, 1999



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

Poverty Status[15]

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

Between 1989 and 1999, both the number and percentage of persons living below the poverty threshold decreased in the Village of Lohrville, as was true for the county and state (Appendix B, Tables B-16 and B-18). ***In 1999, 3.1 percent of Village of Lohrville residents lived below the poverty line compared to 16.3 percent in 1989.*** In contrast, nine percent (9.0%) of Waushara County residents and 8.4 percent of Wisconsin residents continued to live in poverty in 1999 (Appendix B, Table B-18). This indicates that poverty is more common in the Village than at the county or state level.

Poverty by age trends varied. Children were more likely to live below poverty than elderly residents during both time periods in Waushara County and Wisconsin. Not only were children more likely to live below poverty, they comprised a greater number and share of total persons in poverty than elderly residents. For example, at the county level, 584 children lived in poverty in 1999 compared to 462 persons 65 and older. The ratio of children to elderly below poverty was even greater at the state level, where 150,166 children lived below poverty compared to 49,245 persons age 65 and older (Appendix B, Table B-19).

In 1989, 17.9 percent of children in the Village of Lohrville lived in poverty, compared to 17.4 percent of the elderly. By 1999, the share of children living in

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

poverty in the Village of Lohrville dropped to zero percent, while the share of elderly living in poverty had decreased to 6.8 percent (Appendix B, Table B-17 and B-19). Similar drops in poverty rates for these populations were experienced by the county and state.

Between 1989 and 1999, the number and share of families in poverty decreased in the Village of Lohrville, from 17.4 percent to 1.6 percent.; declines in family poverty rates were experienced by the county and the state as well. In the Village of Lohrville, Waushara County and Wisconsin, the share of families living below poverty was less than the share of total persons living below poverty for both years.

Most discussions regarding poverty tend to focus on children and elderly, as they are considered dependent populations which have little to no ability to change their circumstances. As a result, they are the populations most in need of assistance. However, as the U.S. economy moves from a manufacturing based economy to a service based economy, many individuals find themselves falling into a category called the working poor. These are individuals who are working, but their wages are too low to move them out of poverty.

Population Forecasts[16]

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

Since migration has played such an important role in Waushara County population growth, migration rates are expected to significantly impact future population growth. An examination of past growth trends in the Village of Lohrville indicate that decades of growth occurred during periods of high net in-migration and periods of population decline occurred during periods of low net in-migration. These historic population fluctuations are carried forward in the population forecasts for the Village (Table 2-1 and 2-2, Appendix B Table B-20).

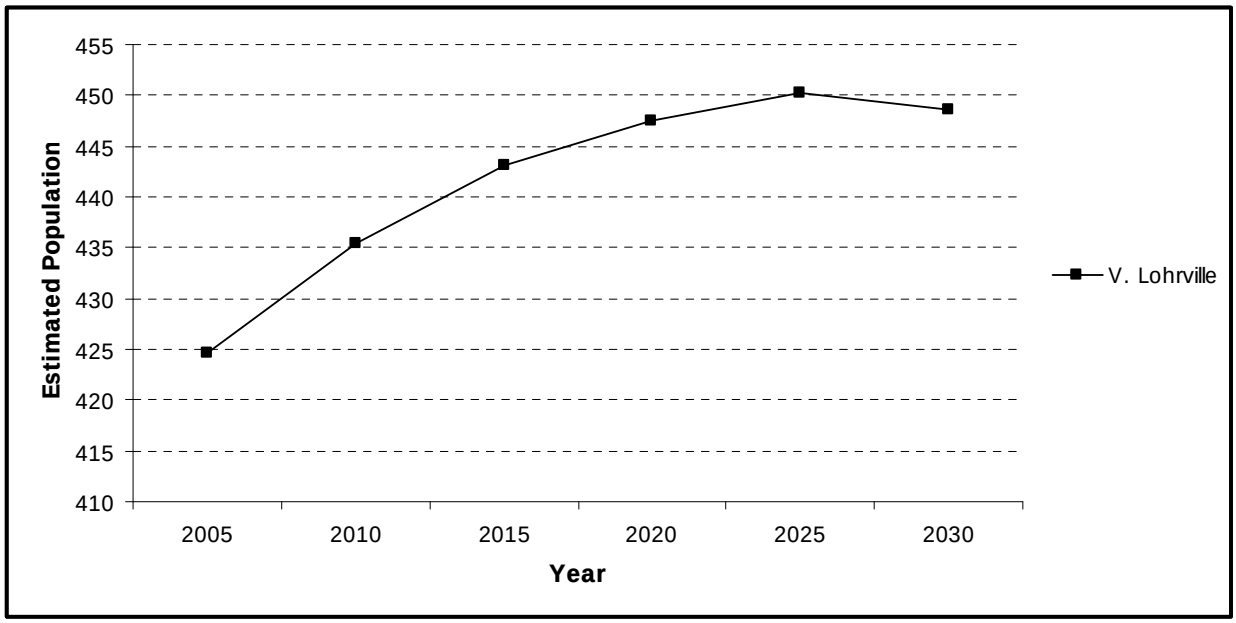
Population growth in the Village will result in an increase in demand for services and land consumption. The density of settlement, coupled with the amount and location of land consumed for housing, commercial and industrial uses will impact service costs. Additional development will decrease the amount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

Table B-20, Appendix B presents population estimates for Waushara County through 2030. These population projections are based on a combination of average growth trends over the last four decades, anticipated growth patterns developed by DOA, and anticipated impacts from the new Redgranite Correctional Facility.

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

The Village of Lohrville is expected to grow by 9.94 percent between 2000 and 2030 or from 461 people to 595 people (Figure 2-5). This change is greater than Waushara County's expected growth of 21.6 percent between this same time period. It is assumed that the largest population gains will occur during the first decade and will taper off during the second decade. However, as noted earlier, growth rates can shift quickly in smaller communities and migration can vary substantially based on factors within and outside of communities. As a result, it is recommended that the Village of Lohrville review their population growth every five years to determine if their population change is following anticipated trends or if growth trends are shifting.

Figure 2-5. Population Estimates, 2005 to 2030



Source: U. S. Census, 1970, 1980, 1990, 2000; WI DOA, 2004; ECWRPC, 2004.
Note: Population estimates include anticipated impact of the Redgranite prison. Includes correction to 2000 Census.

Population Projections by Age Cohort

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

Wisconsin migration patterns by age indicate that as individuals approach retirement age, many relocate to rural communities. As elderly persons in rural areas age and their health begins to deteriorate, many relocate to urban communities for access to better services and healthcare. However, increases in technology and healthcare have contributed to longer life spans and allowed the elderly to remain more independent. It is unclear at this point how these changes will impact future migration patterns by age. ***Waushara County population projections by***

age cohort[17] indicate that the number of county residents age 65 and older may almost double between 2000 and 2030, while the number of children may decline by 21 percent. In the future, the Village of Lohrville may find themselves balancing the needs of school age children with the needs of their elderly residents.

Household Forecasts

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

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

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

Based on projected growth patterns and smallest average household size assumptions, the number of households in Waushara County is expected to increase by 28.9 percent between 2000 and 2030[18]. It is anticipated that the number of households in the Village of Lohrville may increase by 23.2 percent during the same time period from 168 to 207 (Table 2-3; Appendix B, Table B-22).

[17] WI DOA, 2004
[18] U.S. Census, 2000; ECWRPC

Table 2-3. Estimated Households, 2000 to 2030

Village of Lohrville	2000	2005	2010	2015	2020	2025	2030
No. Households	168	176	183	189	192	195	195
Persons per HH	2.43	2.41	2.38	2.35	2.33	2.31	2.30

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

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

Key Findings

Demographic Trends

- Over the past fifty years, the population of the Village of Lohrville has generally increased since 1950, increasing from 206 persons in 1950 to and 408 persons in 2000.
- Migration has played a greater role in population change in Waushara County than natural increase.
- Since natural increase rates were negative, the entire increase in population in Waushara County since 1990 can be attributed to in-migration.
- Population density in the Village of Lohrville was lowest among all villages in Waushara County, with an average of 334 persons per square mile.
- In 1990, the median age in the Village of Lohrville (34.0) was lower than the median age in Waushara County (38.6), yet higher than the State of Wisconsin (32.9). Between 1990 and 2000, the Village of Lohrville's median age increased by 8.2 years, to 42.5, surpassing the County's median age of 42.1.

Household Structure

- The Village of Lohrville had an average household size of 2.59 in 1990, and 2.43 in 2000.
- In 1990 and 2000, the majority of households for the Village of Lohrville were family households, and the majority of family households were married couple families.

Race

- The population in the Village and Waushara County are less diverse than that of the state. In 2000, whites comprised 96.8 percent of the Village of Lohrville's and the county's population, compared to 88.9 percent of the state's population.
- In 2000, Hispanics comprised 2.2 percent of the Village of Lohrville's population, down from 1.1 percent in 1990.

Income Levels

- Access to earning opportunities is a strong determinant in meeting the income needs of residents in the Village, the county, and the state.
- The State of Wisconsin maintained higher median household, family and per capita incomes than Waushara County and the Village of Lohrville for both years.
- Over ninety-four percent (94.4%) of households in the Village of Lohrville reported incomes below $75,000 in 1999.
- Between 1989 and 1999, both the number and percentage of persons living below the poverty threshold decreased in the Village of Lohrville, as was true for the county and state.
- In 1999, 3.1 percent of Village of Lohrville residents lived below the poverty line compared to 16.3 percent in 1989.
- In 1989, 17.9 percent of children in the Village of Lohrville lived in poverty, compared to 17.4 percent of the elderly. By 1999, the share of children living in poverty in the Village of Lohrville dropped to zero percent, while the share of elderly living in poverty had decreased to 6.8 percent.

Population Forecasts

- The Village of Lohrville is expected to grow by 9.94 percent between 2000 and 2030 or from 461 people to 595 people (Figure 2-5).
- Waushara County population projections by age cohort[19] indicate that the number of county residents age 65 and older may almost double between 2000 and 2030, while the number of children may decline by 21 percent.

Household Forecasts

- Based on projected growth patterns and smallest average household size assumptions, the number of households in Waushara County is expected to increase by 28.9 percent between 2000 and 2030[20]. It is anticipated that the number of households in the Village of Lohrville may increase by 23.2 percent during the same time period from 168 to 207.

INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS

Economic Development

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

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

[19] WI DOA, 2004
[20] U.S. Census, 2000; ECWRPC

As people are living longer, many are choosing to work into their traditional retirement years. These individuals often desire more flexibility or part-time employment. Other older individuals may need to earn extra income to afford the basic necessities and/or cover healthcare costs. Some retirees may not be interested in continuing in the workforce, but have the skills, knowledge and desire to serve as mentors and teachers. These individuals may, upon request, desire to volunteer to help communities address housing, literacy, financial education or other local needs. Some may wish to provide expertise to emerging businesses through a SCORE chapter. Since growing local businesses can be as important as attracting outside firms to locate in the area, new entrepreneurs should be encouraged to develop new industries so that job opportunities are available to all residents. Data indicates that earnings are an important component of household income in the Village. As a result, communities in the area should work together to build and attract living wage employment opportunities.

Housing

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

Transportation

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

Utilities and Community Facilities

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

Agricultural Resources

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

Natural Resources

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

Cultural Resources

Waushara County is rich in historical, archeological, and cultural sites. These sites provide information about early Native Americans, European settlement and the development of the

area. Many buildings and areas have significant religious or cultural meaning. Efforts should be made to inventory and map historical, archeological, and cultural sites so that their significance is not destroyed or altered. These sites provide a link with the county's cultural and ethnic heritage. Preserving them would help document the changing demographics and socio-economic characteristics of the area. Historical sites, heritage corridors and museums may also provide economic development opportunities. Moreover, a concerted effort should be made to incorporate historical architectural styles into modern construction to enhance local cultural features and preserve community character.

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

Land Use

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

Intergovernmental Cooperation

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

POLICIES AND PROGRAMS

Growth and development patterns do not occur in a vacuum. Over time, federal, state and local policies have directed the amount and location of development. Federal immigration policies determine the flow of immigrants into the United States, both in terms of numbers and countries of origin. Concepts such as Manifest Destiny combined with expansive federal housing, land and transportation legislation, policies and subsidies such as the Homestead and

Railroad Acts, the interstate highway system and IRS codes, etc. have heavily influenced settlement patterns. Additional federal legislation such as the Civil Rights Act, Americans with Disabilities Act (ADA) and Affirmative Action legislation have increased access and opportunities for persons of color and persons with disabilities. Wisconsin has broadened federal Civil Rights and Affirmative Action laws to include additional protected classes. State transportation policies and state land use legislation such as NR121, farmland preservation, natural resource protection and real estate tax codes have influenced growth and settlement. Local attitudes towards growth and accompanying zoning legislation, transportation and utility investments and tax and land subsidies also influence the type and amount of growth and development which occurs in each community.

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

Regional, County and Local Policies

East Central Wisconsin Regional Planning Commission. East Central Wisconsin Regional Planning Commission has developed a regional smart growth plan. As part of the planning process, East Central has identified several key issues:

- How do we plan for continued population growth, which will result in an increase in demand for services and land consumption in the region?

- How do we promote the recognition of the relationship between the density of settlement and amount and location of land consumed for housing, commercial, and industrial uses and the costs of services?

- How do we ensure the economic vitality of the agricultural and forestry sectors in the context of a decrease in the amount of open space?

- How do we address the conflicts that will arise given that the majority of future growth is expected to occur in the urban counties, which is where most of the region's more productive farmland is located? More specifically, how will we address the impact on the farm economy?

- How do we ensure that an increase in urbanization has a positive impact on rural communities?

- Urban counties in the region currently have greater social and economic capital, more government support due to a larger tax base, and greater access to nonprofit services

than rural counties. Current trends show the educational and income gap between urban counties and rural counties widening. How do we plan to decrease this gap and promote a healthy, vibrant economy and quality of life for all residents throughout the region?

The core goal for the Issues and Opportunities Section is:

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

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

Federal, State and Regional Programs

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

Federal Agencies

United States Department of Commerce

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

State Agencies

Wisconsin Department of Administration (DOA)

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

Demographic Services Center also develops population projections by age and sex for all Wisconsin counties, and produces population projections of total population for all municipalities.

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

University of Wisconsin-Madison

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

Regional Programs

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

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

CHAPTER 3: HOUSING

TABLE OF CONTENTS

Introduction 3-1
Vision Statement 3-1
Inventory and Analysis 3-1
- Age of Occupied Dwelling Units 3-1
- Change in Structural Type 3-2
- Occupancy Status 3-4
  - Tenure 3-4
- Vacancy Status 3-5
  - Owner-Occupied Housing 3-5
  - Rental Housing 3-5
  - Seasonal Units 3-5
  - Other Vacant 3-6
- Owner-Occupied Housing Stock Value 3-6
  - Median Housing Value Trends: A Broad Historical Perspective 3-6
  - Current Median Housing Value Trends 3-7
  - Current Values by Price Range 3-7
- Housing Affordability 3-8
  - Owner-Occupied Housing 3-8
  - Renter-Occupied Housing 3-9
- Housing Conditions 3-10
- Subsidized and Special Needs Housing 3-10
- Housing Needs Analysis 3-11
  - Housing Affordability 3-12
  - Housing Available for Rent or Sale 3-12
  - Age of Occupied Dwelling Units and Owner-Occupied Housing Values 3-12
  - Overcrowding 3-12
  - Plumbing 3-12
- Community Input Regarding Housing Needs 3-12
  - Continuum of Care Needs Assessment 3-13
- Key Findings 3-13
  - Age of Occupied Dwelling Units 3-13
  - Change in Structural Type 3-13
  - Occupancy Status 3-13
  - Vacancy Status 3-14
  - Owner-Occupied Housing Stock Value 3-14
  - Housing Affordability 3-14
  - Housing Conditions 3-14
  - Subsidized and Special Needs Housing 3-14

Interrelationships with Other Plan Elements 3-14
- Economic Development 3-15
- Transportation 3-15
- Utilities and Community Facilities 3-16
- Agricultural Resources 3-16
- Natural Resources 3-17

Cultural Resources 3-17
Land Use 3-17
Intergovernmental Cooperation 3-18
Policies and Programs 3-18
Regional, County and Local Policies 3-18
Village of Lohrville 3-19
Federal, State and Regional Programs 3-19
Federal Agencies 3-19
National Organizations 3-22
State Agencies 3-22
Regional Programs 3-24
Goals, Strategies, and Recommendations 3-25

TABLES

Table 3-1 Occupied and Seasonal Units as a Share of Total Housing Units, 1990 and 2000 3-4
Table 3-2 Tenure as a Percent of Occupied Units, 1990 and 2000 3-4
Table 3-3 Federally Assisted Rental Units, 2005 3-11
Table 3-4 Assisted Living Options, 2005 3-11

FIGURES

Figure 3-1 Occupied Dwelling Units by Year Built, 2000 3-2
Figure 3-2 Percent of Dwelling Units by Structural Type, 2000 3-3
Figure 3-3 Housing Values by Range, 2000 3-7
Figure 3-4 Change in Median Housing Values Compared to Change in Median Household Income 3-9
Figure 3-5 Percent of Households for which Housing is Not Affordable, 1999 3-10

CHAPTER 3: HOUSING

INTRODUCTION

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

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

Housing Vision for 2030

In 2030, the Village of Lohrville is a community where single family residential is the predominant use, yet provides alternative housing opportunities that meet the changing demographics of the community's existing residents and provides a variety of options for new residents. The community recognizes mobile homes as an affordable form of single family housing, and works to ensure these units are maintained and improved to present a positive image of the community. In addition, the Village has as a designated location for mobile homes (e.g. a mobile home park).

INVENTORY AND ANALYSIS[1]

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

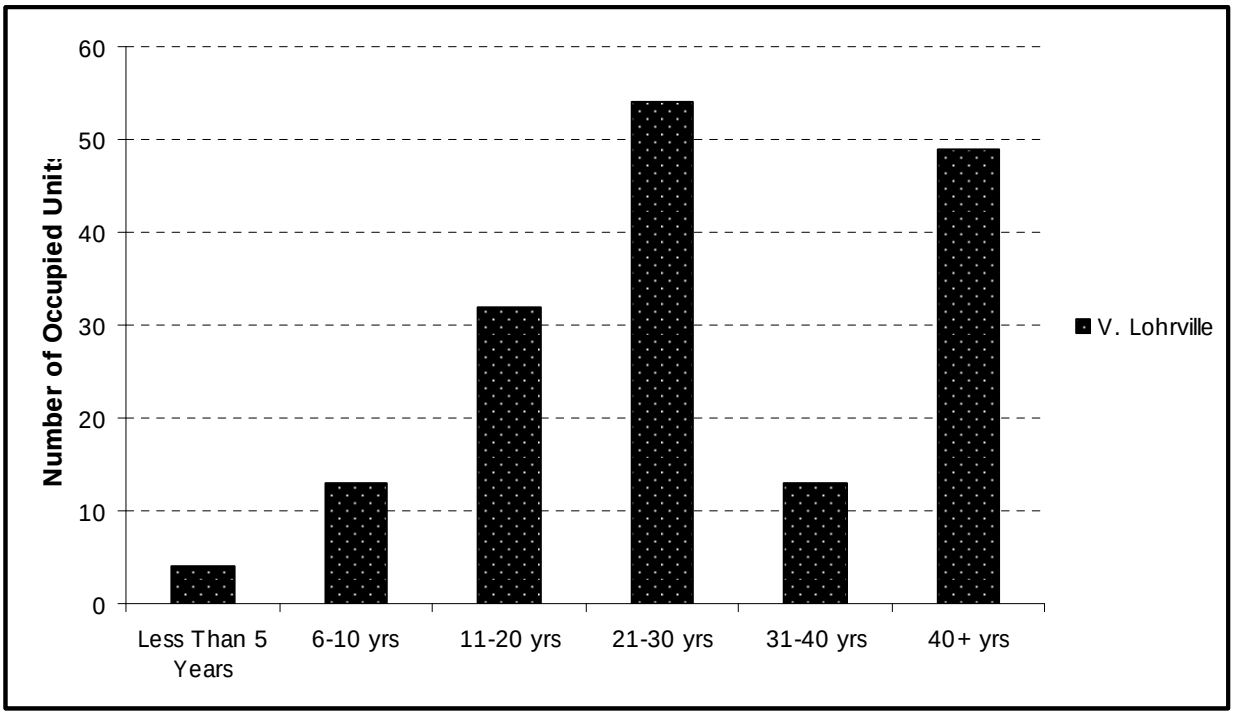
Age of Occupied Dwelling Units

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

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

Census information regarding the age of owner-occupied units indicates that the Village of Lohrville has added housing units since 1950, with the vast majority being created between 1970 and 1980 (Appendix C, Tables C-1 and C-2; Figures 3-1). In 2000, The Village of Lohrville (29.7%) had a higher lower of owner-occupied units built prior to 1960 than the state (44.0%) and the county (38.7%). Lohrville's relatively younger occupied housing stock can be partially attributed to the large share of mobile homes that were moved to the Village after 1960.

Figure 3-1. Occupied Dwelling Units by Year Built, 2000



Source: U.S. Census, 2000.

Change in Structural Type

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

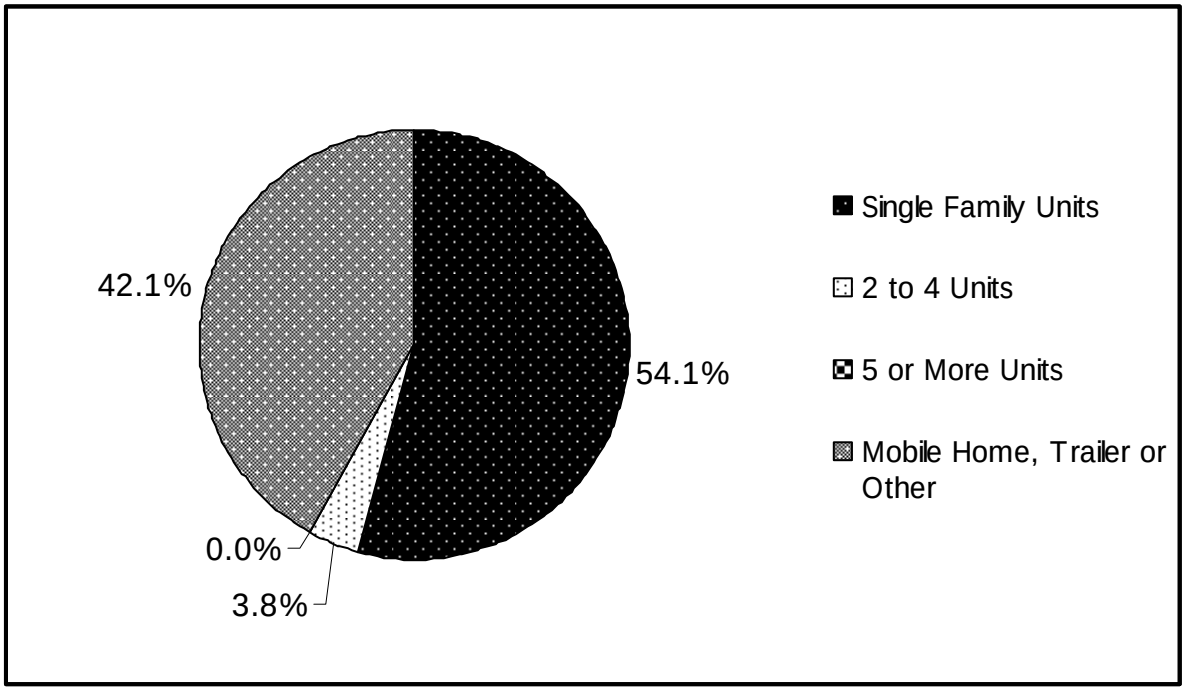
A single person, for example, will have different housing needs than a couple with children. Housing needs also change as we age, lifestyles change, or in the event that one or more members of the household become disabled. Providing a range of housing choices which meets individual household needs and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

As with most rural communities, the dominant housing type in the Village of Lohrville is single family housing. In 1990, single family housing comprised 56.9 percent of

the Village of Lohrville's housing stock. About 1 percent (0.6%) of the village's housing stock was comprised of duplex and multi-family units. The remaining 43 percent (42.5%) was made up of mobile home, trailer or other (Appendix C, Table C-3).

During the 1990s, conversions, deletions and additions to the community's housing stock resulted in a slightly different composition of housing in 2000. ***By 2000, the share of single family units had decreased to 54.1 percent in the Village of Lohrville, duplex and multifamily housing increased to 3.8 percent, while the share of mobile home units decreased to 42.1 percent of the total housing units*** (Appendix C, Table C-3; Figure 3-2).

Figure 3-2. Percent of Dwelling Units by Structural Type, 2000



Source: U.S. Census, 2000

At the state and county level, the number and share of single family homes and larger multi-family buildings (those with greater than five units per building) increased between 1990 and 2000, while the number and share of two to four unit buildings and mobile home, trailer and other units decreased. In 2000, single family homes comprised 82.6 percent of Waushara County's housing stock and 69.3 percent of the state's housing stock. Mobile home, trailer and other units comprised the second largest housing category for Waushara County; 13.0 percent. Two or more unit housing comprised less than five percent (4.4%) of the County's housing stock. At the state level, the second largest housing category was two or more unit housing, which comprised 26.2 percent of Wisconsin's housing stock. Mobile home, trailer and other units comprised 4.5 percent of the State's housing stock.

Occupancy Status

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

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

Tenure

Occupancy rates vary by community and over time. Total occupancy rates increased for Waushara County, the state and the Village between 1990 and 2000. In both time periods, jurisdictions with the lowest occupancy rates had the highest percentage of seasonal units (Table 3-1). All three jurisdictions experienced a decrease in the number and share of seasonal units between 1990 and 2000 and an increase in the number and share of occupied units and total units. The combination indicates that additional year-round units were built and seasonal units were likely converted to year-round residences (Appendix C, Tables C-5 and C-6).

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

	Total Occupied		Seasonal	
Jurisdiction	1990	2000	1990	2000
Village of Lohrville	81.3%	87.5%	15.5%	5.7%
Waushara County	62.2%	68.3%	31.7%	27.0%
Wisconsin	88.6%	89.8%	7.3%	6.1%

Source: U.S. Census, 1990 and 2000

The majority of occupied units within the Village of Lohrville are owner-occupied. Lohrville had a higher owner-occupancy rate than Wisconsin and Waushara County (Table 3-2). Between 1990 and 2000, the share of owner-occupied units increased in all three jurisdictions. By 2000, the share of occupied units that were owner-occupied ranged from 92.5 percent in the Village of Lohrville to 68.4 percent in Wisconsin. The share of renter occupied ranged from 6.3 percent in Village of Lohrville to 31.6 percent in the state.

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

	Owner Occupied		Renter Occupied	
Jurisdiction	1990	2000	1990	2000
Village of Lohrville	83.1%	92.9%	22.5%	6.3%
Waushara County	80.3%	83.5%	19.7%	16.5%
Wisconsin	66.7%	68.4%	33.3%	31.6%

Source: U.S. Census, 1990 and 2000

Vacancy Status

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

Owner-Occupied Housing

Homeowner vacancy rates indicate that Waushara County had an adequate share of owner-occupied units for sale in 1990, while the village and the state had a tight housing market. Between 1990 and 2000, homeowner vacancy rates increased in the village, fell in Waushara County, and remained stable at the state level (Appendix C, Tables C-7 and C-8). Countywide, the homeowner vacancy rate was 1.9 percent in 2000, which indicates that the county had an adequate number of homes on the market to meet demand. The homeowner vacancy rate for Wisconsin remained stable at 1.2 percent, which was just below the standard for both years. ***According to the Census, the Village of Lohrville had no houses for sale in 1990 and seven in 2000. The Village of Lohrville was above the accepted vacancy rate standard of 1.5 percent in 2000.***

Rental Housing

In 1990, rental vacancy rate for the Village of Lohrville (0.0%) was well below the vacancy standard of 5.0 percent, which would indicate that the community does not have an adequate supply of units for rent (Appendix C, Tables C-7 and C-8). In comparison, the rental vacancy rates for Wisconsin and Waushara County were 4.7% and 8.5%, respectively.

Between 1990 and 2000, the number of available rentals for the Village of Lohrville remained the same (0.0), while Waushara County decreased, and the state increased. In 2000, the state and county had vacancy rates above 5.0 percent. ***At a vacancy rate of 0.0 percent in 2000, the Village of Lohrville was below the rental vacancy standard of 5.0 percent.*** The rental vacancy rate for Waushara County was 6.8 percent and the state's rental vacancy rate was 5.6 percent. The fact that no rental units were available within the village in both 1990 and 2000 indicates that it would be difficult to acquire housing for those not looking to buy.

Seasonal Units

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

Between 1990 and 2000, the number of seasonal units decreased in the Village of Lohrville, the county and state. The share of vacant units identified as seasonal showed mixed results. The share of vacant units identified as seasonal increased in Waushara County, but decreased in the Village of Lohrville and the State Wisconsin (Appendix C, Tables C-7 and C-8). ***Between 1990 and 2000, the number of vacant units identified as seasonal decreased from 27 (84.4%) to 11 (45.8%)***. At the state level, the share of vacant units declined from 64.5 percent of all vacant units to 60.9 percent. The share of vacant units identified as seasonal increased in Waushara County from 83.9 percent in 1990 to 85.3 percent in 2000.

Other Vacant

Other vacant units include: migrant housing; units rented or sold, but not yet occupied; and units held for occupancy by a caretaker or janitor and units held for personal reasons of the owner, but not classified as seasonal. At the state and county level, units held for occupancy by a caretaker or janitor and units held for personal reasons of the owner, but not classified as seasonal comprised the largest segment of the other vacant unit category. At the local level migrant housing does not exist within the Village of Lohrville.[2] The other vacant units listed were a mix of units rented or sold, but not yet occupied and units held for occupancy by a caretaker or janitor and units held for personal reason of the owner.

According to the Census, other vacant units comprised 15.6 percent of all vacant units for the Village of Lohrville in 1990 (Appendix C, Tables C-7 and C-8). Between 1990 and 2000, the share of other vacant units rose in the village. By 2000, other vacant units comprised 25.0 percent of all vacant units in the Village of Lohrville. The Village of Lohrville reported a total of five other vacant units in the Census 1990. Between 1990 and 2000, the number of other vacant units decreased to six in Lohrville.

Owner-Occupied Housing Stock Value

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

Median Housing Value Trends: A Broad Historical Perspective

State and county level information indicate that owner-occupied housing values have risen substantially since 1970[3]. The largest growth in median housing values occurred in the 1970's. Between 1970 and 1980, median housing prices more than doubled in response to inflationary pressures during the late 1970's and increased demand as baby-boomers entered the housing market. Housing prices continued to rise during the 1980's, but at a much slower rate. Housing prices again increased substantially in the 1990's. Lower interest rates and competitive loan products allowed home buyers the opportunity to purchase a higher value home, and the

[2] Status of Migrant Labor Camps, 2008. Wisconsin Department of Workforce Development Migrant, Refuge, and Labor Services.

[3] U.S. Census. 1970, 1980, 1990 and 2000.

market responded by increasing the average home size for new construction[4]. The number of expected amenities in a home also increased. Communities contributed to the rise in housing prices by increasing minimum lot sizes and minimum square footage. Children of baby-boomers began entering the housing market during this decade, which put additional pressure on the housing market. The increased demand for starter homes and lack of supply drove the value of existing starter homes up substantially. By 2000, the median housing value for Waushara County had risen from $10,600 in 1970 to $85,100; and the median housing value for Wisconsin had risen from $17,300 to $112,200.

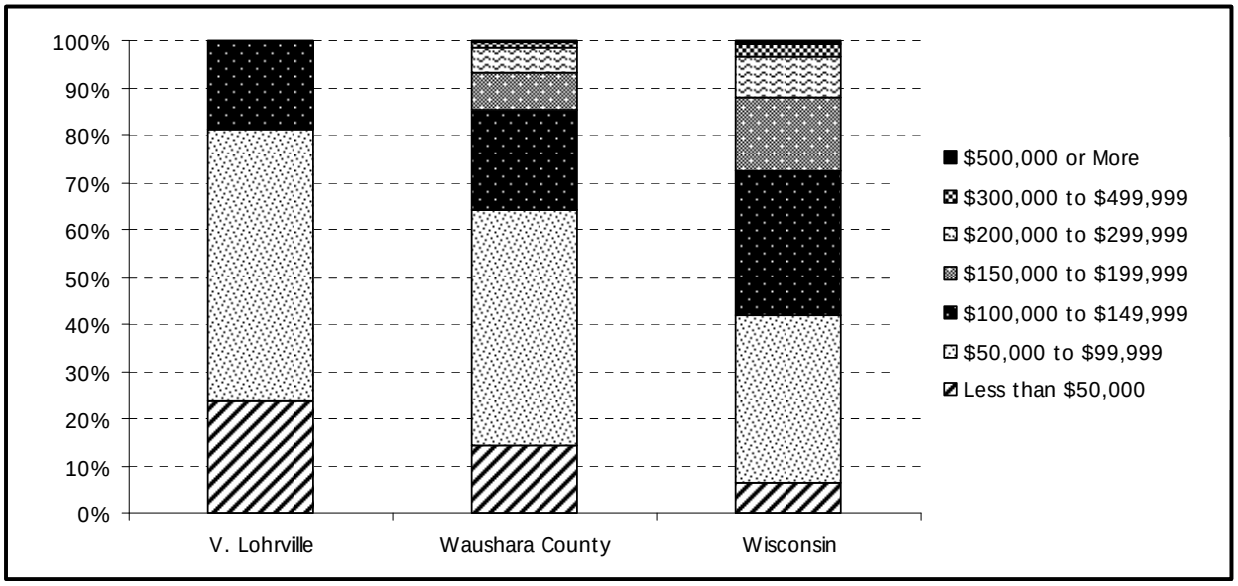
Current Median Housing Value Trends

Between 1990 and 2000, median housing values in the Village of Lohrville more than doubled. By 2000, the median housing value for the Village of Lohrville was $66,700, up from $28,800 in 1990 (Appendix C, Table C-9).

Current Values by Price Range

One-hundred percent (100.0%) of the owner-occupied housing stock in the Village of Lohrville was valued at less than $150,000 in 2000. The largest share of owner-occupied units by price range fell within the $50,000 to $99,999 range (Figure 3-3; Appendix C, Table C-9). Fifty-eight percent of the Village of Lohrville's owner-occupied housing stock was valued at $50,000 to $99,999 compared to half of the county's housing stock and a third of the state's owner-occupied housing stock. According to the 2000 Census, the Village of Lohrville did not have owner-occupied housing valued over $200,000. In Waushara County and Wisconsin, 6.9 percent and 12.0 percent, respectively of the owner-occupied housing units were valued over $200,000, respectively.

Figure 3-3. Housing Values by Range, 2000



Source: U.S. Census, 2000.

[4] In 1970, the average size of a new single family home in the U.S. was 1,500 sq. ft. By 2000, the average size of a new single family home in the U.S. was 2,266 sq. ft.

Housing Affordability

The relationship between housing costs and household income is an indicator of housing affordability, which is gauged by the proportion of household income expended for rent or home ownership costs. Rental costs include contract rent, plus the estimated average monthly cost of utilities and fuel. Owner costs include payments for mortgages, real estate taxes, fire hazard and flood insurance on the property, utilities and fuels. In 1989, the U.S. Department of Housing and Urban Development (HUD) raised the standard for determining whether rent or home ownership costs comprised a disproportionate share of income from 25 to 30 percent of gross household income. Households spending more than 30 percent of their income for housing may be at risk of losing their housing should they be confronted with unexpected bills or unemployment of one or more workers per household. Communities should be aware that maintenance and repair costs are excluded from this housing affordability formula, as are other outstanding debts, because these items will have policy impacts. Potential homeowners should be aware that these items are excluded from this housing affordability formula, as these items can impact their housing affordability and future financial stability.

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

For persons on the bottom end of the economic ladder, affordable housing is particularly important. A recent study by the Hudson Institute and the Wisconsin Housing Partnership[5] found that the most important factor for individuals to successfully move from welfare to work was their ability to find decent, stable affordable housing.

A review of housing stock values for the Village of Lohrville indicated that housing values were on average lower than the state and county average. However, many of those units were not affordable for village residents.

Owner-Occupied Housing

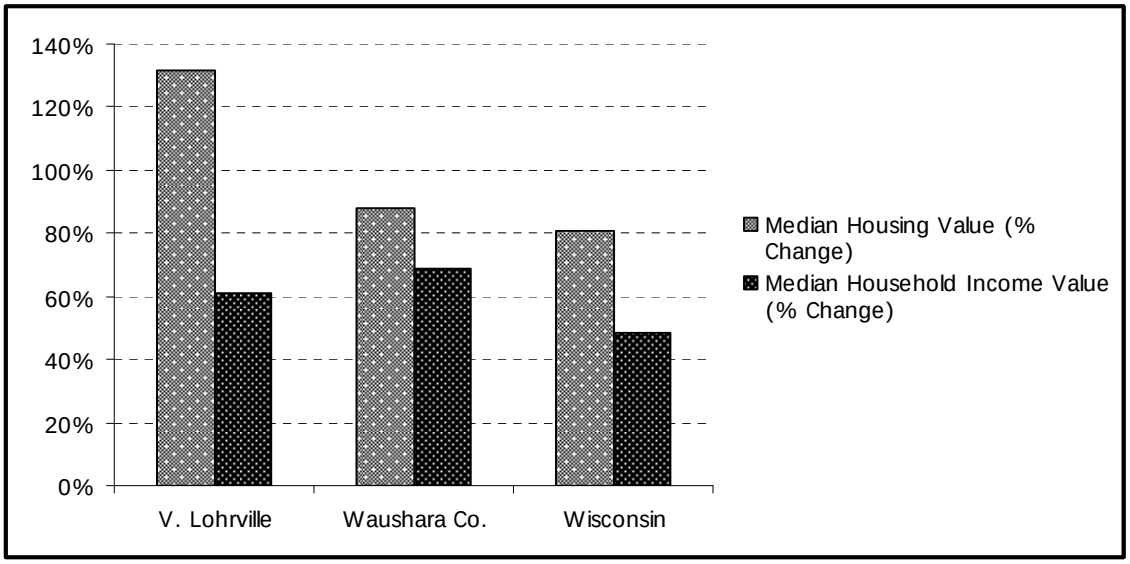
In 1989, 15.1 percent of homeowners in the state and 17.7 percent of homeowners in Waushara County were paying a disproportionate amount of their income for housing (Appendix C, Table C-10). Residents in the Village of Lohrville had an easier time finding affordable housing than the State and the County. In 1989, 14.1 percent of Lohrville residents were spending more than 30 percent of their income on housing.

Between 1989 and 1999, housing affordability became a larger issue for homeowners in the state, Waushara County and the Village of Lohrville. The

[5] Rebecca J. Swartz, Brian Miller with Joanna Balsamo-Lilien, Hilary Murrish, 2001. *Making Housing Work for Working Families: Building Bridges between the Labor Market and the Housing Market*.

percentage of homeowners paying a disproportionate share of their income for housing in Lohrville rose to 15.0 percent. Almost twenty percent (19.7%) of County residents were paying a disproportionate share of their income for housing in 1999, compared to 17.8 percent of state residents. The change in housing affordability likely resulted from housing prices and values rising faster than incomes. The Village of Lohrville's median housing value increased at a greater rate than the state and county; while at the same time, incomes rose at a significantly lower rate, making it more difficult to offset the increased housing values.

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

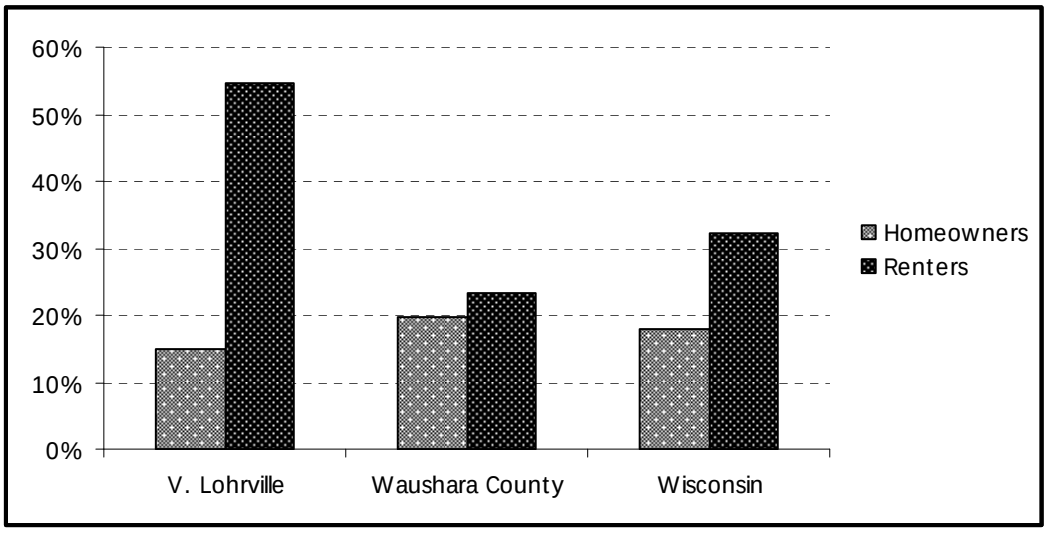


Source: U.S. Census, 1990 and 2000.

Renter-Occupied Housing

Census data indicates that renters usually have greater difficulty finding affordable housing than homeowners. In 1989, 36.0 percent of renters in the state and 34.6 percent of renters in the county paid a disproportionate share of their income for housing, compared to 15.1 percent and 17.7 percent of homeowners, respectively. ***The share of renters paying a disproportionate amount of their income for housing was 20.8 percent in the Village of Lohrville compared to 14.1 percent of homeowners in 1989*** (Appendix C, Table C-10).

Figure 2-5. Percent of Households for which Housing is Not Affordable, 1999



Source: U.S. Census, 2000.

By 1999, the share of renters paying more than 30 percent of their income for housing had increase to 54.5 percent in the Village of Lohrville (Figure 3-5). Thirty-two percent (32.3%) of state residents were paying more than 30% of their income for rental housing, compared to 23.4 percent of Waushara County residents, which indicates that rent was much less affordable for the renters who remained in Lohrville than for renters at the state and county levels.

Housing Conditions

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

By 2000, there were no units without complete plumbing facilities existed in the Village of Lohrville. In addition, there were no dwelling units within the village that were overcrowded (Appendix C, Table C-11)[6].

Subsidized and Special Needs Housing

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

[6] US Census 2000.

needed. The housing needs of these populations vary based on their circumstances, health, economic conditions and success of educational, training, treatment or counseling programs.

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

Table 3-3. Federally Assisted Rental Units, 2005

County	Jurisdiction	Elderly Units	Family Units	Other Units	Total Units
Waushara	C. Wautoma	32	14	2	48
	V. Coloma	0	12	0	12
	V. Redgranite	21	0	3	24
	V. Wild Rose	16	0	0	16
	T. Poy Sippi	0	20	0	20

Source: WHEDA website, 2005.

Table 3-4. Assisted Living Options, 2005

County	Jurisdiction	Adult Family Home Capacity	Community Based Res. Care Facility Capacity	Residential Care Apartment Units	Total Units
Waushara	C. Wautoma	11	70	53	134
	V. Coloma	0	16	0	16
	V. Redgranite	0	20	40	60
	V. Wild Rose	0	8	0	8

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

Assisted living options are listed in Table 3-4. Some elderly housing options are located in nearby incorporated communities. This likely reflects the fact that funding agencies are more likely to provide resources and developers are more likely to build these facilities in areas with easy access to health care, transportation, other services and grocery stores. Since many residents in these facilities may have mobility limitations, they may also prefer to be located in an area with easy access to goods and services.

Housing Needs Analysis

As part of the regional planning process, ECWRPC developed a matrix of housing conditions to measure housing stress within the region. This matrix uses a combination of ten Census variables to measure five housing characteristics: housing affordability, housing availability, the prevailing age of units compared to housing values, overcrowding and presence of plumbing facilities. A compilation of these variables show that the village has some housing stress (Appendix C, Tables C-12 and C-13) which the village should address. Based on inventory analysis, the largest housing issues facing the Village of Lohrville is rental occupied housing affordability and vacancy index.

Housing Affordability

Housing affordability is currently an issue in the Village of Lohrville. Renters, in particular, have a difficult time affording housing costs. According to the 2000 Census, 6 renters or 54.5 percent of rental households were paying a disproportionate share of their income on housing. The need for affordable housing can be addressed by building units which are affordable for residents, subsidizing the housing costs for existing units, and/or increasing incomes to make the existing housing more affordable.

Housing Available for Rent or Sale

The Village of Village did not have an adequate share of units for rent in 2000. According to the U.S. Census in 2000, the Village of Lohrville had no units for rent. Given the lack of available units, the community may wish to evaluate the market demand to see if the units for rent provide an adequate choice for those seeking to rent. The lack of available units for rent may discourage households from moving into the Village of Lohrville.

Age of Occupied Dwelling Units and Owner-Occupied Housing Values

This variable compares the percentage of housing stock that was over 40 years of age to the percentage of housing stock that is valued at less than $50,000. Eighteen percent (23.8%) of the housing stock in Lohrville is valued at less than $50,000. So while 37.6 percent of the housing stock is over 40 years old, it is likely that most of these units are well maintained.

Overcrowding

In 2000, overcrowding affected no households in the Village of Lohrville. However, overcrowding could increase if households choose to double up or move to smaller units in an effort to lower their housing costs.

Plumbing

There were no units lacking complete plumbing facilities in 2000.

Community Input Regarding Housing Needs

Statistical information can only capture a portion of the information necessary to determine housing needs and a community's ability to meet those needs. Market demand and supply characteristics (capacity), socio-economic changes (fluidity) and personal desires and biases (individual choice/NIMBYism[7]) also influence housing needs.

[7] NIMBY: Not In My Back Yard

Continuum of Care Needs Assessment

The Continuum of Care[8] Needs Assessment was a county-wide effort to identify housing resources and to identify and prioritize housing needs of homeless persons within the county. As such, it was a more focused assessment. A number of agencies and individuals were included in this information gathering process including: Waushara County's Department of Human Services, Community Programs, UW-Extension and Job Center; WI Department of Workforce Development Migrant, Refugee and Labor Services; Family Health Medical and Dental Center; All-Area Counseling; CAP Services; and Legal Action of Wisconsin. Individual participants included two homeless members, a representative from the Waushara County Coordinated Community Response Team for domestic violence issues, three persons of Hispanic Origin and 11 victims of domestic violence. A variety of needs were identified, including affordable housing, transportation, childcare, education, employment, medical care, counseling/case management, legal services, and others. When these needs were prioritized, affordable permanent housing ranked as the number one need in Waushara County. The need for permanent affordable housing was followed by affordable transitional housing, legal services, case management/assistance with linkage to other community resources, support groups and assistance obtaining employment or training. CAP Services submitted a grant application to request funds to help meet identified needs, and was awarded $105,025, which will be used to provide affordable housing and support services to victims of domestic abuse in Portage, Waupaca, Waushara and Marquette Counties.

Key Findings

Age of Occupied Dwelling Units

- Census information regarding the age of owner-occupied units indicates that the Village of Lohrville has added housing units since 1950, with the vast majority being created between 1970 and 1980.

Change in Structural Type

- As with most rural communities, the dominant housing type in the Village of Lohrville is single family housing.
- By 2000, the share of single family units had decreased to 54.1 percent in the Village of Lohrville, duplex and multifamily housing increased to 3.8 percent, while the share of mobile home units decreased to 42.1 percent of the total housing units.

Occupancy Status

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

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

Vacancy Status

- According to the Census, the Village of Lohrville had no houses for sale in 1990 and seven in 2000. The Village of Lohrville was above the accepted vacancy rate standard of 1.5 percent in 2000.
- At a vacancy rate of 0.0 percent in 2000, the Village of Lohrville was below the rental vacancy standard of 5.0 percent.
- Between 1990 and 2000, the number of vacant units identified as seasonal decreased from 27 (84.4%) to 11 (45.8%).

Owner-Occupied Housing Stock Value

- Between 1990 and 2000, median housing values in the Village of Lohrville more than doubled. By 2000, the median housing value for the Village of Lohrville was $66,700, up from $28,800 in 1990.
- One-hundred percent (100.0%) of the owner-occupied housing stock in the Village of Lohrville was valued at less than $150,000 in 2000.

Housing Affordability

- Between 1989 and 1999, housing affordability became a larger issue for homeowners in the state, Waushara County and the Village of Lohrville. The percentage of homeowners paying a disproportionate share of their income for housing in Lohrville rose to 15.0 percent.
- The share of renters paying a disproportionate amount of their income for housing was 20.8 percent in the Village of Lohrville compared to 14.1 percent of homeowners in 1989.
- By 1999, the share of renters paying more than 30 percent of their income for housing had increase to 54.5 percent in the Village of Lohrville.

Housing Conditions

- By 2000, there were no units without complete plumbing facilities existed in the Village of Lohrville. In addition, there were no dwelling units within the village that were overcrowded.

Subsidized and Special Needs Housing

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

INTERRELATIONSHIPS WITH OTHER PLAN ELEMENTS

Housing cannot be considered in isolation from other elements. Meeting the housing needs of all of Lohrville's residents requires an adequate supply of reasonably priced land with the appropriate infrastructure, utilities and services, coupled with access to employment opportunities and dependable transportation options. Decisions regarding economic

development, transportation, community and public facilities development, environmental quality and land use have an impact on housing choice, supply and affordability. Likewise, decisions made in the housing sector can influence the cost and efficiency of other plan elements.

Economic Development

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

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

Transportation

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

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

Utilities and Community Facilities

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

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

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

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

Agricultural Resources

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

Choices must be made. Residential land uses have higher property values than farmland, so their expansion is seen as an opportunity to increase tax revenues. Little attention is paid to net tax gains, even though various Farmland Trust studies[9] have shown that the cost of services for other forms of development, particularly single family residential, typically exceeds tax revenues generated by that development, while taxes generated by farmland exceed the cost of services for farmland.

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

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

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

Natural Resources

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

Many communities have established large minimum lot sizes in an effort to preserve rural character. However, the demand for large lot subdivisions, scattered site housing and seasonal homes is, in reality, fragmenting wildlife habitats and changing the appearance and character of the landscape. If communities have an interest in preserving natural resources and/or their rural character, other implementation tools may better serve that objective.

Cultural Resources

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

Environmental regulations designed to protect the health and safety of individuals such as the lead base paint remediation and asbestos removal rules are extremely costly to implement. These regulations make it cost prohibitive to retain historical features on affordable properties, which are not on the historic register and/or eligible for the historic register, yet contain period features. However, removing these historical features destroys the home's character and lowers its potential market value.

Land Use

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

Residential, commercial and industrial demand for land increases the value of that land. As land prices rise, converting that land from farm, forest and open space becomes more

attractive; and long term consequences such as farm and forest land shortages, loss of wildlife habitat, increased public costs, changes in community character and lack of open space are often not considered.

Intergovernmental Cooperation

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

POLICIES AND PROGRAMS

Regional, County and Local Policies

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

- To help ensure that an adequate supply of affordable housing in the region exists to support economic development efforts and ensure that every household has access to shelter.

- To work with others to increase housing options, so that housing choices better reflect the need of individual households.

- To support the preservation and rehabilitation of the existing housing stock within the region.

- To promote increased coordination and cooperation between governments, and between public, nonprofit and private sectors to increase housing affordability, choice and access within the region.

Housing is designed to foster community and neighborhood cohesion and available housing choices are integrated with community facilities and multimodal transportation.

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

CAP Services is a regional community action program which aids low income persons in attaining economic and emotional self-sufficiency. They use a number of strategies to reach this goal, including advocacy, administering programs and grants, developing resources and partnering with public, private and other nonprofit or community groups. CAP Services provides a number of services in Waushara County. They also work closely with other agencies. For example, CAP Services partners with the Waushara County Habitat for Humanity to make more efficient use of nonprofit resources. During the 2005 Continuum of Care application process, CAP Services met with a number of agencies and individuals to identify and prioritize housing needs within Waushara County. These agencies included: the Waushara County Department of Human Services, Community Programs, UW-Extension and the Job Center; the WI Department of Workforce Development Migrant, Refugee and Labor Services; Family Health Medical and Dental Center; All-Area Counseling; and Legal Action of Wisconsin. These agencies plan to meet on a quarterly basis to discuss how best to meet the needs of the area's homeless, including the Hispanic/Latino population.

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

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

Village of Lohrville

The Village of Lohrville zoning ordinance regulates zoning within the village.

Federal, State and Regional Programs

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

Federal Agencies

United States Department of Agriculture

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

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

United States Department of Housing and Urban Development

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

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

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

Multi-family Housing Programs. HUD offers a number of multi-family programs through the state. These programs fund facility purchases, construction, rehabilitation, lead based paint abatement, energy conservation and accessibility improvements.[10] For more information, visit the Wisconsin Department of Commerce Bureau Housing website at: http://commerce.wi.gov/

[10] Home Lead Assessments are only performed after a child has been poisoned.

housing/#HomePrograms or contact CAP Services ((920) 787-3949), as CAP Services administers many of these programs in Waushara County.

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

Single Family Housing Programs. HUD offers a number of single family home programs, including homebuyer education and counseling, downpayment assistance, rehabilitation, weatherization, mortgage insurance and reverse mortgages. For general information, visit HUD's website at: http://www.hud.gov/offices/hsg/sfh/ins/singlefamily.cfm. Some of these products, such as FHA loans, are available through approved lending institutions. Access to HUD single family home programs can also be obtained through WHEDA or the Wisconsin Department of Commerce Bureau Housing. Information about products WHEDA provides can be found on WHEDA's website at: http://www.wheda.com/root/WhedaProducts/Residential/Default.aspx?id=182, or you may contact: Arlene Scalzo at: 1-800-334-6873 Ext. 623 for information. For information about products provided through the state Bureau of Housing, visit the Wisconsin Department of Commerce Bureau Housing website at: http://commerce.wi.gov/CD/cd-boh-Home.html#HomePrograms or contact: Betty Kalscheur at (608) 267-6904. CAP Services also administers some single family home programs in Waushara County. The local phone number for CAP Services is (920) 787-3949. Their website address is: http://www.capserv.org/pages/About_Us.html.

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

Federal Financial Institutions Examination Council

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

United States Department of Veterans Affairs

Home Loan Guaranty Service. The Veterans Administration provides a variety of benefits for eligible veterans and their dependents. Housing products include low cost loans for purchase, construction or repair of owner-occupied housing. General information can be

obtained from the Veteran's Affair website at: http://www.homeloans.va.gov/index.htm. Two Waushara County websites provide information for veterans and their dependents: http://www.co.waushara.wi.us/veterans.htm and http://www.visitwaushara.com. The Waushara County Veterans Service Office can also be contacted at (920) 787-0446 for information about specific programs.

National Organizations

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

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

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

State Agencies

University of Wisconsin - Extension

Family Living Program. The family living program provides assistance to families through Waushara County. Some of these programs include financial education and parent education.

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

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

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

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

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

Wisconsin Department of Commerce

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

Wisconsin Department of Workforce Development

Migrant, Refugee and Labor Services. This department coordinates services for migrants, foreign-born residents and their families and employers who hire foreign and Limited English Proficient workers. Information regarding these services and contact information can be found at: http://dwd.wisconsin.gov/dwd/redirect/migrantsandrefugees.htm.

Wisconsin's Focus on Energy

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

Wisconsin Historical Society

Historic Preservation. The Wisconsin Historical Society offers technical assistance and two tax credit programs for repair and rehabilitation of historic homes in Wisconsin. One tax credit

program provides state tax credits; the other program provides federal tax credits. The Wisconsin Historic Society also provides grants to local governments and nonprofit organizations for conducting surveys and developing historic preservation programs. For additional information, visit: http://www.wisconsinhistory.org/hp/

Wisconsin Housing and Economic Development Authority (WHEDA)

WHEDA Foundation. The WHEDA Foundation awards grants to local municipalities and nonprofit organizations through the Persons-in-Crisis Program Fund to support the development or improvement of housing facilities in Wisconsin for low-income persons with special needs. Special needs is defined as homeless, runaways, alcohol or drug dependent, persons in need of protective services, domestic abuse victims, developmentally disabled, low-income or frail elderly, chronically mentally ill, physically impaired or disabled, persons living with HIV, and individuals or families who do not have access to traditional or permanent housing. For more information, visit WHEDA's web site at http://www.wheda.com/root/AboutWheda/FoundationGrants/Default.aspx?id=72, or contact: Arlene Scalzo at: 1-800-334-6873 Ext. 623.

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

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

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

Regional Programs

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

HOUSING – Village of Lohrville

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

STRATEGY H 1.1.1: Encourage economic development professionals, housing providers and consumers to work together to help promote the development of new housing and maintenance of existing housing that meets the needs of all income levels within a community, including entry level workers and seniors on a fixed income. Some businesses which employ low wage workers, such as restaurants, coffee shops, daycare centers, dry cleaners, etc., contribute to the overall amenities of the area, and are part of a package that contributes to the area's quality of life and attracts higher income residents. Affordable housing provides greater financial stability for these workers, which contributes to greater employee satisfaction and productivity.

- ***RECOMMENDATION H 1.1.1: Consider the possibility of subsidized housing in appropriate areas.*** *Currently, the closest access to subsidized housing for Lohrville residents with qualifying elderly, families and persons with disabilities is in the Village of Redgranite and the City of Wautoma.*

- ***RECOMMENDATION H 1.1.2: Promote efforts that maintain the existing affordable housing stock.*** *Within the Village, mobile homes attributed a great deal to the Village's affordability; maintaining this housing in a reasonable manner will ensure that affordable housing remains within the Village.*

GOAL H 2: Provide housing choices, which reflect the needs of and are financially attainable to individual households.

STRATEGY H 2.1: Support collaboration between governmental, private and non-profit sectors to ensure the provision of an adequate supply of affordable housing. According to the community questionnaire, 47.5 percent of respondents felt that providing affordable housing within the Village was "very important", while another 24 percent felt it was "important."

- ***RECOMMENDATION H 2.1.1: Support efforts lead by others that pursue federal funding to meet affordable housing needs of the very low income households within the area.*** *Rural areas rarely have the staff and resources available to meet the housing needs of all their citizens. Rural communities are also often unaware of programs and funding that is available to meet housing needs.*

- ***RECOMMENDATION H 2.1.2: Refer to support and funding agencies, such as CAP Services, USDA Rural Development, and Waushara County's Veteran's Administrator to find out what assistance may be available.***

- ***RECOMMENDATION H 2.1.3: Work with others to identify the type of housing and services needed for existing very low income residents.***

- ***RECOMMENDATION H 2.1.4: Work with the Village of Redgranite, CAP Services and others to pursue the construction of federally assisted rental units, assisted living and other housing options for the elderly.***

STRATEGY H 2.2: When evaluating housing needs in Lohrville, support the development and preservation of varied types of housing developments. This may occur when the Village is reviewing proposals from developers. During the review process, it may be necessary to work with the developer to incorporate a range of housing opportunities.

- ***RECOMMENDATION H 2.2.1: Be aware of cultural and generational differences in housing preferences.*** *The number and share of elderly residents is rising. Some elderly residents prefer to remain in their homes while others desire to relocate. Some seniors may not be able to stay in their homes without modification, transportation services or assistance in meeting their daily care needs. This can be a difficult time for individuals when they lose some of their independence; therefore, outreach to these residents may be necessary to help them during this transition.*

- ***RECOMMENDATION H 2.2.2: Provide area(s) within the village for manufactured home development; ensure that the Village's zoning code addresses such development.*** *Areas identified/zoned for manufactured home developed would allow development to occur in a much denser manner, with the opportunity for shared wells and septic. Denser development can increase affordability and decrease infrastructure costs (e.g. road maintenance), on a per unit basis, for the Village.*

STRATEGY H 2.3: Address the relationship between housing and other land uses in both private and public planning arenas. Decisions made about housing impacts housing choice, supply and affordability. It also impacts other planning areas including future services provided by the town, economic development, transportation, community and public facilities, environmental quality and the overall land use and character of the town.

GOAL H 3: Encourage preservation and rehabilitation activities to preserve the integrity of the existing housing stock and the cultural identity and history of the area. The existing housing stock in the area is an important resource, which provides community character, cultural identity and reflects the historical development of the area. It also increases the housing stock diversity, provides housing choice and helps maintain housing affordability.

STRATEGY H 3.1: Address building code issues for houses built prior to the adoption of the Uniform Dwelling Code. Many older buildings may be structurally sound, decent and affordable; however, they do not meet current building code standards. In many instances, it is cost prohibitive to bring older buildings up to current building code standards, consequently these properties may be allowed to deteriorate. In the process, historic and period architecture are lost. In terms of new construction and building inspections, the Home Safety Act legislation that was passed in December of 2003 requires all municipalities to enforce the Uniform Building Code (UDC). The Wisconsin Department of Commerce is the state agency administering this program. The Village of Lohrville currently contracts with Waushara County for enforcement.

- ***RECOMMENDATION H 3.1.1: Encourage the county to review existing requirements and consider less restrictive requirements for houses built prior to 1980.***

STRATEGY H 3.2: Reduce the incidence of poorly maintained owner and renter occupied housing, including mobile homes.

- ***RECOMMENDATION H 3.2.1: Encourage non-threatening educational opportunities to teach people how to maintain their homes and yards through CAP Services, UW-Extension and others.***

- ***RECOMMENDATION H 3.2.2: Encourage community/housing improvement activities.*** *These activities have the potential to not only reduce the incidence of poorly maintained owner and renter occupied housing but also to instill community pride. A community wide clean up day or other effort, possibly in partnership with church and/or civic organizations, could assist residents with home maintenance issues. Money may be available from Wisconsin Housing and Economic Development (WHEDA), CAP Services, and the Wisconsin Department of Commerce for housing repairs.*

- ***RECOMMNEDATION H 3.2.4: Encourage individuals and local groups, such as church and civic organizations, to aid elderly residents with home maintenance issues.***

- ***RECOMMENDATION H 3.2.5: Encourage preservation and renovation of historic homes.*** *Wisconsin homeowners may be eligible to claim a 25 percent combined state (10%) and federal (15%) income tax credit for rehabilitation of historic personal residences. This program is administered by the State Historical Society, Division of Historic Preservation (DHP). The Waushara County Historical Society may be able to work with local homeowners to assist them with identifying historic properties and funding sources.*

- ***RECOMMENDATION H 3.2.6: The Village of Lohrville should review the existing zoning code regarding building maintenance and material storage.*** *If these sections do not exist, the Village should consider amending the Zoning Code; should these sections exist, the Village should review for effectiveness and make changes where necessary.*

- ***RECOMMENDATION H 3.2.7: Encourage better landlord/tenant communications and coordination.*** *Both tenants and landlords should have a clear understanding regarding which party is responsible for what maintenance items and activities. The Department of Agriculture, Trade and Consumer Protection (DATCAP) publishes a brochure that describes basic landlord and tenant rights and responsibilities. This brochure should be sent to all existing tenants and landlords within the Village. Additionally, copies should also be given to all new rental property owners at the time of sale and all new renters when rental agreements are signed.*

- ***RECOMMENDATION H 3.2.8: Help landlords recognize that maintaining properties is a good business decision.*** *This can be done by positively reinforcing responsible landlords in the community. The village could recognize landlords formally or*

informally with the intent of fostering relationships between the village and good stewards of property in the village.

- ***RECOMMENDATION H 3.2.9: Refer individuals to educational opportunities that assist with tenant training for life skills including property maintenance.*** *Programs are available through UW-Extension and some nonprofit agencies. Brochures are available through UW-Extension.*

- ***RECOMMENDATION H 3.2.10: Develop a set of procedures, based on Waushara County's model, to approve the replacement of old mobile homes with "used" mobile homes that are newer, but still old enough to require approval by the Village.*** *The Waushara county model requires that when replacing an old mobile home with a newer "used" home (e.g. swapping a 1970 for a 1990), color photos of all sides and appraisals are required before the county will approve this exception.*

STRATEGY H 3.3: Identify additional funding sources and encourage better utilization of existing programs to make the most efficient use of housing dollars. Many funding agencies such as WHEDA and USDA Rural Development will come make presentations to your community.

- ***RECOMMENDATION H 3.3.1: Identify funding sources that allow seniors and others who wish to do so to remain in their homes longer.*** *Community Development Block Grants (CDBG), administered through CAP Services, are available for weatherization and rehabilitation.*

- ***RECOMMENDATION H 3.3.2: Encourage joint funding applications to meet identified needs.*** *The Village of Lohrville should work with surrounding communities, such as the Village of Redgranite, and Waushara County.*

- ***RECCOMENDATION H 3.3.3: Encourage existing nonprofits to work closer together and with the private sector to meet community needs.*** *CAP Services, Habitat for Humanity, USDA Rural Development and the Veterans Administration have programs that assist the elderly and allow them to remain in the homes.*

STRATEGY H 3.4: Encourage intergovernmental cooperation to promote cost effective redevelopment and growth that meets current and future business and community needs.

STRATEGY H 3.5: Encourage public private partnerships that promote economic opportunities and provide for decent, safe affordable housing. One example could be a joint construction training program between local schools and construction companies.

GOAL H 4: Promote cooperation and coordination between government, non-profit and private sectors to increase housing affordability, choice and access. Not only do all levels of government influence housing supply, availability, location, choice and access, the interaction between government, non-profit and private sectors can influence housing affordability, choice and access as well.

STRATEGY H 4.1: Identify additional opportunities for coordination and cooperation between governments and between the public, private and nonprofit sectors.

STRATEGY H 4.2: Encourage the creation of multi-organization partnerships that allow agencies to share staff time and leverage housing development resources. Many rural communities have part-time staff who maintain fulltime jobs elsewhere. As a result, paid staff is not available to apply for or administer programs. However, retirees or others within the community may have skills or expertise that they would be willing to share.

- ***RECCOMENDATION H 4.2.1: Invite funding agencies, consultants and nonprofit agencies to attend village board meetings and explain their programs.***

- ***RECOMMENDATION H 4.2.2: Identify volunteers, who may have the time, expertise and willingness to build the capacity to address identified issues.***

- ***RECOMMENDATION H 4.2.3: Establish a talent pool, which allows potential volunteers the opportunity to sign up for specific tasks.*** *Notices could be included in area church bulletins and in the newsletter that is sent to senior citizens by the Waushara County Department of Aging.*

- ***RECOMMENDATION H 4.2.4: Invite agencies which will provide capacity building technical assistance to come speak to your community.*** *Agencies can help the Village identify specific things that need to be done to address housing issues.*

- ***RECOMMENDATION H 4.2.5: Identify broader, regional or state entities that have financial housing resources or grant writing capabilities, and link them up with local emerging partnerships that need development assistance.***

STRATEGY H 4.3: Address the relationship between housing and other land uses in both private and public planning arenas. Decisions made about housing impacts housing choice, supply and affordability. It also impacts other planning areas including economic development, transportation, community and public facilities, environmental quality and land use.

CHAPTER 4: TRANSPORTATION

TABLE OF CONTENTS

Introduction 4-1
Vision Statement 4-1
Inventory and Analysis 4-1
- Streets and Highways 4-1
  - Principal Arterials 4-2
  - Minor Arterials 4-2
  - Major Collectors 4-2
  - Minor Collectors 4-3
  - Local Function Roads 4-3
- Rustic Roads 4-5
- Truck Transportation 4-5
- Railroads 4-6
- Waterways 4-6
- Pedestrian Facilities 4-6
- Cycling Opportunities 4-7
- Airports 4-7
- Transit and Transportation Facilities for the Disabled 4-8
- Current and Future Transportation Projects 4-8
- Key Findings 4-9
  - Streets and Highways 4-9
  - Rustic Roads 4-9
  - Truck Transportation 4-9
  - Railroads 4-10
  - Waterways 4-10
  - Pedestrian Facilities 4-10
  - Cycling Opportunities 4-10
  - Airports 4-10
  - Transit and Transportation Facilities for the Disabled 4-10
  - Current and Future Transportation Projects 4-10

Interrelationships with other Plan Elements 4-10
- Economic Development 4-10
- Housing 4-11
- Utilities and Community Facilities 4-11
- Agriculture Resources 4-11
- Natural Resources 4-11
- Cultural Resources 4-12
- Land Use 4-12
- Intergovernmental Cooperation 4-12

Policies and Programs 4-13
- State, Regional, County and Local Policies 4-13
  - State of Wisconsin 4-13
  - Regional 4-14

County 4-15
Federal, State and Regional Programs 4-15
Federal Agencies 4-15
State of Wisconsin 4-15
Goals, Strategies, and Recommendations 4-23

TABLES

Table 4-1 Village of Lohrville Road Network 4-2
Table 4-2 PASER Ratings and Maintenance Needs 4-4
Table 4-3 Total Miles of Local Roads by PASER Rating 4-4

EXHIBITS

Exhibit 4-1 Functional Class and Average Annual Daily Traffic Volume 4-19
Exhibit 4-2 Waushara County Bike Routes 4-21

CHAPTER 4: TRANSPORTATION

INTRODUCTION

The Village of Lohrville is comprised of a transportation system that is made up of local roads, collectors and arterial streets. State highway 21, a statewide transportation corridor which connects USH 41 to I39 and I94, skirts across the northern portion of the Village. STH 21 provides east-west access from Oshkosh and the greater Fox Valley region and Tomah and is a popular truck route. While private vehicles are the primary mode of transportation in the area, there are several biking and pedestrian opportunities available to the residents and visitors.

Transportation Vision for 2030

In 2030, residents of the Village of Lohrville have access to a network of well-maintained local streets and roads, and county and state highways that address their mobility needs for their automobiles, trucks, and other equipment. Safety and congestion concerns caused by heavy pass-through traffic on Highway 21 have been relieved with the re-designed Highway 21 corridor, which was carefully selected to minimize adverse effects on the Village's natural resources, cultural features and existing land uses, while addressing other concerns expressed by local residents. The full scope of upgrade to this highway corridor, spanning from Oshkosh (USH-41) to I-39 and I-90/94, has provided Lohrville residents with better access to employment, shopping, and entertainment opportunities elsewhere and has made the Village more competitive in attracting new industrial and commercial development.

While the private automobile is likely to be the primary vehicle of choice for trips both long and short, the community recognizes the importance of alternative means of transportation as the price of oil continues to rise. The availability of rural, "on demand" public transportation provides a valuable service that is particularly appreciated by the Village's growing elderly population. In addition, the Bannerman Trial plays an integral part in the transportation network, providing alternative connections to neighboring communities, recreational areas, and other important destinations.

INVENTORY AND ANALYSIS

This chapter provides an inventory of the existing transportation, pedestrian, cycling, trucking, and airport facilities in the area. In addition, a summary of the existing transportation plans, policies and funding sources associated with these facilities are discussed.

Streets and Highways

The primary transportation system consists of a hierarchal network of highways, byways, and other roads and streets that pass through a community. ***The entire transportation network in the Village of Lohrville is comprised of 9.66 miles of local roads, county highways, and state highways (Table 4-1). Local roads compromise about 9 miles (93.2%) of the road network.***

Table 4-1. Village of Lohrville Road Network

Total	STH Miles	Percent of Total	CTH Miles	Percent of Total	Local Miles	Percent of Total
9.66	0.59	6.1%	0.07	0.7%	9.00	93.2%

Source: WisDOT 2008

The hierarchy of the road network calls for each roadway to be classified according to its primary function, ranging from its ability to move vehicles (i.e., a freeway) to its ability to provide direct access to individual properties (i.e., a local street). The three general categories of functional classification used by transportation officials include arterials, collectors, and local roads.[1] Because traffic volumes are typically a good indicator of a roadway's appropriate functional classification, the Wisconsin Department of Transportation (WisDOT) conducts traffic counts at key locations throughout the state on a regular rotating basis. Displayed as average annual daily traffic (AADT), these counts are statistically adjusted to reflect daily and seasonal fluctuations that occur on each roadway.[2] The most recent counts in Waushara County were conducted in 2000, 2003 and 2006. When a significant difference in the two counts is encountered, it can generally be explained by a road closure, detour, or similar circumstance that temporarily disrupts the normal flow of traffic (Exhibit 4-1).

Principal Arterials

Principal arterials serve interstate and interregional trips. These routes generally serve all urban areas with populations greater than 5,000. These roadways are most important in terms of commerce and the transport of goods and services. Rural principal arterials are further subdivided into 1) Interstate highways and 2) other principal arterials. There is one principal arterial in the Village of Lohrville.

- ***STH 21, rural principal arterial – other, provides for east-west movement between Oshkosh and I-39, I-90/I-94 and the western side of the state.*** It transects the entire southern tier of Waushara County and provides direct access between the Village of Lohrville and the City of Wautoma to the west and the City of Omro to the west. Average Annual Daily Traffic (AADT) counts taken in 2006 just west of the Village border was 6,100 vehicles.

Minor Arterials

In conjunction with the principal arterials, minor arterials serve other population centers and major traffic generators providing intra-regional and inter-area traffic movements. ***There are no minor arterials within the Village of Lohrville.***

Major Collectors

Major collectors provide service to moderate sized communities and other intra-area traffic generators. Major collectors often link those generators to nearby larger population centers or higher function routes. ***There are no major collectors within the Village of Lohrville listed by the WisDOT.***

[1] WisDOT. 2002. *Facilities Development Manual: Procedure 4-1-5*.
[2] WisDOT. 2000, 2003 2006. *Wisconsin Highway Traffic Volume Data*.

Minor Collectors

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

- **CTH N** connects the Redgranite/Lohrville area with Neshkoro in Marquette County, passing through the unincorporated community of Spring Lake. It extends from CTH E in Redgranite through Lohrville and exits the Town of Marion a short distance north of Neshkoro. This collector is often used in conjunction with CTH F to bypass the congested lakes area. Near the village, 2003 AADT counts showed 280 vehicles per day west of the Village border, 650 vehicles per day on South First Avenue (combined with CTH EE), and 600 vehicles per day just east of the Village border.

- **CTH EE (Village of Lohrville)** connects STH 21 to the southern border of Waushara County, bisecting the Village of Lohrville. 2003 AADT counts indicate that between STH 21 and CTH N, an average of 680 vehicles pass through per day.

Local Function Roads

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

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

PASER pavement management system (PMS) has been developed and improved over the years by the Transportation Information Center (TIC) at the University of Wisconsin – Madison in cooperation with WisDOT and others. In general, PASER rates paved roadway surfaces on a scale of 1 to 10, with 1 being a road that needs to be reconstructed and 10 being a newly constructed road.[4] Unpaved roads are rated on a scale of 1 to 5, with 1 being a road that needs rebuilding and 5 being a brand new road (Table 4-2).[5] This inventory provides the basis for developing a planned maintenance and reconstruction program and helps the town to track necessary improvements. Prompt maintenance can significantly reduce long-term cost for road repair and improvement. Table 4-3 and Appendix D provide a breakdown and display of the PASER ratings, conditions and maintenance needs.

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

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

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

Table 4-2. PASER Ratings and Maintenance Needs

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

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

Table 4-3. Total Miles of Village of Lohrville Roads by PASER Rating

Paved Road Rating	CTH	Local	Total
10	0.0	0.84	0.8
9	0.0	0.48	0.5
8	0.07	1.20	1.3
7	0.0	2.13	2.1
6	0.0	3.14	3.1
5	0.0	0.96	1.0
4	0.0	0.0	0.0
3	0.0	0.0	0.0
2	0.0	0.0	0.0
1	0.0	0.0	0.0
Not Rated	0.0	0.0	0.0
Subtotal	**0.07**	**8.75**	**8.8**
Gravel Road Rating	**CTH**	**Local**	**Total**
5	0.0	0.0	0.0
4	0.0	0.0	0.0
3	0.0	0.1	0.1
2	0.0	0.1	0.1
1	0.0	0.1	0.1
Not Rated	0.0	0.0	0.0
Subtotal	**0.0**	**0.3**	**0.3**
Total	**0.1**	**9.0**	**9.1**

Table 4-3 provides a summary of the total miles of local roads in the Village of Lohrville by PASER rating. ***Approximately ninety-seven percent (8.8 miles) of the roads within the Village of Lohrville are paved.*** Of the total paved roads, roughly 15 percent (1.3 miles) of the paved roads are in excellent to very good condition and require little maintenance; ***About eighty-five percent of the roads in Lohrville (7.5 miles, 85.2%) are considered to be in good to fair condition.*** While they are in good condition structurally, they will need slightly more maintenance work. This work may involve seal coating, crack filling, non-structural overlay and possibly structural improvements. There are no paved roads below a PASER rating of 5 in the village.

The conditions of the gravel roads within the village are mixed. ***The Village of Lohrville has a total of 0.3 miles of unpaved roads***, 33.3 percent (0.1 miles) of unpaved roads are considered to be in fair condition requiring a more intensive maintenance schedule such as regarding, additional gravel and ditch and culvert maintenance. ***Over thirty-three percent (33.3%, 0.1 miles) of the village's unpaved roads are considered to be in poor condition requiring additional aggregate or major ditch and culvert maintenance (N. Church Street from South Street to W. Center Street). Another thirty-three percent (33.3%, 0.1 miles) of unpaved roads have failed.*** Roads receiving poor to failing ratings tend to be concentrated at deadends, such as the eastern portion of West Wisconsin Avenue, and on South Third Street.

Rustic Roads

The Rustic Roads System was created by the State Legislature in 1973 to help citizens and local units of government preserve scenic lightly traveled country roads for the leisurely enjoyment of bicyclists, hikers, and motorists.[6] They offer excellent opportunities to travel through an attractive rustic area. The scenic qualities of these roads are protected by agreement with bordering property owners and by implementing roadside maintenance practices that allow wildflowers and other native flora to extend to the edge of the pavement. ***There are no Rustic Roads in the Village of Lohrville.*** However, the WisDOT lists two roads in Waushara County that are in the Rustic Roads program.

- Rustic Road 48 (26th Road) is a 2.1 mile road that begins at CTH H and runs northwest to CTH W in the Town of Saxeville.

- Rustic Road 102 forms a loop off of STH 21 beginning at Cumberland Avenue and ending at 9th Avenue in the Town of Richford, just east of the Village of Coloma.

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

Truck Transportation

There is one designated truck route within Waushara County that runs through the Village of Lohrville. The Village is also within close proximity to the STH 49 corridor, which is

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

to the east of Lohrville. Per the State of Wisconsin's draft *Connections 2030 Long Range, Multimodal Transportation Plan,* STH 21 is designated as a major transportation corridor.

- ***The Cranberry Country Corridor (STH 21) stretches 100 miles across the state from east to west (Oshkosh to Tomah).*** This corridor connects the Fox Valley to I39, I90/94, southern Minnesota, South Dakota and beyond.

Railroads

Rail service to Waushara County was discontinued several decades ago. The nearest rail service is available at Stevens Point, which is a division headquarters for the Canadian National railroad. Other rail lines include the Union Pacific, which passes through southern Marquette County, and the Canadian Pacific Railway, which has a major yard facility in Portage. All three lines generally connect Chicago with the Twin Cities and points westward. Amtrak utilizes the Canadian Pacific line to provide passenger service. In addition to Portage, station stops include Columbus, Wisconsin Dells, and Tomah.

Waterways

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

There are no recreational boat facilities in the Village of Lohrville. Several neighboring municipalities operate recreational boat facilities, including the boat launch at 22nd Avenue in the Town of Marion.

Pedestrian Facilities

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

Waushara County has several pedestrian opportunities. Hiking trails are located at several county parks. The county also operates the Bannerman Trail, which is of particular relevance to the Village of Lohrville. A trailhead is located in downtown Redgranite on the south side of STH 21, and also accessible from multiple locations within Lohrville. The trail provides recreational opportunities for pedestrian activities as well as cross-county skiing, bicycling, and snowmobiling. The trail utilizes the former railroad grade that served quarries located in the Redgranite/Lohrville area. The seven mile trail terminates at STH 73 north of Neshkoro. The Ice Age National Scenic Trail is a thousand-mile-long footpath located entirely within Wisconsin. It is one of only eight National Scenic Trails in the County. Approximately 60 percent of Wisconsin residents live within 20 miles of the Ice Age Trail.[7] A portion of the Ice Age Trail

[7] Ice Age Park and Trail Foundation; http://www.iceagetrail.org/faqs.htm

passes through western Waushara County. The trail provides recreational opportunities through the Chaffee Creek and Mecan River State Fishery areas and the Greenwood State Wildlife Area (Town of Hancock).

There are no sidewalks in the Village of Lohrville. In most cases safe pedestrian travel is possible, due to the low volume of traffic on village streets. Areas of concern are along STH 21, CTH N and CTH EE. In many cases, the centralization of goods and services outside of the Lohrville area requires residents to use motor vehicles for routine trips.

Cycling Opportunities

Over 1,000 miles of highly scenic low volume roads provide abundant opportunities for bicycling in Waushara County. As such, ***Waushara County has established an interconnected system of bicycle routes throughout the county*** (Exhibit 4-2).[8] The rolling topography offers several challenges for bicyclists of all fitness levels. The routes follow existing town roads and county trunk highways. Bicycle routes range in distance from 23 to 35 miles in length and offer several rest stops at municipal and county parks as well as local tourist attractions. ***There is one county designated route that is within close proximity to the Village of Lohrville:***

- ***Route 10 – Redgranite to Aurora Marshland totals 23.2 miles and offers spectacular views of marshlands and the Aurora Millpond and dam.***

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

WisDOT has made several recommendations for bicycle traffic for Waushara County in the *Wisconsin State Bicycle Transportation Plan 2020*.[9] A map of Waushara County Bicycling Conditions is also available on WisDOT's website[10]. The map does not specifically indicate favorable roads for bicycling in the village. However with the exception of parts of STH 21, most roads within the Village of Lohrville are favorable for bicycling. In addition, CTH N and CTH EE (outside of the Village boundary), are indicated as having the best conditions for bicycling.

Airports

The four airports most convenient to area residents that provide scheduled commercial air service are: Central Wisconsin Regional Airport in Mosinee, Outagamie County Regional Airport in Appleton, Dane County Regional Airport in Madison, and Austin Straubel Airport in Green Bay. Other airports/airfields offering a

[8] Waushara County Parks Department. 2007. *Bike Routes.* http://www.co.waushara.wi.us/bike_routes.htm.
[9] WisDOT. 1998. *Wisconsin State Bicycle Transportation Plan 2020.*
[10] http://www.dot.wisconsin.gov/travel/bike-foot/countymaps.htm accessed 10-14-08.

lesser range of services include those in Oshkosh, Stevens Point, Wisconsin Rapids, Wautoma, Waupaca, and Wild Rose.

Two Basic Utility airport facilities are located in Waushara County. A Basic Utility (BU) airport is capable of handling single engine piston aircraft and smaller twin engine aircraft. Basic Utility airport facilities are sub-classified as class B (BU-B) and class A (BU-A) according to the gross weight and wingspan of the aircraft. These aircraft typically seat up to six persons and are used for private corporate travel, charter flying, recreational flying, and crop dusting.

- The Wautoma Municipal Airport is a BU-B facility located southwest of the City of Wautoma in the Town of Dakota. The airport has two paved runways measuring 1,190 feet and 3,300 feet in length and a turf runway measuring 2,280 feet. Aircrafts with gross weights of less than 12,500 pounds and wingspans less than 49 feet can be accommodated at this airport. Besides serving local air needs, the airport is utilized by pilots attending the annual EAA fly-in in Oshkosh.

- The Wild Rose Idlewild Airport is BU-A facility. The airport can accommodate aircraft with gross weights less than 6,000 pounds and wingspans less than 49 feet. A helipad is also located at the Wild Rose Community Memorial hospital for "flight for life" emergencies.[11]

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

Transit and Transportation Facilities for the Disabled

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

Current and Future Transportation Projects

There are no major reconstruction plans scheduled for the Village of Lohrville.[13] [14] However, WisDOT has listed the following projects in Waushara County:

- CTH E Pine River Bridge Rehabilitation – Town of Leon (2010)[14]
- CTH XX Fox River Bridge Rehabilitation – City of Berlin (2010)[14]
- CTH XX – STH 21 to CTH D Resurface (2009)[14]
- STH 21 – Cambridge Street Road Maintenance – City of Wautoma (2011)[14,13]
- STH 22 – Main Street Road Maintenance – Village of Wild Rose (2011)[14]
- STH 49 – Poy Sippi to Fremont Road Maintenance (2010)[14, 13]

[11] WisDOT. 1999. *Wisconsin State Airport System Plan.*
[12] Baugrud, P. 2005. Personal Communication. Waushara County Aging and Disability Resource Center.
[13] WisDOT. 2004. *Wisconsin 2009-2012 Six Year Highway Improvement Program.*
[14] 2009 – 2012 Statewide Transportation Improvement Program Final, Jan. 2009. WisDOT.

- STH 49 – Auroraville to Waupaca, Mosquito Creek Bridge Replacement (2010)[14, 13]
- STH 73 – Wautoma to Plainfield, Construction/Pavement Replacement (2011)[14, 13]
- STH 73 – Princeton to Wautoma, Road Resurface (2010 – 2013)[13]

County trunk and state highways comprise the Federal Aids Secondary System, thus qualifying them for federal aid for capital projects involving construction or repair. Waushara County is responsible for routine maintenance on these roadways. Maintenance of roads such as town roads and city/village streets not on the state or county system rests with the local jurisdiction. As Table 4-1 indicates, these local roads comprised the bulk of the Village's total roadway mileage. To assist communities with the cost of constructing and maintaining these roads, the state provides general transportation aids (GTA) which are available based on lane mileage and aidable local costs. Aidable local costs generally include the local share of all road and street construction and construction materials. The rate-per-mile is statutorily specified and will be $2,015 in 2009.[15] It should be noted that road spending fluctuates, especially for larger municipalities, and depends on the number and types of projects that have been allocated for that year. Cities and villages also have more costly facilities, such as curb and gutter, storm sewer, and sidewalks which raise the cost per mile above town spending amounts.

Key Findings

Streets and Highways

- The entire transportation network in the Village of Lohrville is comprised of 9.66 miles of local roads, county highways, and state highways (Table 4-1). Local roads compromise about 9 (93.2%) of the road network.
- STH 21, rural principal arterial – other, provides for east-west movement between Oshkosh and I-39, I-90/I-94 and the western side of the state.
- There are no major collectors within the Village of Lohrville.
- There are two minor collectors within the Village of Lohrville—CTH EE and CTH N.
- Approximately ninety-seven percent (8.8 miles) of the roads within the Village of Lohrville are paved.
- About eighty-five percent of the roads in Lohrville (7.5 miles, 85.2%) are considered to be in good to fair condition.
- The Village of Lohrville has a total of 0.3 miles of unpaved roads
- Over thirty-three percent (33.3%, 0.1 miles) of the village's unpaved roads are considered to be in poor condition requiring additional aggregate or major ditch and culvert maintenance (N. Church Street from South Street to W. Center Street). Another thirty-three percent (33.3%, 0.1 miles) of unpaved roads have failed.

Rustic Roads

- There are no Rustic Roads in the Village of Lohrville.

Truck Transportation

- There is one designated truck routes within Waushara County that runs through the Village of Lohrville: STH 21.

[15] WisDOT. 2005. *General Transportation Aids.* http://www.dot.wisconsin.gov/localgov/highways/gta.htm

- The Cranberry Country Corridor (STH 21) stretches 100 miles across the state from east to west (Oshkosh to Tomah).

Railroads

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

Waterways

- There are no commercial ports in Waushara County.

Pedestrian Facilities

- There are no sidewalks in the Village of Lohrville.

Cycling Opportunities

- Waushara County has established an interconnected system of bicycle routes throughout the county. There is one county designated route that is within close proximity to the Village of Lohrville: Route 10 – Redgranite to Aurora Marshland.
- Currently, the Bannerman Trail, directly accessible from within Lohrville, is the only multi-use recreational trail within Waushara County.

Airports

- Four airports most convenient to area residents that provide scheduled commercial air service are: Central Wisconsin Regional Airport in Mosinee, Outagamie County Regional Airport in Appleton, Dane County Regional Airport in Madison, and Austin Straubel Airport in Green Bay.

Transit and Transportation Facilities for the Disabled

- There is no scheduled bus service within the county.

Current and Future Transportation Projects

- There are no major reconstruction plans scheduled for the Village of Lohrville.

INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS

Economic Development

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

people are frequently not able to drive or cannot afford reliable transportation. Service occupations, which employ over 20 percent of people in the county, encompass such jobs.

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

Housing

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

Utilities and Community Facilities

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

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

Agriculture Resources

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

Natural Resources

Transportation decisions can both positively and negatively impact the environmental quality of the area. Development and subsequent transportation improvements on state and county

highway corridors or other potential projects may impact the area's natural resources (wetland areas and forestland). Loss of wetlands, which act as a natural buffer to filter nutrients and other pollutants, can be harmful to the wildlife habitat, including endangered species, and groundwater recharge. Finally, sprawl leads to longer travel times, which could result in increased air quality issues due to automobile emissions.

Cultural Resources

Early Native American habitation, the geological landscape, and the area's historic buildings are significant to the local history. It is imperative that as growth occurs and transportation projects are proposed, sensitivity be given to both the identified resources and to the areas where other historic and cultural resources may exist. Since the identity and integrity of the community depends on the preservation of these unique features, the impact from expanded transportation corridors and new land development must be kept to a minimum. Consideration should also be given to the impact of future transportation projects on the cultural identity of the historic downtown areas.

Land Use

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

The efficient movement of vehicular traffic provides a quicker connection from one place to another. The expansion of STH 21 from two lanes to four lanes may reduce travel times from the Fox Cities to Waushara County and other areas. However, the increased accessibility may create additional development pressure as people are able to move further from urban centers without significantly increasing travel time to work and shopping.

Intergovernmental Cooperation

Transportation systems go beyond municipal boundaries. Regional development patterns and municipal land use policies affect the transportation network. This network must efficiently move people and goods from one place to another. The transportation system is made up of local roads, collector and arterials, none of which stop at municipal borders but continue from one community to another. An efficient transportation system can not be dependent on the decisions of one community but instead upon the input and cooperation of many different entities working together. For instance the possible expansion of STH 21 would affect many jurisdictions throughout the County. Each of these jurisdictions, along with the State of Wisconsin, would have input into the expansion of these transportation corridors. The resulting expansion will not only impact the local jurisdictions that it passes through, but could also impact the economics of the state as goods and people are more quickly and efficiently transported.

POLICIES AND PROGRAMS

State, Regional, County, and Local Policies

State of Wisconsin

Wisconsin State Highway Plan 2020. Wisconsin's State Trunk Highway system, consisting of approximately 11,800 miles of roads, is aging and deteriorating at the same time traffic congestion is increasing. In response to this critical issue, WisDOT, in partnership with its stakeholders, has developed the *Wisconsin State Highway Plan 2020,* a 21-year strategic plan that considers the highway system's current condition, analyzes future uses, assesses financial constraints, and outlines strategies to address its preservation, traffic movement and safety needs.[16] The plan is updated periodically to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin. According to the Wisconsin State Highway Plan 2020, STH 21 from Oshkosh to I-39/U.S. 51 has been identified as a potential major project. Potential projects are subject to environmental analysis and legislative approval; they will be re-evaluated in future state transportation plans.

This plan also stressed the need to develop a safe inter-modal transportation system which can accommodate alternate forms of transportation, including designating specific state and county highways capable of safely accommodating bicycle transportation. Specific accommodations recommended in the plan include the use of designated bicycle lanes in urban areas, widening traffic lanes to allow for bicycle travel, and paving shoulders to allow for increased bicycle use.

Connections 2030 Long Range Multimodal Transportation Plan – Draft. A draft of the Connections 2030 Long Range Multimodal Transportation Plan was released in the fall of 2008. The plan address 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 20 years. The plan is organized around transportation themes rather than modes. The seven themes are to (1) Maintain Wisconsin's transportation system; (2) Promote transportation safety; (3) Foster Wisconsin's economic growth; (4) Provide mobility and transportation choice; (5) Promote transportation efficiencies; (6) Preserve Wisconsin's quality of life; and (7) Promote transportation security. Corridor management will be one of the main tools that WisDOT will use to achieve the plans goals.

Two corridors are found in Waushara County: the Cranberry Country Corridor and the Wisconsin River Corridor. The Cranberry Country Corridor links the Fox Valley and I-94 to locations west in southern Minnesota, South Dakota and beyond. The corridor also serves the Wisconsin River flowage, Waushara County and Winnebago County tourism/recreation areas. The Wisconsin River Corridor is a critical tourist corridor that connects the population centers in Illinois and southern Wisconsin to major recreation areas on the north. The Wisconsin River Corridor passes through the Town of Hancock.

Wisconsin State Bicycle Transportation Plan 2020. The *Wisconsin State Bicycle Transportation Plan (WSBTP) 2020* specifically addresses the future needs of bicycle transportation. Two primary goals exist in the plan: to double the number of bicycle trips made by 2010 and to reduce the number of motor vehicle-bicycle crashes by 10 percent by 2010. To

[16] WisDOT. 1999. *Wisconsin State Highway Plan 2020*.

achieve these goals, objectives for engineering, education, enforcement and encouragement were identified. These included not only the need for the construction of an expanded network of transportation facilities that allows for safe bicycle travel, but also for the promotion of education to advance vehicle driver awareness of bicyclists (drivers licensing and bicycle safety courses). Finally, tips to promote the utility and ease of bicycle transportation were identified as well as the mandate to increase the enforcement of reckless driving behavior by motorists and bicyclists alike.

The WSBTP provides suggestions for both intercity (rural) and urban/suburban bicycle facilities. For the purposes of the WSBTP, urban areas were defined as villages or cities with populations of 5,000 persons or greater. Providing paved shoulders for bicycle accommodations along rural highways and the widths of these shoulders are determined by ADT, percentage of trucks, and curves and hills (see Wisconsin Rural Bicycle Planning Guide, Appendix A, Road Evaluation Method).

Wisconsin State Airport System Plan 2020. The *Wisconsin State Airport System Plan 2020* provides a framework for the preservation and enhancement of a public-use airport system which will meet future aviation demands for the state. It provides an inventory of existing public-use airport facilities; and categorizes them according to their current services, projected use, and future scheduled maintenance and construction projects. Based on existing conditions and projected improvements that are listed within airport master or layout plans, forecasts are made for future airport classifications. No projected changes have been made in the status of Waushara County's airport classifications. Several improvements have been completed in recent years at the Wautoma Municipal Airport. These have included taxing and runway expansion; entrance repairs, hanger improvements, etc. The 5-year Airport Improvement Program[17] indicates that a number of projects are planned at the Wautoma and Wild Rose Airports. These include seal coating, constructing a terminal building, runway expansion, and a land acquisition at the Wautoma Municipal Airport. Site improvements are planned for the Wild Rose Idlewild Airport.

Regional

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

- To act to help ensure that the negative effects of sprawl development on our regional transportation system are minimized by encouraging new development to locate where adequate services and facilities exist.

- To work with all levels of government and organizations throughout the region to pursue adequate funding for transportation projects and programs which meet short term and long term needs.

- To help ensure that the regional transportation network links economic centers and efficiently moves people and freight throughout the region.

[17] http://www.dot.wisconsin.gov/projects/state/docs/air-5yr-plan.pdf

- To help maintain and continue the balance between transportation and the environment through efficient and consistent transportation and land use planning.

- To help ensure that alternative modes of transportation to the automobile exist and mobility options for all are efficient.

In 2002, East Central prepared a *STH 21 Corridor Study* that examined the corridor from Oshkosh to the Town of Rushford in Winnebago County. While this study looked at only a small portion of STH 21, it did address the long term needs of the entire corridor. According to the study, "In the future it may be desirable to construct STH 21 as a four lane expressway to Interstate 90/94".

County

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

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

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

Federal, State and Regional Programs

Federal Agencies

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

Surface Transportation Program – Urban (STP-U). This program allocates federal funds to complete a variety of improvements to federal-aid-eligible roads and streets in urban areas. More information can be found at http://www.dot.wisconsin.gov/localgov/highways/stpurban.htm. Berlin is an urban area that qualifies for STP-Urban and a portion of this is located in Waushara County.

State of Wisconsin

General Transportation Aid. Road maintenance is in part funded by disbursement of the State Transportation Fund. The largest portion comes from General Transportation Aids. The

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

Local Roads Improvement Program (LRIP). This program provides funding to improve or replace seriously deteriorating county highways, town roads, and city or village streets. New roads are not eligible. LRIP funds pay up to 50% of total eligible costs while the remaining amount must be matched by the local government. The program has three basic programs: County Highway Improvement (CHIP); Town Road Improvement (TRIP); and Municipal Street Improvement (MSIP). Additional discretionary funds are available for high cost projects. More information can be found at http://www.dot.wisconsin.gov/localgov/highways/lrip.htm.

Connecting Highway Aids (CHA). The CHA program assists municipalities with costs associated with increased traffic and maintenance on roads that connect segments of the State Trunk Highway system. Over 120 municipalities receive quarterly payments on a per lane mile basis. There are no connecting highways currently located in Waushara County. More information can be found at http://www.dot.wisconsin.gov/localgov/highways/connecting.htm.

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

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

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

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

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

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

Transportation Economic Assistance Grant Program (TEA Grant). This program provides a 50% state grant to local governments, private businesses, and consortiums for road, rail, harbor, and airport projects that are necessary to help attract employers to Wisconsin. These grants have a performance-based incentive and successful funding requires that businesses and industries created by the grant program retain and expand local economies in Wisconsin. More information can be found at http://www.dot.wisconsin.gov/business/econdev/tea.htm.

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

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TRANSPORTATION – Village of Lohrville

GOAL TR 1: The Village of Lohrville should ensure that its local transportation system is well maintained and safe for its residents. Results from the Community Questionnaire indicate that 50 percent of respondents feel that the condition and maintenance of local roads is not acceptable.

STRATEGY TR 1.1: Address safety, access, and signage concerns along the Village's road network, especially the STH 21 corridor.

- ***RECOMMENDATION TR 1.1.1: The Village of Lohrville should contact the WisDOT regarding safety and access concerns along the STH 21 corridor.*** *As the STH 21 corridor is a major east west corridor within Waushara County, accommodating pedestrians and bicyclists, as well as local commercial and industrial development will require coordination and cooperation with WisDOT and neighboring communities (e.g. Village of Redgranite).*

- ***RECOMMENDATION TR 1.1.2: The Village of Lohrville should inspect the signs within the village for compliance with existing size requirements.*** *The Manual on Uniform Traffic Control Devices designates the size of signs. Signs that do not meet these requirements as indicated in the manual may not be legally enforceable.*

- ***RECOMMENDATION TR 1.1.3: The Village should improve way-finding signage to the community, and to sites within the community.*** *Improvements are needed in directional signage off of STH 21, as well as signs within the village that point to key community sites, such as the village hall, parks, and the Bannerman Trail. Signage along STH 21 would require cooperation from WisDOT, while signs along CTH EE and N would require cooperation from the Waushara County Highway Department.*

STRATEGY TR 1.2: Consider a STH 21 bypass of the Villages of Lohrville and Redgranite. A permanent bypass of the Village of Lohrville may alleviate congestion through the village, and make east-west travel between USH 41, I39, I90/94 and western Wisconsin faster and more convenient. However, possible economic, environmental and other potential consequences should be carefully weighed by the Village before endorsing a permanent bypass.

- ***RECOMMENDATION TR 1.2.1: The Village Board should monitor and keep informed about any plans that may affect the STH 21 corridor.***

- ***RECOMMENDATION TR 1.2.2: As necessary, the Village should take appropriate action to ensure that the best interests of the Village are incorporated into any future plans.***

- ***RECOMMENDATION TR 1.2.3: The Village should carefully consider the possible implications of a bypass and be prepared to take a proactive role with WisDOT.***

- ***RECOMMENDATION TR 1.2.4: The Village should work to ensure that an access point is given to the Village, possibly at CTH EE or CTH N, should a***

bypass occur to the south, and/or at the existing STH 21 alignment (e.g. a "Business" 21) in the event that a bypass is undertaken.

- *When the time comes, the Village should form a working relationship with affected communities, such as the Village of Redgranite, and WisDOT to coordinate this project.*

STRATEGY TR 1.3: Developing minimum standards for street construction. Maintenance of poorly constructed roads, once accepted, become the responsibility of Village. The Village should review and approve all roads prior to acceptance. If a road does not meet the standards as specified in the ordinance, corrections shall be made on a timely basis.

- ***RECOMMENDATION TR 1.3.1: The Village should adopt county standards for street/road construction.*** *Standards to consider include minimum right-of-way and surface widths, requirement cul-de-sacs at dead-end streets, and creating maximum cul-de-sac lengths.*

STRATEGY TR 1.4: Address emergency vehicle accessibility on private roads and alleys. Residents living on substandard private roads and poorly maintained alleys expect that fire, police and other emergency services will be provided to them in times of need. Property owners within the village who are serviced by alleys also expect timely garbage pickup and snow plowing. However, narrow, poorly maintained roads and alleys can often delay or make delivery of needed services difficult.

- ***RECOMMENDATION TR 1.4.1: The Village of Lohrville should consider adoption of county standards for road and alley maintenance.*** *Private roadways should be cleared to a height of 18 feet and a width of 15 feet. Alleys should be kept free of obstructions.*

- ***RECOMMENDATION TR 1.4.2: The Village should consider adopting a policy that would include written notification to property owners for maintenance and other violations (regarding alleys) that would obstruct the delivery of municipal services.***

- ***RECOMMENDATION TR 1.4.3: The Village should disallow private road construction.***

STRATEGY TR 1.5: Aim for timely responses to site-specific road maintenance and/or safety issues. The Village receives feedback from residents regarding safety and maintenance issues and concerns; timely responses ensure that these issues are addressed.

- ***RECOMMENDATION TR 1.5.1: The Village should continue to conduct a PASER evaluation of the existing road network every two years.*** *Currently, the Village contracts with Waushara County to complete this task.*

- ***RECOMMENDATION TR 1.5.2: The Village should utilize capital improvement programming to establish appropriate funding levels; if no CIP exists, consider developing one.***

- ***RECOMMENDATION TR 1.5.3: The Village should continue to replace missing and illegible road signs.***

- ***RECOMMENDATION TR 1.5.4: The Village should continue to maintain contact with the Waushara County Highway Department and WisDOT to ensure coordination on regional and statewide transportation issues that may affect the Village.***

GOAL TR 2: Continue to provide a diversity of affordable transportation options for all age and income groups. The Department of Aging administers two programs on a countywide basis that serves elderly and disabled residents. These programs include a volunteer driver program and a mini-bus program. The mini-bus program provides transportation for both medical and personal trips.

STRATEGY TR 2.1: Encourage the County Department of Aging to continue to provide transportation for elderly and disabled residents within the municipality. While the County currently administers two programs, these programs should periodically be assessed so that the needs of the area elderly and disabled residents a re being addressed.

- ***RECOMMENDATION TR 2.1.1: Assess current transportation programs and needs.***

STRATEGY TR 2.2: Increase ride sharing for work, shopping, and other trips. Sharing rides for work, shopping and other trips benefits the environment and makes economic sense. Commuting to Oshkosh or the Appleton area for work or shopping does occur. "Park and ride" lots should be strategically located to benefit the residents of the area.

- ***RECOMMENDATION TR 2.2.1: The Village of Lohrville, in cooperation with the Village of Redgranite, should identify strategic locations that can be used for "park and ride" lots.*** *It is reasonable to assume that area residents already participate in carpools. Since it is probable that this need already exists, it would be beneficial to local residents that a formal lot be established for their use. Additionally establishment of a formal "park and ride" lot could encourage other people to also establish carpools. "Park and ride" lots could be established in existing Village parking lots, such as the Village Hall.*

GOAL TR 3: Encourage the expansion and safety of non-motorized transportation and transportation opportunities. Bicycling and walking are important modes of transportation and are used for commuting to school and work, social interaction, recreation and exercise. For some people, such as children and households with no car or driver, this is the primary means of transportation. Bicycling and walking have health benefits, move people inexpensively, while reducing congestion and air pollution.

STRATEGY TR 3.1: Accommodate bicyclists and pedestrians in areas of high activity or concentrated development. People may be more willing to walk or bike if using these modes can be done safely and conveniently. Until recently, roadways within the state have been generally built with little consideration for bicyclists. To accommodate

bicyclists/pedestrians, roadway that are heavily used and are scheduled to undergo reconstruction or repair work should incorporate paved and striped shoulders. The majority of the Village's local roads have low enough traffic volumes that pedestrian and bicyclists can use them safely without designated lanes or sidewalks.

- ***RECOMMENDATION TR 3.1.1: Consider incorporating paved and striped shoulders on key road segment upgrades or in the construction of new roads.*** Should upgrades to STH 21, CTH N or CTH EE, widened shoulders or striping of bike/pedestrian lanes would increase safety for non-motorized transportation modes.

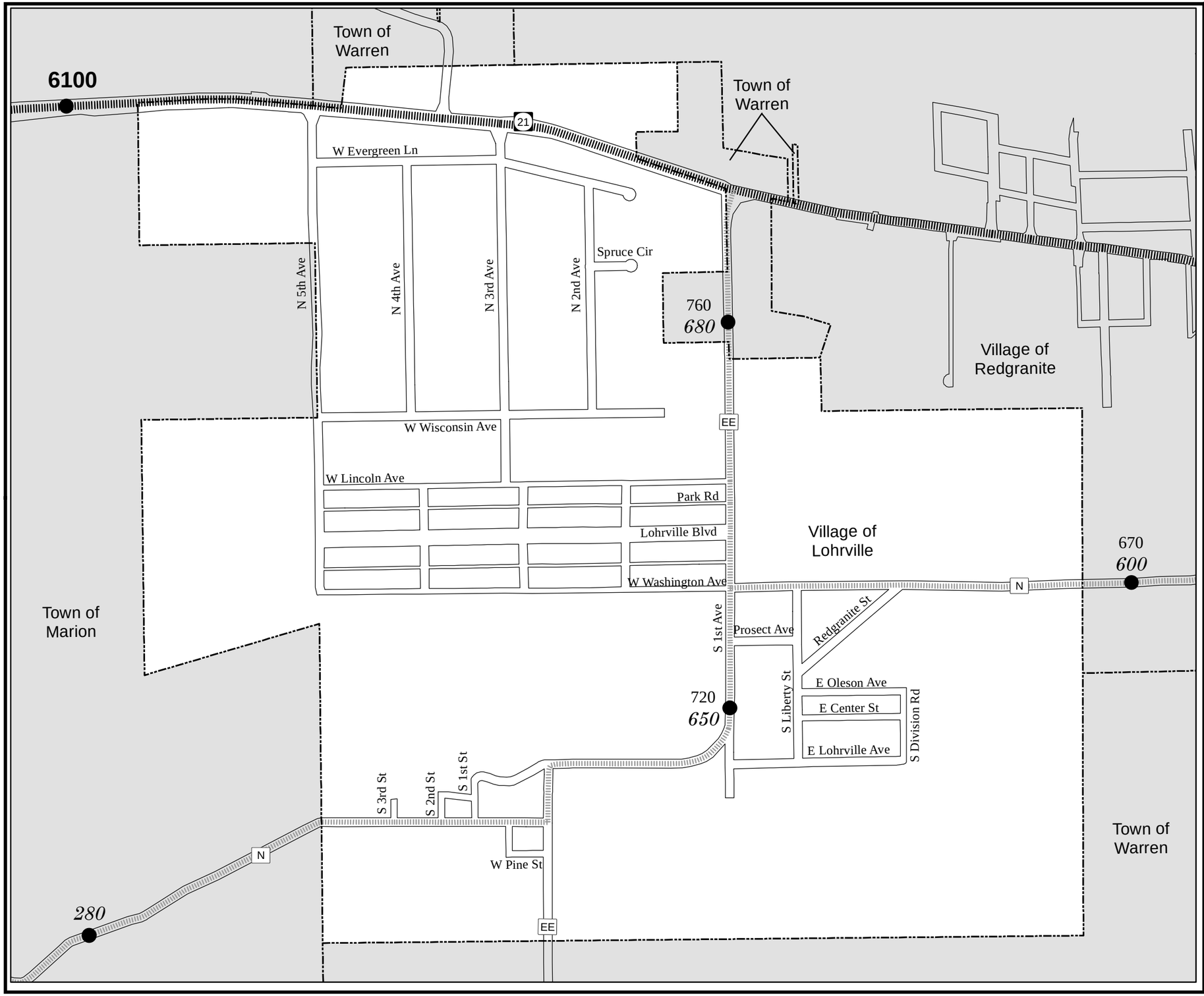
- ***RECOMMENDATION TR 3.1.2: Consider addressing maintenance and snow removal issues for existing sidewalks.***

STRATEGY TR 3.2: Consider ways to improve bicycle, pedestrian, and other non-motorized recreational facilities. The development of multi-use trails would provide the best way to increase pedestrian, bicycling and other non-motorized activities.

- ***RECOMMENDATION TR 3.2.1: Recommend that the County Park Department and the Village investigate the possibilities for improving and expanding the recreational trail system that is designed to accommodate a range of compatible uses.***
    - *The Village should consider pursuing parking locations along the Bannerman Trail, such as at the Village Park adjacent to the Trail off CTH N.*
    - *In the future, encourage and work with the county to establish a state park in the area that would link the quarries through the Bannerman Trail.*

- ***RECOMMENDATION TR 3.2.2 Incorporate several "areas of interest" into a recreational trail system including cultural and historical sites, geological sites, significant natural resources, etc.*** *James Fruechtl, a senior in Landscape Architecture at UW-Madison looked at the Lohrville/Redgranite area as part of his senior design project. The following recommendation is included in Mr. Fruechtl's report, as they pertain to the Village of Lohrville:*
    - *Provide a series of amenities, strategically placed at quarries along the Bannerman trail, to offer information about the trail and the corresponding quarry. These amenities could include signs and or trail markers, shelters, and strategically placed boulders.*

Exhibit 4-1
Village of Lohrville Functional Class and Average Annual Daily Traffic Volumes, 2000, 2003, and 2006 Data



Rural Principal Arterial - Other

Rural Minor Arterial

Rural Major Collector

Rural Minor Collector

Rural Local

200 2000 Traffic Counts

200 2003 Traffic Counts

200 2006 Traffic Counts

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

N W E S

0 250 500 1,000

Scale in Feet

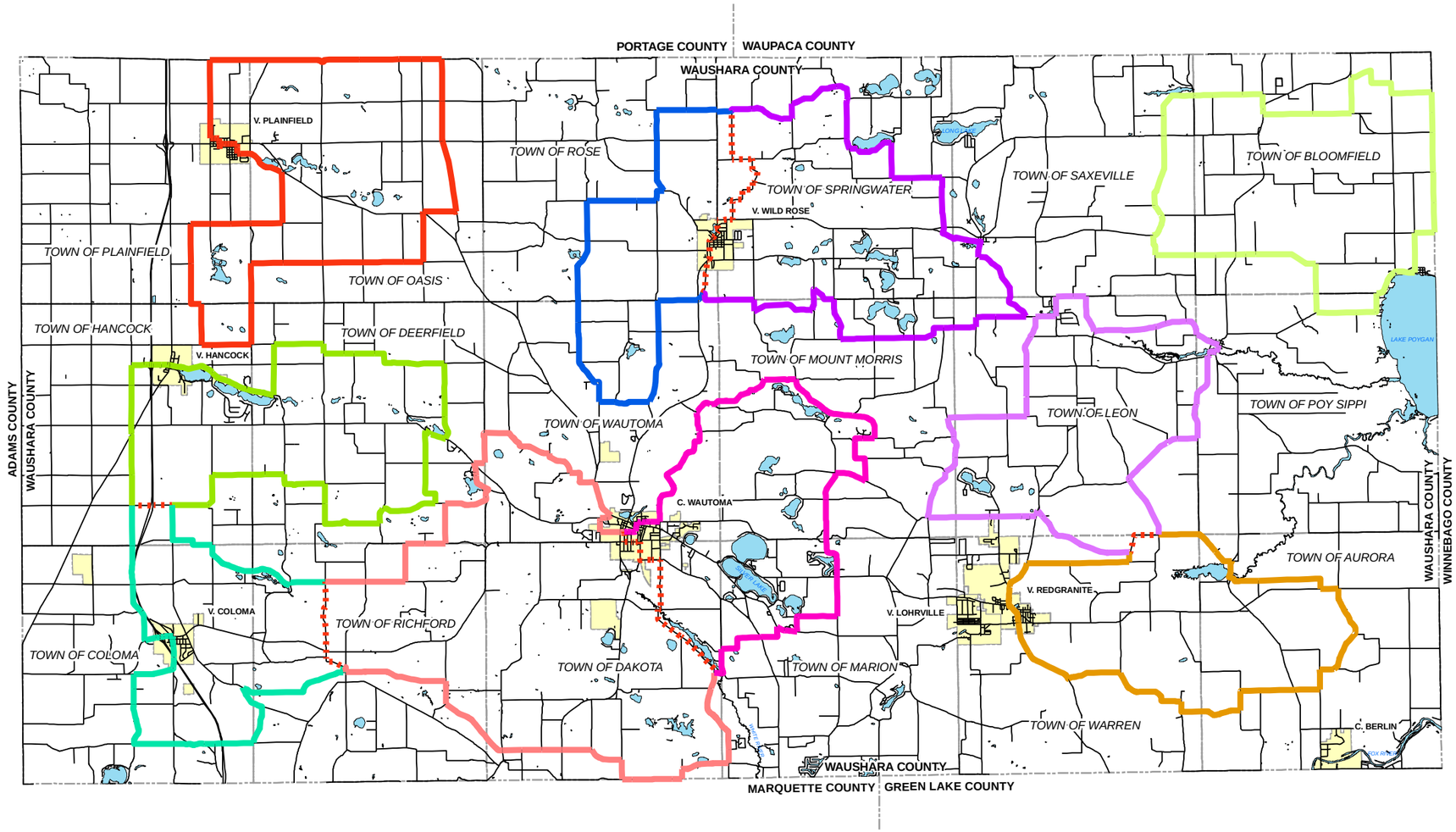
This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By
EAST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION-NOVEMBER 2008

Plan Adopted November, 2009

AP d:/Lohrville/FunctionalClass_11x17.mxd

Exhibit 4-2
Waushara County
Bike Routes



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

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

N W E S

0 1.5 3 6

Scale in Miles

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Prepared By
EAST CENTRAL WISCONSIN
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AP d:/Lohrville/CountyBikeRoutes_11x17.mxd

CHAPTER 5: UTILITIES AND COMMUNITY FACILITIES

TABLE OF CONTENTS

Introduction 5-1
Vision Statement 5-1
Inventory and Analysis 5-1
Wastewater Collection and Treatment 5-1
Stormwater Management 5-2
Drainage Districts 5-2
Stormwater Systems 5-3
Surface Water Quality Monitoring and Prevention 5-3
Water Supply 5-4
Solid Waste and Recycling 5-4
Electricity 5-5
Natural Gas 5-5
Power Generation Plants and Transmission Lines 5-5
Telecommunications Facilities 5-5
Telephone 5-5
Internet 5-6
Cemeteries 5-6
Childcare Facilities 5-6
Elderly Services 5-8
Residential Care Facilities 5-9
Police Service 5-10
Correctional Facilities 5-12
Fire Protection 5-12
Health Care Facilities/Emergency Medical Services 5-14
Libraries 5-15
Education 5-16
Primary and Secondary Education 5-16
Institutions of Higher Education 5-17
Vocational Technical Colleges 5-17
Other Municipal Buildings 5-17
Village Hall 5-17
Parks and Recreation 5-18
Parks 5-18
Waushara County 5-18
Kusel Lake County Park 5-18
Big Hills Lake County Park 5-18
Mt. Morris County Park 5-19
Willow Creek County Park 5-19
Bannerman Trail 5-19
Village of Lohrville 5-19
Lakes 5-20
Snowmobile Trails 5-20

Sportsman's Clubs and Conservation Organizations 5-20
Golf Courses 5-21
Post Office 5-21
Key Findings 5-21
Wastewater Collection and Treatment 5-21
Stormwater Management 5-21
Water Supply 5-21
Solid Waste and Recycling 5-21
Electricity 5-22
Natural Gas 5-22
Power Generation Plants and Transmission Lines 5-22
Telecommunications Facilities 5-22
Cemeteries 5-22
Childcare Facilities 5-22
Elderly Services 5-22
Police Service 5-23
Correctional Facilities 5-23
Fire Protection 5-23
Health Care Facilities/Emergency Medical Services 5-23
Libraries 5-23
Education 5-23
Other Municipal Buildings 5-24
Parks and Recreation 5-24
Snowmobile Trails 5-24
Sportsman's Clubs and Conservation Organizations 5-24
Golf Courses 5-24
Post Office 5-24
Interrelationships with other Plan Elements 5-24
Economic Development 5-24
Housing 5-25
Transportation 5-25
Agriculture Resources 5-26
Natural Resources 5-26
Cultural Resources 5-26
Land Use 5-26
Intergovernmental Cooperation 5-27
Policies and Programs 5-27
Regional, County and Local Policies 5-27
Regional 5-27
County 5-28
Federal, State and Regional Programs 5-29
Federal Agencies 5-29
Other Federal Agencies 5-30
State Agencies and Associations 5-30
Regional Agencies 5-33
Goals, Strategies, and Recommendations 5-39

TABLES

Table 5-1 Childcare Facilities 5-7
Table 5-2 Elderly Care Facilities 5-10
Table 5-3 ISO Ratings 5-13
Table 5-4 Recommended Density/Distance Standards for Fire Protection 5-13
Table 5-5 Area Hospitals 5-14
Table 5-6 Public Library Statistical Data 5-15
Table 5-7 Library Service Levels 5-16

EXHIBITS

Exhibit 5-1 Utilities 5-35
Exhibit 5-2 Community Facilities 5-37

CHAPTER 5: UTILITIES AND COMMUNITY FACILITIES

INTRODUCTION

One responsibility of a community is to maintain a certain level of community services. To achieve it, they must continuously maintain, upgrade, and expand existing facilities in a cost-effective manner based on future growth projections and the desires of the community. The involvement of the community in the planning process illustrates the importance that the board places on maintaining a high level of public services and facilities. The following section provides an inventory of some of the services and facilities available in the community. The analysis of facilities is based on generalizations and predictions and is no substitute for detailed engineering or architectural studies, which should be completed before municipal funds are expended on specific projects. The size of community facilities along with the cost of providing services is directly related to land use, development patterns, and the existing and future densities of development. See Exhibit 8-1, Existing Land Use Map, and Exhibit 5-1 and 5-2, Community Facilities and Utilities, which illustrate the location of the various items discussed below.

Utilities and Community Facilities Vision for 2030

In 2030, the Village continues to provide a limited scope of community services, such as snow plowing, in an efficient and economic manner. Through cooperation and other operational efficiencies, the Village is able to hold the line on costs for municipal services. An ongoing program of monitoring wells and on-site disposal systems is in place and administered in the lowest cost way to ensure safety of the community's water supply. The Village has continued to offer recreational opportunities at the community parks, and has worked diligently to improve and maintain these facilities. A range of educational, library, medical, financial, retail, and other business services is generally available to Village residents.

INVENTORY AND ANALYSIS

This section describes the existing utilities and community facilities within the Village of Lohrville.

Wastewater Collection and Treatment

Private on-site wastewater treatment systems (POWTs) serve all of the Village of Lohrville. Typically, individual systems are designed for each household or business based on the site's soil characteristics and capabilities. However, in some cases, a community, or 'cluster' system, may be used to serve more than one household. In rare cases, some existing development may have only a privy or no system at all. On-site systems, depending on the type and maintenance frequency, can function for 15 to 30 years and can cost-effectively treat wastes in rural areas not served by public sewers.

Beginning in 2000, Waushara County began an inspection program for POWTs. Newer POWTs built since 2000 are inspected every three years. Additional systems are included in the inspection program as they are replaced, or if there has been an improvement of over 25% of existing buildings and/or structures. Waushara County does not allow holding tanks systems for new construction, although they are an option for replacement situations. The Comm 83 rules do allow the use of holding tanks for new construction, however, individual counties and municipalities can continue to enforce such a ban at their discretion. The allowance of private on-site treatment systems will certainly be needed to accommodate new and existing development within the rural portions of the planning area.

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

Stormwater Management

Stormwater runoff and management have recently gained more attention as an environmental concern due to flooding and surface water quality issues. When the impacts of stormwater management are considered from a regional perspective, the potential for damage is tremendous. Although an individual development may not seem to have a significant impact on the natural drainage system, the cumulative impacts of development and urbanization can influence natural system functions. According to studies by the Center for Watershed Protection, as little as 10% impervious cover (concrete, asphalt, buildings, etc.) can negatively impact fish habitat. Moreover, if 25% of an area is impervious, the natural functions of a watershed become overloaded and stream quality can become permanently degraded.[1]

Drainage Districts

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

Drainage districts usually require a 20 foot vegetated strip on both sides of any ditch, which is to be used as a maintenance corridor, or any applicable stream within the watershed. Row cropping is prohibited within this corridor. These requirements can be coordinated with soil and water conservation plans required under the Farmland Preservation program[2].

Eight drainage districts have been established within Waushara County. The only active district is the Marion-Warren district, which overlaps a small portion of the Village of Lohrville.

[1] *Site Planning for Urban Stream Protection.* 2004. Center for Watershed Protection.
[2] *Guide to Community Planning in Wisconsin*. 1999. Ohm, B.W.

Stormwater Systems

Typically, curb and gutter stormwater systems are located in urbanized areas. Due to the rural nature of the village, curb and gutter is limited. A series of open ditches and culverts collect stormwater in the Village of Lohrville. The ditches discharge water into the Willow Creek at the north end of the Village.

Surface Water Quality Monitoring and Prevention

Several different methods can be used to control and reduce the amount of stormwater runoff into local waterways. These methods can be implemented at a localized, village-wide, or regional level.

Watershed Planning. A watershed is an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed.[3] This approach allows stakeholders on an individual water body to collectively focus their interests on improving the water quality in one area.

Land Conservation Techniques. Land conservation techniques are used to provide physical barriers and improvements and may include legislative actions to change the physical environment and reduce current levels of runoff. These techniques can include cluster or conservation subdivisions, setbacks, buffers, and land acquisition.

Aquatic Buffers. An aquatic buffer is an area along a shoreline, wetland, or stream where development is restricted or prohibited.[4] Natural vegetation is highly encouraged in the buffer area. If properly designed, buffers can physically protect waterways from future disturbance or encroachment. Furthermore, buffers can protect surface water quality by removing nutrients and silt from stormwater runoff.

Site Design Techniques. Site design techniques can be applied to all developments. Every development should incorporate three main goals: reduce the amount of impervious cover, increase the amount of lands set aside for conservation, and utilize pervious areas for more effective stormwater treatment.[5] Techniques that can be used to achieve these goals include reduction in lot sizes, building narrower streets, planting rain gardens, creating bioretention ponds, etc.

Stormwater Best Management Practices (BMPs). Best Management Practices (BMPs) is a general term used to describe a broad range of structural controls that may be utilized by agricultural, residential, and commercial developments to control and reduce the amount of erosion caused by stormwater.[2] These practices may be used to reduce pollutant loads, maintain groundwater recharge areas, protect stream quality, and limit development within the 100-year floodplain.

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2 *Site Planning for Urban Stream Protection.* 2004. Center for Watershed Protection.
3 *The Watershed Approach*. 2004. Wisconsin Department of Natural Resources.
4 *Aquatic Buffers*. 2004. Center for Watershed Protection.
5 *Better Site Design*. 2004. Center for Watershed Protection.

Water Supply

The Village of Lohrville is served by private wells. As such, groundwater is the source of drinking water within the village. As with many other locations in Wisconsin, a high concentration of minerals in the soil substrate creates "hard" water. Iron, one mineral which contributes to hardness, is found at extremely high levels.[6] (See the Agricultural, Natural and Cultural Resource Chapter for more information.)

Solid Waste and Recycling

Waushara County currently subsidizes waste management within the county. ***The County operates nine waste collection sites and contracts with Waste Management of Wisconsin, Inc. and Onyx Waste Services to haul waste and recyclables***, respectively, that are collected at the sites. All non-recyclable wastes are hauled to Valley Trail Landfill in Berlin, Wisconsin. Wastes generated by commercial establishments are not accepted at the sites. Most commercial businesses and some rural residents also have curbside pickup. It is the policy of Waushara County to pay tipping charges for municipal, commercial, and rural residents that choose to have curbside pickup. The county also provides partial compensation for municipalities (cities and villages) to help them finance the hauling portion of waste disposal. The County does not pay tipping charges for foundry sand, demolition materials, rolloff containers, or compactors. The drop-off sites are open on Wednesdays from 12:00 PM to 4:00 PM and Saturdays from 10:00 AM to 4:00 PM year round; and Sundays from 12:00 PM to 3:00 PM during the months of June, July and August.[7]

The village does not maintain a contract for waste disposal, and leaves it up to the residents to dispose of their own waste. ***Residents are able to utilize any drop-off site within the county, but they most likely utilize the Redgranite site*** (Exhibit 5-1). Located north of CTH E on CTH EE, this 2 acre site is situated on the north side of CTH V. Waushara County maintains a yearly lease with the Town to use this site, which is manned by one county employee.

All waste management sites in Waushara County accept recyclable materials. Recyclables are sent to Paper Valley Recycling in Menasha (paper) and Resource Management in Chicago (co-mingled). Waste oil is subcontracted by Superior Services to Jacobus in Madison. Iron and tin collected by Superior Services is subcontracted to Fox Valley Metal in Oshkosh. Subsidized by the County, residents receive no payment for these materials. Materials that are collected include: glass, tin, aluminum, plastic, newsprint, cardboard, magazines, office paper, yard waste, scrap iron, waste oil, batteries, and tires.

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

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

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

Electricity

Alliant-Wisconsin Power and Light provides electric service to the Village of Lohrville (Exhibit 5-1).[8] Alliant Energy is an energy-services provider with subsidiaries serving approximately one million electric and over 400,000 natural gas customers. Wisconsin Power and Light, the company's Wisconsin utility subsidiary, serves 456,000 electric and 182,000 natural gas customers. Alliant Energy is headquartered in Madison, Wisconsin.[9]

Natural Gas

Wisconsin Gas Company provides natural gas service to the Village of Lohrville and is a subsidiary of Wisconsin Energy Corporation (Exhibit 5-1).[10] The company serves approximately 583,300 gas customers in Wisconsin.[11] A gas substation is located in the southwestern corner of the Village of Redgranite, which is in very close proximity to the Village of Lohrville.

Power Generation Plants and Transmission Lines

American Transmission Company (ATC) owns and maintains a number of transmission lines in the area (Exhibit 5-1). ATC began operations on January 1, 2001, as the first multi-state transmission only utility. They own 9,350 circuit miles of transmission lines and wholly and jointly own 500 substations.[12] A transmission line runs along CTH N in the southern portion of the Village (Exhibit 5-1). According to ATC, transmission systems throughout Zone 1 (includes Waushara County) are overloaded and experiencing low voltages.[13]

Telecommunications Facilities

There is one telecommunication tower located in the Village of Lohrville, as seen in Exhibit 5-1.

Telephone

Century-Tel and AT&T provide service to the Village of Lohrville.[14] CenturyTel is the nation's seven largest local exchange company whose focus is on geographically clustered markets in rural areas and small cities.[15] SBC Communications formally known as Southwestern Bell acquired AT&T Corporation in 2005. AT&T is the largest communications holding company in the world by revenue.[16]

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8 Waushara County 2005, Utility Data by WPS
9 http://www.alliantenergy.com
10 Waushara County 2005, Utility Data by WPS
11 http://www.business.com/directory/energy_and_environment/natural_gas_utilities/wisconsin_gas_company/profile*l*
12 www.atclle.com. Accessed November 20, 2008.
13 ATC. 2008. *10-Year Assessment 2008*.
14 East Central Wisconsin Regional Planning Commission, *Milestone Report #1, State of the Region. 2003.*
15 http://ir.centurytel.com/. Accessed December 2, 2008.
16 http://www.att.com. Accessed December 4, 2008.

The advancement of telecommunication technologies, such as cell phones, has greatly increased the need for towers to provide receiving and sending capabilities. The number of telecommunications towers in the United States currently exceeds 77,000; this number could double by 2010.[17] The federal government recognized this need with the passage of the Telecommunications Act of 1996. Currently, the Waushara County Zoning Ordinance regulates the placement of cell towers within the county.

Internet

Due to the proliferation of internet service providers (ISP), area residents can also choose from several national and local ISPs. ***CenturyTEL (DSL & dialup) and AT&T (dialup only) supply internet service to their customers in the Village of Lohrville***. According to the Public Service Commission, Cable TV (CATV) Companies have reported providing broadband internet service to parts of the Lohrville/Redgranite area[18]. The availability of high speed access may change as ISPs increase coverage areas or if state and federal regulations or involvement change.

Cemeteries

The ownership and maintenance of the cemeteries within the area varies between public organizations and public entities. According to the state statutes, if the authority (organization, family or individual) who owns or manages a cemetery fails to care for it for a period of five or more years, then the municipality where the cemetery is located is required to take over the control, management and care of the cemetery.[19] In this manner, some municipalities acquire the management and care of cemeteries; in other instances, the cemetery has always been under public ownership. ***There are no cemeteries located in the Village of Lohrville.*** Two cemeteries are located in the Village of Redgranite, which borders the Village of Lohrville.

Foster Road Cemetery is located on the south side of the Village of Redgranite in Foster Road (CTH E). This village-owned cemetery is over 100 years old and contains the remains of the early settlers of the area. It is still in use today, and there is room for additional burials.

St. Mark's Cemetery , located on the north side of the Village of Redgranite off of CTH EE, is over 100 years old. The grounds are owned and maintained by St. Mark's Catholic Church in Redgranite.

Childcare Facilities

Public involvement at the state level in the role of childcare falls largely under the supervision of the Wisconsin Department of Workforce Development's Office of Childcare (OCC). One of the OCC's primary areas of responsibility is the oversight of the Wisconsin Shares program, which is a childcare subsidy program.

The Wisconsin Shares program is administered by local counties, tribes and Wisconsin Works (W-2) agencies. The program assists families whose incomes are less than 200% of poverty to

[17] Wind Turbines and Birds: Putting the Situation in Perspective in Wisconsin. 2004. Sagrillo, M.
[18] Wisconsin Public Service Commission, Infra Map 7; March 2008.
[19] *Wisconsin State Statues, Chapter 157.*

pay for childcare services. Parents choose the type of care and share the cost through co-payment. In order to be eligible for reimbursement, childcare providers must be licensed by the State, certified by county or tribal government, or operated by a public school. Research indicates that public dollars play a large financial role in the provision of childcare in the state, and in both urban and rural counties. Table 5-1 identifies available information on the number of regulated childcare facilities in the area. These figures are for licensed childcare providers only. A license is required for those who provide care for four or more children under the age of 7 at any one time. [20]

Table 5-1. Childcare Facilities

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

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

ChildCare Resource & Referral, Inc. and CAPSELL Services work with counties and the State in monitoring childcare provision and has reported that the highest demand for care is for full-time, first shift (6 AM to 6 PM) hours. ***The Mid-Wisconsin ChildCare Resource & Referral, Inc. and CAPSELL Services works with Waushara County.***

[20] *Wisconsin State Statutes 48.65.*

The nearest childcare for residents of the Village of Lohrville is located in the Village of Redgranite, which has four separate childcare operations. These facilities have a combined capacity of 170 children.

UMOS is a non-profit, community-based organization which provides housing and other services to underserved populations.[21] Within Waushara County, migrant workers utilize these programs. UMOS operates a housing complex, Head Start program, and childcare facilities in Plainfield and Aurora. The licensed facility provided childcare for 130 children in 2008.[22]

According to the Mid-Wisconsin ChildCare Resource & Referral agency, a need exists in Waushara County for additional childcare, especially for children of non-traditional workers such as second shift. It should be noted that the available capacity versus number of children 12 years old and under may not be representative of the need, since not all children in this age category require licensed childcare. Some children come from families in which the primary caregiver is not employed outside of the home, while other people may seek childcare near their place of employment or utilize unlicensed facilities or family and friends for childcare needs.

Elderly Services

Waushara County Department of Aging offers several programs to area senior citizens. In 2007, these programs provided almost 4,000 individuals with assistance.[23] ***The Waushara County Coordinated Transportation System offers rides to not only senior citizens but also to veterans, and human service clientele on Medical Assistance.*** Transportation is provided by either mini-bus or volunteers. While transportation for medical appointments is provided almost exclusively by volunteer drivers, the mini-bus offers rides for not only medical appointments but also for grocery shopping and other personal errands. This program has been successful and may need to expand to serve the increasing number of senior citizens.

Meals along with activities and fellowship are provided to seniors at eight locations throughout Waushara County. For Lohrville Senior Citizens, The closest site is located at the Redgranite Civic Center, 202 Pine River Street. All sites are open from Monday through Friday unless indicated otherwise. Participants must be age 60 or older, but a spouse and/or caregiver any age are welcome to participate as well. Besides Redgranite, other locations include the Wautoma-Waushara Senior Center (W8220 Cottonville Avenue in the Town of Dakota), the Wild Rose Community Center (500 Wisconsin Avenue), the Plainfield Senior Center (114 W. Clark Street), the Hancock Community Building (420 Jefferson Street), the Coloma Community Center (155 Front Street; Monday, Wednesday, Thursday and Friday), and The House Next Door in Poy Sippi (W2306 Prospect Street; Tuesday and Thursday). Meals are served at the Saxeville Town Hall (W4022 Archer Avenue; Monday and Wednesday)[24]. Meals are also delivered to individual residences. Currently, the county provides this service to nearly 1,000 senior citizens[25].

[21] UMOS. 2006. *Welcome to UMOS.* http://www.umos.org.
[22] Mid-Wisconsin Child Care Resource & Referral, 2008 .
[23] Waushara County Department of Aging Services. 2007. *Waushara County Department of Aging Services Summary*.
[24] Communication with the Aging and Disability Resource Center, November 21, 2008.
[25] Waushara County Department of Aging Services 2007 Summary

The Aging & Disability Resource Center of Green Lake, Marquette and Waushara Counties provides information and assistance on aging, long term care, disabilities, and other related topics. A grant written in 2007, and extended through 2010 has allowed the expansion of services and the development of this tri-county consortium[25].

A trained benefit specialist is available to help seniors and their families find information on public programs such as Social Security, Medicare, and other related programs. This individual not only provides guidance by thoroughly explaining all available options, but also assists seniors with completing all required paperwork for these programs. The benefit specialist offers flexible hours at meeting locations which include the office, local senior centers, and personal residences. Since this program is supervised by an attorney, legal help is available to seniors with an appeal process if they are denied claims or assistance.

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

The **Wautoma-Waushara Senior Center** is located at W8220 Cottonville Avenue in the Town of Dakota. The center serves as a meal site for the Waushara County Department of Aging meal program each weekday. ***The center offers a wide range of social and educational activities for seniors including bingo, card tournaments, crafts, and others.*** Several field trips are organized each year to Wisconsin casinos, museums, and other destinations.

Residential Care Facilities

The Wisconsin Department of Health and Family Services (DHFS) regulates adult care facilities. Several types of residential services exist for the elderly. These include Residential Care Apartment Complexes (RCACs), Adult Family Homes (AFHs), Community Based Residential Facilities (CBRF), and adult day cares.

RCACs provide independent apartment living options for individuals in groups of five or more. Apartments must have a lockable entrance and exit; a kitchen with a stove (or microwave); and individual bathroom, sleeping, and living areas. Individuals can receive no more than 28 hours of supportive services (transportation, housekeeping, recreation), personal assistance (dressing, bathing, etc.), or nursing care per week. They are appropriate only for individuals who require in-depth health monitoring by health care professionals.[26]

AFHs are designed to provide care for up to four persons and allow the opportunity for residents to receive specialized care. AFHs can specialize in residents of advanced age or persons with dementia, Alzheimer's, or physical disabilities.[27]

In Wisconsin, CBRFs provide housing for five or more residents. The minimum age for CBRF residency is 18. CBRFs provide housing for both individuals who can live independently and for those who require care.[28]

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

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

An Adult Day Care Facility provides services for adults who need assistance with daily activities in a group setting. Adult day care may be provided in home, a specialized facility, or other community facility (i.e., churches). Unlike other elderly services, adult day care facilities provide services for only a portion of the day; these services are usually provided during normal business hours. ***There is an adult day care facility in Wautoma called Adult Day Services Living Environmental. Cooperative Care, based out of Wautoma and Redgranite, provides in-home personal and home care services to elderly and disabled residents.*** The profits from this member owned cooperative are divided up between all the members who worked in that year. Table 5-2 lists the number of adult care facilities that Village of Lohrville citizens may choose to use and their corresponding capacities. ***Facilities for Waushara County are located in Wautoma and Redgranite, which are both within relatively close proximity to Lohrville.***

Table 5-2. Elderly Care Facilities

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

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

Although the elderly population is healthier and living longer than in the past, assistance will likely be needed at some point in their lives. The type of assistance preferred should be identified with input from potential users. ***The overall capacity for adult care facilities serving the planning area is 258 persons.*** By 2030, about 30 percent of the population in Waushara County is projected to be age 65 or older.[29] As the population ages, it can be assumed that a growing proportion of senior citizens may need additional facilities to meet their recreational, medical, and everyday necessities. In addition, more focus is being placed on allowing individuals to remain in their personal residences. Additional staff may be needed to provide care and assistance to senior citizens who wish to remain in their homes.

Police Service

The Village of Lohrville contracts with the Waushara County Sheriffs Department to provide around the clock law enforcement services to the Village of Lohrville, as needed. The sheriff's department has two vehicles patrolling the entire county from 5:00 AM

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

[29] Wisconsin Department of Administration, 2004.

to 5:00 PM, while three patrol vehicles work in the county the remainder of the day. ***Response time in the Village of Lohrville is between 8 and 12 minutes.***

The Waushara County Sheriff's Office is located on Division Street in Wautoma. The Hancock and Poy Sippi fire departments serve as satellite headquarters each Saturday afternoon. This increases the officers' visibility and availability to county residents who do not live near the sheriff's office.[30] The department employs 25 full-time sworn officers. Other employees include 25 correction officers, eleven E911 dispatchers, one emergency management specialist, and two secretaries. The emergency management specialist coordinates the emergency disaster response programs for both natural and manmade disasters. One police liaison officer is employed by the department; he serves as liaison officer for schools in Wautoma, Redgranite, and Wild Rose.

Several specialized units, including drug enforcement and canine units, are operated by the Waushara County Sheriff's Office. Cooperative agreements exist with other multi-jurisdictional drug units in East Central Wisconsin. Several employees have been trained in latent print examination (fingerprint analysis).[31] In 2000, the County instituted an enhanced county-wide 911 system. The County is now working with Green Lake County, CenturyTel and other county agencies on a wireless 911 project.

A common method used to assess the level of service that is being provided locally is to compare the number of employees per 1,000 residents served with averages for other law enforcement agencies statewide. However, it should be noted that the number of employees per 1,000 residents served is related to a variety of factors including crime level, geographic coverage, size of agency, and budgetary issues.[32] As of October 31, 2006, for a police department serving a community of 25,000 to 49,999 residents, the state average was 1.74 sworn employees per 1,000 residents served. ***For a sheriff's office (includes most jail personnel), the state average was 1.77 sworn employees per 1,000 residents served. The Waushara County Sheriff's Office employs 1.1 officers per 1,000 population. This is below the state average.***

Plans exist to upgrade several facilities. In 2003, a joint effort to develop an interoperability plan was initiated between county and local jurisdictions. The plan includes improving radio coverage; ensuring communication with all other agencies; decreasing reliance on telephone cable; and upgrading to digital equipment by 2008. Additionally, all equipment upgrades identified in the 2007 Radio Improvement Project were purchased and installed.[33] Video cameras will also be added to patrol cars within the next 10 years. New cameras for crime scene investigations and specialized equipment for latent prints examination are also budgeted in future fiscal years.

The Waushara County Sheriff's Department maintains a TRIAD program to educate and raise senior and retired citizens' awareness of safety related issues. The TRIAD meets monthly and includes a different topic or issue at each meeting.

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[30] *Waushara County Sheriff Department Annual Report*, 2003. Waushara County Sheriff Department.
[31] Waushara County Sheriff's Department. 2000. Personal Communication
[32] Office of Justice Assistance Statistical Analysis Center. 2007. *Crimes and Arrests in Wisconsin.*
[33] Waushara County Sheriff's Department Annual Report, 2007.

Correctional Facilities

According to the Wisconsin Adult Jail Report 2003, total adult admissions to state jails increased by 30 percent from 2001 to 2003, while Waushara County jails have decreased by 20.1 percent in the same time period..[34]

The average daily population (ADP) or average number of inmates held each day during one year is based upon a combination of admissions and the average length of stay. Waushara County reported an ADP of 87 in 2003 which is a 42 percent decrease from 2001. Generally, when the ADP reaches 80 percent of maximum capacity, the facility is considered to be overcrowded. Setting the standard below maximum capacity allows for flexibility in managing seasonal populations, weekend arrests, and other special situations. ***There are three correctional facilities in Waushara County; the Waushara Huber Facility, the Waushara County Jail and the Redgranite Correctional Institution.***

The **Waushara Huber Facility** is located in Wautoma. The facility is housed in the former county jail on Park Street and has a maximum capacity of 36 inmates. Inmate populations for the Huber facility fluctuate seasonally.

The **Waushara County Jail** is located in Wautoma. The current facility was opened in January 2000 and has a maximum capacity of 153 inmates. The jail employs 29 security staff and other employees. In 2002, the ADP of the facility was 135 inmates (88.2%).

The **Redgranite Correctional Institution** is located in the Village of Redgranite. This facility is situated north of downtown and west of CTH EE on an 89-acre parcel. This medium security facility was opened in January 2001. With recent expansions, the prison has a maximum capacity of 990 inmates. Currently, the facility is over capacity with 1,013 inmates.[35] The prison employs 182 security staff and 94 other employees.

Fire Protection

The Redgranite Area Fire District, formed on July 1, 2005, serves the Village of Lohrville, the Village of Redgranite, and parts of neighboring towns. Located at 135 E. Bannerman in the Village of Redgranite, the fire district resides in the former Redgranite Village Administrative Building, which was completed in 1997. Personnel include 30 volunteers, a part-time chief and 8 certified first responders. The fire department owns eight vehicles, including a ladder truck, two pumpers, two tankers, a brush truck and the Jaws of Life. Response time averages about 10 minutes.

The Insurance Service Office (ISO) of Wisconsin, through the use of the Fire Suppression Rating Schedule, evaluates the adequacy of fire protection within the state for municipal fire protection.[36] The schedule provides criteria to be used by insurance grading engineers in assessing the physical conditions of municipalities relative to fire hazards and rating municipalities' fire defenses. Ratings obtained under the schedule are widely used to establish base rates for fire insurance. While ISO does not presume to dictate the level of fire protection

[38] Office of Justice Assistance Statistical Analysis Center. 2007. *Crimes and Arrests in Wisconsin.*
[34] *Wisconsin Adult Jail Populations*, 2003. Office of Justice Assistance.
[35] *Offenders Under Control Report,* 2008. Wisconsin Department of Corrections.
[36] ISO. 2006. *Fire Suppression Rating Schedule.* http://www.iso.com/products/2400/prod2404.html.

services that a municipality should provide, reports of evaluation results published by its Municipal Survey Office generally outline any serous deficiencies found through the evaluation. Over the years, these findings have come to be used as a guide to municipal officials planning improvements to local fire protection services.

The grading is obtained by ISO based upon its analysis of several components of fire protection, including fire department equipment, alarm systems, water supply systems, fire prevention programs, building construction, and the distance of potential hazard areas from the fire station. In rating a community, total deficiency points in the areas of evaluation are used to assign a numerical rating of 1 to 10, with a 1 representing the best protection and 10 representing an essentially unprotected community. Many towns and villages in the more rural areas typically have ratings of class 8 through 10 (Table 5-3). ***The Redgranite Area Fire District has an ISO rating of 5, 5/9.***

Table 5-3. ISO Ratings

Fire Department	Coverage Area	Class
Coloma FD	V. & T. Coloma, T. Richford (partial)	7, 7/9
Hancock FD	V. & T. Hancock, T. Deerfield (partial)	7/9
Plainfield FD	V. & T. Plainfield, T. Oasis	6/9
Redgranite FD	V. Redgranite, T. Marion (partial), T. Mt. Morris (partial) T. Leon (partial), T. Warren (partial), V. Lohrville	5, 5/9
Wild Rose FD	V. Wild Rose, T. Rose, T. Springwater (partial) T. Wautoma (partial), T. Mt. Morris (partial), T Bloomfield (Tustin Area)	8, 8/9
Poy Sippi FD	T. Poy Sippi, T. Saxeville (partial), T. Leon (partial)	8/9
Saxeville FD	T. Saxeville (partial), T. Springwater (partial)	8/9
W. Bloomfield FD	T. Bloomfield	9/9
Wautoma Area FD	T. Dakota, T. Deerfield (partial), T. Marion,. T. Mt. Morris, T. Richford (partial), C. Wautoma	5, 5/9

Source: Milestone Report #1; State of the Region, ECWRPC 2003; Updated by J. Piechowski, 2009.

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

	Suggested Service Radius	
	Engine or Pumper	Ladder
Land Use	Company	Company
Commercial/Industrial	.75 - 1.0 miles	1.0 miles
Res. Med./High Density		
(<100' bet. Structures)	2.0 miles	3.0 miles
Res. Scattered		
(>100' bet. Structures)	3.0 - 4.0 miles	3.0 miles
Res. - Rural Low Density	4.0 - 6.0 miles	-

Source: American Planning Association, 1988

The standards for fire station location utilized by the National Board of Underwriters are given in Table 5-4. These standards are based on the density of development in the station service area.[37] Since villages constitute medium density, a two mile service radius is the recommended standard.

Health Care Facilities/Emergency Medical Services

Table 5-5 Area Hospitals

	Adams Co. Memorial, Friendship	Wild Rose Comm. Mem., Wild Rose	Riverview Hosp. Assoc., WI Rapids	Berlin Memorial, Berlin	Divine Savior, Portage	St. Michael's, Stevens Point	Mercy Medical Center, Oshkosh	Aurora Medical Center, Oshkosh
Distance	34	35	50	10	37	41	26	26
Beds Set Up & Staffed	25	25	69	25	52	122	172	71
Level of Service:								
Adult Med-Ser, Acute	1	1	1	1	2	1	1	1
Orthopedic	2	2	2	2	2	2	1	2
Rehab & Phy. Med.	2	2	2	5	2	5	1	5
Hospice	4	2	4	5	5	3	4	2
Acute Long-Term Care	5	5	5	5	5	5	4	5
Other Acute	5	5	5	5	5	5	5	5
Pediatric, Acute	2	2	2	2	2	1	5	1
Obstetrics	5	5	1	1	1	1	1	1
Psychiatric	5	5	2	5	5	1	1	5
Alcoholism/Chem. Dep.	5	3	2	5	2	2	2	5
ICU/CCU:								
Med.-Sur.	5	5	2	2	1	2	2	2
Cardiac	5	5	2	2	5	2	2	2
Pediatric	5	5	2	2	5	2	2	5
Burn Care	5	4	5	5	5	5	2	5
Mixed IC	5	5	1	1	5	1	1	1
Step-Down (Sp. Care)	5	5	2	5	1	1	2	2
Neonatal Interm/IC	5	5	5	5	5	1	4	1
Other	5	2	5	5	5	5	5	5
Subacute	5	2	5	5	5	5	1	5
Other Inpatient	5	5	5	5	5	5	5	5

1 = Provided-Distinct Unit, 2 = Provided-Not Distinct Unit, 3 = Available in Network, 4 = Contracted, 5 = Service Not Provided

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

There are no hospitals located within the Village of Lohrville; however there are eight hospitals located within approximately 50 miles. Table 5-5 indicates which hospitals are used by residents as well as the approximate distance between the hospital and the municipality and general information about the area hospitals.

[37] American Planning Association. 1988. 1988 Small Town Planning Handbook.

Emergency medical services for the Village of Lohrville are provided by the Waushara County EMS. The various fire districts and local fire departments within the county also have First Responders on staff that can assist with the basic and advanced medical emergencies. Depending on the location, First Responders are usually able to arrive at the emergency scene either ahead of the ambulance or at approximately the same time.

Libraries

Village of Lohrville residents have access to a number of libraries within the county, but will most likely use the Redgranite Public Library. The Wautoma Public Library is also within reasonable distance from the Village of Lohrville.

Table 5-6 Public Library Statistical Data

	Library Type	Municipal Population 2007	Additional Service Population	Total Service Population 2007	Annual Hours Open	Total Staff	Library Materials Total
Waushara							
Coloma	Municipal Library	471	1,276	1,747	1,716	1.60	$9,013
Hancock	Municipal Library	441	898	1,339	1,508	1.13	$7,050
Pine River	Joint Library	2,486	247	2,733	1,560	1.15	$6,091
Plainfield	Municipal Library	884	1,105	1,989	1,540	1.33	$9,560
Poy Sippi	Municipal Library	967	862	1,829	1,404	0.73	$5,123
Redgranite	Municipal Library	2,076	1,150	3,226	1,248	0.90	$4,231
Wautoma	Municipal Library	2,109	6,608	8,717	2,600	3.20	$22,285
Wild Rose	Municipal Library	730	2,826	3,556	2,264	2.20	$11,013
Waushara Total		**10,164**	**14,972**	**25,136**	**13,840**	**12.24**	**$74,366**

	Book and Serial Volumes Owned	Audio Materials	Video Materials	Other Material	Periodical Subscrip-tions	E-Books	Electronic Audio Materials (downloadable)
Waushara							
Coloma	10,136	998	1,897	31	51	8,825	2,745
Hancock	7,795	563	2,270	37	45	8,825	2,745
Pine River	12,214	1,099	2,551	21	50	8,825	2,745
Plainfield	15,946	962	1,923	0	45	8,825	2,745
Poy Sippi	11,551	604	2,568	86	15	8,825	2,745
Redgranite	13,360	509	1,873	0	20	8,825	2,745
Wautoma	20,318	2,389	4,598	400	107	8,825	2,475
Wild Rose	11,949	1,155	3,439	1,042	40	13,391	0
Waushara Total	**103,269**	**8,279**	**21,119**	**1,617**	**373**	**75,166**	**18,945**

Source: Wisconsin Department of Public Instruction, 2007

These and other libraries in the County receive their revenue through a combination of local and county funding based on resident usage. Any town, city or village resident has access to

the materials in any county-supported library within Waushara County. All libraries in Waushara County are members of the Winnefox Library System; an organization that promotes cooperative efforts in interlibrary loans, library programs and resident borrowing privileges. Table 5-6 provides relevant information for Public Libraries in Waushara County.

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

Table 5-7. Library Service Levels

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

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

The Redgranite Public Library provides a less than basic level of service for most criteria listed above based on its municipal and service population (Table 5-7). The Wautoma Public Library generally provides between an enhanced and excellent level of service for most criteria. Service levels fall when the service population is considered, however.

Education

Primary and Secondary Education

The entire Village of Lohrville is served by the Wautoma Area School District. The district has a total of 197.4 staff members, 1,486 students, and a pupil to teacher ratio of 13.0.[38] It operates three schools within the City of Wautoma and one elementary school in the Village of Redgranite. ***According to the district, enrollment is declining at all schools***; there are no additions or renovations to any of the schools planned at this time[39]. ***Therefore, due to declining enrollment and school capacities, it is anticipated that the schools will be able to continue to serve the district's anticipated enrollment for the***

[38] Wisconsin Taxpayers Alliance. 2008. *School Facts 08.*

[39] Personal conversation with the Wautoma Area School District, December 2, 2008.

foreseeable future. However, it may be necessary to provide updates at the schools in the future based on technological advances.

District administrative offices, built in the 1920's or 1930's, are located at 556 S. Cambridge Street in Wautoma. The district's bus garage was built around 1975 adjacent to the administrative offices. The Wautoma High School (grades 9 – 12), home of the Fighting Hornets, is located nearby at 514 S. Cambridge Street. Built in 1968, the school was remodeled in 1996 and 2002. In 1996, basic renovations were made to the McComb/Bruchs Performing Arts Center and a new library was constructed. The 2002 renovations included a new band room and main gym. Riverview Elementary School (pre-k – 3) was built in 1960 and is located at 525 S. Water Street in Wautoma. Additional classroom space was added in 1993 and in 2000 a new gym was constructed and general classroom renovations were made. Parkside School (grades 4 – 8) was guilt in 1993 and is located at 300 S. 16th Avenue on the west side of the city. No renovations have been made to this school. The Redgranite Elementary (k – 5) was built around 1956 and is located in the Village of Redgranite at 513 Bonnell Avenue.

Institutions of Higher Education

The Village of Lohrville does not have any institutions of higher education. However, UW-Oshkosh (Oshkosh), UW-Stevens Point (Stevens Point), Lawrence University (Appleton), and Ripon College (Ripon) are within an hour's drive of the area. UW – Fox Valley (Menasha) is a two-year university offering freshman and sophomore level classes. Students can earn an associate's degree, or credits are transferable to all four-year UW system schools.

Vocational Technical Colleges

The state is covered by 16 multi-county vocational technical and adult education districts which are organized on a regional basis and financed primarily by local property taxes.[40] These districts tend to follow school district boundaries rather than county lines. ***The Village of Lohrville is part of the Fox Valley District.*** Curricula in the technical schools are usually geared toward an area's particular needs. Typically a student may choose from among a two-year highly technical associate degree program, a two-year vocational program, a one-year vocational program, and a short-term program.

Other Municipal Buildings

Village Hall

The Village of Lohrville has a village hall located on Park Road (Exhibit 5-2). The building was constructed in 1991, and is approximately 1800 square feet. Besides village business the building is also used for boy scouts, girl scout, and labor day committee meetings. The village hall is functional with restrooms, and also functions as the village garage. Stored equipment includes the snow plow and lawnmowers. ***According to Village staff, the village hall is adequately meeting current needs, and there are no plans for expansion in the future.***

[40] Wisconsin Department of Instruction. 2006. *Wisconsin Technical College Districts.* http://dpi.wi.gov/lbstat/techcmap.html.

Parks and Recreation

The Waushara County area is a popular recreational retreat. Waushara County's natural resources and outdoor recreational facilities provide a wide range of active and passive recreational activities. The abundance of natural lakes, forests, parks, recreational trails, and other amenities provide year-round recreational opportunities.

Parks

Waushara County

Waushara County's park system is comprised of 15 sites containing a total of 761 acres. The county park system is considered to primarily provide active recreational opportunities. ***There are no county parks located within the Village of Lohrville.***

Kusel Lake County Park

Kusel Lake is one of the county's most fully developed and heavily used parks. Waushara County owns 33 acres of the 92-acre park while the remaining 59 acres are leased from the Town of Springwater. A new lease agreement with the Town was entered into in 2001. Much of the park lies beneath the canopy of a mature pine plantation. Facilities near the water's edge include a boat launch, play equipment, picnic facilities, shelter building with restrooms, and parking. A portion of the shoreline is used for swimming. Parking capacity in this area is considered inadequate while erosion control along the shoreline remains an ongoing problem. Upland development includes an additional shelter/restroom, other picnic facilities, two tennis courts, basketball goals, play equipment, security lights, and a large parking area. Drinking water is available in both areas. The lower parking area serves as the trailhead for 8.8 km. of County-maintained ski trail, consisting of three loops through the park and adjacent Camp Luwisomo land. In 2003, the boat landing and tennis courts were resurfaced, the lower shelter was renovated, and its former hand pump was replaced with a bubbler and jug filler. In 2005, renovation of the park's upper shelter was begun. Another 2005 project was a property survey and boundary markings. The County continues to work with the U.S. Fish and Wildlife Service on an ongoing prairie restoration project.

Big Hills Lake County Park

Located in the Town of Mt. Morris in the north central portion of Waushara County, Big Hills Lake County Park occupies a 5-acre parcel at the southwest end of Big Hills Lake. An undeveloped portion of the site is located away from the lake west of CTH WW. Facilities adjacent to the lake include a boat ramp, a paved parking area, a restroom building, a merry-go-round, and picnic equipment. Dusk-to-dawn lighting is available. Another park feature is a stormwater runoff detention buffer, which was done in cooperation with the Big Hills Lake Association, DNR, and the Land Conservation District (LCD). To ensure the future aesthetics of the park, the County has established an ongoing tree replacement program to replace deteriorated trees as they are removed. A boundary survey was conducted in 2001 and a boarding pier was installed in 2003.

Mt. Morris County Park

Located on CTH W in the Town of Mount Morris, Mt. Morris County Park's 383 acres comprise over half the parkland in the county park system. Mt. Morris itself, the granite monadnock on which the park is located, is one of the most prominent features in Waushara County. An overlook area protected by safety fencing provides panoramic views 300 feet above the surrounding countryside. Most of the park's developed areas are located on flatter areas near the top of the hill. Facilities include a shelter house, tables and grills, three restroom buildings, play equipment, drinking water, two tennis courts, basketball goals, volleyball courts, a fenced ball diamond and concession stand. The ball diamond receives light use from Mount Morris area citizens. In 2002, the County purchased an additional 7.4 acres along CTH W and has begun a prairie restoration.

The northern slope of Mt. Morris is leased out as a ski hill complex, with tubing runs planned for 2007. The parking area at Nordic Mountain serves as a trailhead for 9.6 km. of county-maintained cross-country ski trails. About three-fourths of the trail is in Mt. Morris County Park while the remainder is in adjacent Willow Creek County Park and adjacent private lands. In 2005 the County entered into a lease arrangement with Nordic Mountain's new owner.

Willow Creek County Park

This one-acre site provides walk-in access to Willow Creek, a class I trout stream. A small parking area off the entrance road into Nordic Mountain Ski Hill serves the park. A restroom building and picnic facilities are available. The park is on a loop of cross-country ski trail that originates at the Nordic Mountain parking lot. Much of this trail parallels the west bank of the stream, contrasting with the more wooded and hillier terrain of the trails in Mt. Morris County Park.

Bannerman Trail

The Bannerman Trail supplies about seven miles of linear recreational opportunities for hikers, bicyclists, and snowmobilers. The trail utilizes the abandoned railroad right-of-way that once linked the quarries of Redgranite and Lohrville with the nation's rail system. The trail extends from the south side of Bannerman Avenue in downtown Redgranite to STH 73 north of Neshkoro. Gates have been installed at road crossings to prevent unauthorized vehicles from gaining access to the trial.

Village of Lohrville

The Village maintains two public parks—Sandburr Park and Albourn Park.

Sandburr Park, is located in the eastern part of the Village, at the corner of Lohrville Boulevard and CTH EE. The 4.66 acre park offers a ball diamond, basketball court, tennis courts, and bathrooms to Village residents. The park surrounds the Village Hall.

Albourn Park, is located on the southern park of the Village, adjacent to the Bannerman Trail just south of CTH N. The 0.34 acre park offers playground equipment.

According to the National Park and Recreation Association, local communities should provide 10 acres of park and open space for every 1,000 residents.[41] Generally, smaller communities may require more acreage if all recreational needs are to be met. This is particularly the case when a community is expected to provide recreational opportunities not only for its residents, but also for residents of the surrounding area and a sizable number of visitors.

These standards suggest that Lohrville's present need is 4.13 acres. This figure is expected to increase to 4.49 acres by 2030, as the population of the Village increases to 449 people. ***The Village of Lohrville currently has 5 acres of park and recreational land, plus an additional 15 acres of the Bannerman Trail that are within Village Limits. Based on these standards the Village has an adequate amount of park and recreational to meet these standards through the year 2030.***

Lakes

Many significant lakes can be found throughout Waushara County. The lakes provide a diversity of recreational opportunities including boating, swimming and fishing. Many lakes in the county have public access. ***Within the Village of Lohrville, there is one lake. The Lohrville Quarry, which is classified by the DNR as a lake, is located in the southwestern part of the village and encompasses 4 acres.*** There is no public access to the quarry.

Snowmobile Trails

About 285 miles of state-funded snowmobile trails are available in Waushara County. The public trail network and 50 miles of interconnected privately maintained club trails are readily accessible to all portions of the county and link up with trails of surrounding counties as part of a statewide system. Most of the public trails operate on wintertime easements which cross private property.[42] A notable exception is the previously discussed Bannerman Trail between the Redgranite/Lohrville area and Neshkoro. Snow permitting, the public snowmobile trail system has a major impact on county's economy during the winter months. The private trails within the area are maintained by the Mid State Snow Drifters, the Wild Rose Sno-Rovers, and the Berlin Snowmobile Club.

Sportsman's Clubs and Conservation Organizations

Over a dozen parcels in the county are owned by a variety of sportsmen's and conservation groups. These sites total an estimated 800 acres and accommodate a variety of uses including trap and other shooting ranges; a snowmobile club; hunting and fishing grounds, areas set aside for preservation; and, in the case of private hunting clubs, hunting opportunities on a fee basis. Some of the hunting clubs also provide overnight accommodations. Depending on the activities each site provides and the user groups it serves, it can make a noticeable contribution to the local economy. Because some of these lands provide public recreational opportunities at times, they also help reduce use pressure on public land holdings.[70]

[41] Recreation, Park, and Open Space Guidelines, 1990. National Park and Recreation Association.

[42] Waushara County Outdoor Recreational Plan, April 2006. East Central Wisconsin Regional Planning Commission.

Golf Courses

There are three golf courses located in Waushara County. ***However, there are no golf courses within the Village of Lohrville.*** The following golf courses are located within the County: the Waushara Country Club, Two Oaks North Golf Course and Marl Links. Waushara Country Club, located on STH 21 east of Wautoma, has recently been expanded to a 27-hole facility. Although the course is semi-private, guests are always welcome. Two Oaks North Golf Course is located near the City of Wautoma on CTH F in the Town of Marion. This 18-hole public course provides a golfing experience amid a scenic, peaceful, countryside setting. Marl Links, a par 3 course located near Marl Lake in the Town of Deerfield, is also available for public play. The courses offer challenging opportunities for golfers of all skill levels.[43]

Post Office

The Village of Lohrville does not have a post office located within its municipal bounds, but residents utilize the nearby Redgranite Post Office. The Redgranite Post Office is located on Bannerman Avenue in the Village of Redgranite. In addition to serving the villages of Redgranite and Lohrville, it also services the Town of Warren and portions of the towns of Leon and Marion.

Key Findings

Wastewater Collection and Treatment

- Private on-site wastewater treatment systems (POWTs) serve all of the Village of Lohrville.

Stormwater Management

- Eight drainage districts have been established within Waushara County. The only active district is the Marion-Warren district, which overlaps a small portion of the Village of Lohrville.
- Typically, curb and gutter stormwater systems are located in urbanized areas. Due to the rural nature of the village, curb and gutter is limited. A series of open ditches and culverts collect stormwater in the Village of Lohrville.

Water Supply

- The Village of Lohrville is served by private wells.

Solid Waste and Recycling

- The County operates nine waste collection sites and contracts with Waste Management of Wisconsin, Inc. and Onyx Waste Services to haul waste and recyclables.
- Residents are able to utilize any drop-off site within the county, but they most likely utilize the Redgranite site.
- All waste management sites in Waushara County accept recyclable materials.

[43] Waushara County Outdoor Recreational Plan, April 2006. East Central Wisconsin Regional Planning Commission.

Electricity

- Alliant-Wisconsin Power and Light provides electric service to the Village of Lohrville.

Natural Gas

- Wisconsin Gas Company provides natural gas service to the Village of Lohrville and is a subsidiary of Wisconsin Energy Corporation.

Power Generation Plants and Transmission Lines

- American Transmission Company (ATC) owns and maintains a number of transmission lines in the area

Telecommunications Facilities

- There is one telecommunication tower located in the Village of Lohrville, as seen in Exhibit 5-1.
- Century-Tel and AT&T provide service to the Village of Lohrville.
- CenturyTEL (DSL & dialup) and AT&T (dialup only) supply internet service to their customers in the Village of Lohrville.

Cemeteries

- There are no cemeteries located in the Village of Lohrville.

Childcare Facilities

- The Mid-Wisconsin ChildCare Resource & Referral, Inc. and CAPSELL Services works with Waushara County.
- The nearest childcare for residents of the Village of Lohrville is located in the Village of Redgranite, which has four separate childcare operations. These facilities have a combined capacity of 170 children.

Elderly Services

- The Waushara County Coordinated Transportation System offers rides to not only senior citizens but also to veterans, and human service clientele on Medical Assistance.
- Meals along with activities and fellowship are provided to seniors at eight locations throughout Waushara County. For Lohrville Senior Citizens, The closest site is located at the Redgranite Civic Center, 202 Pine River Street.
- The Aging & Disability Resource Center of Green Lake, Marquette and Waushara Counties provides information and assistance on aging, long term care, disabilities, and other related topics.
- The Wautoma-Waushara Senior Center offers a wide range of social and educational activities for seniors including bingo, card tournaments, crafts, and others.
- There is an adult day care facility in Wautoma called Adult Day Services Living Environmental. Cooperative Care, based out of Wautoma and Redgranite, provides in-home personal and home care services to elderly and disabled residents.

- Facilities for Waushara County are located in Wautoma and Redgranite, which are both within relatively close proximity to Lohrville.
- The overall capacity for adult care facilities serving the planning area is 258 persons.

Police Service

- The Village of Lohrville contracts with the Waushara County Sheriffs Department to provide around the clock law enforcement services to the Village of Lohrville, as needed.
- Response time in the Village of Lohrville is between 8 and 12 minutes.
- The Waushara County Sheriff's Office is located on Division Street in Wautoma. The Hancock and Poy Sippi fire departments serve as satellite headquarters each Saturday afternoon.
- For a sheriff's office (includes most jail personnel), the state average was 1.77 sworn employees per 1,000 residents served. The Waushara County Sheriff's Office employs 1.1 officers per 1,000 population. This is below the state average.

Correctional Facilities

- There are three correctional facilities in Waushara County; the Waushara Huber Facility, the Waushara County Jail and the Redgranite Correctional Institution.

Fire Protection

- The Redgranite Area Fire District, formed on July 1, 2005, serves the Village of Lohrville, the Village of Redgranite, and parts of neighboring towns.
- The Redgranite Area Fire District has an ISO rating of 5, 5/9.

Health Care Facilities/Emergency Medical Services

- There are no hospitals located within the Village of Lohrville; however there are eight hospitals located within approximately 50 miles.
- Emergency medical services for the Village of Lohrville are provided by the Waushara County EMS.

Libraries

- Village of Lohrville residents have access to a number of libraries within the county, but will most likely use the Redgranite Public Library.
- The Redgranite Public Library provides a less than basic level of service for most criteria listed above based on its municipal and service population

Education

- The entire Village of Lohrville is served by the Wautoma Area School District.
- According to the district, enrollment is declining at all schools; therefore, due to declining enrollment and school capacities, it is anticipated that the schools will be able to continue to serve the district's anticipated enrollment for the foreseeable future.
- The Village of Lohrville does not have any institutions of higher education.
- The Village of Lohrville is part of the Fox Valley District.

Other Municipal Buildings

- The Village of Lohrville has a village hall located on Park Road.
- According to Village staff, the village hall is adequately meeting current needs, and there are no plans for expansion in the future.

Parks and Recreation

- Waushara County's park system is comprised of 15 sites containing a total of 761 acres.
- There are no county parks located within the Village of Lohrville.
- The Village maintains two public parks—Sandburr Park and Albourn Park.
- The Village of Lohrville currently has 5 acres of park and recreational land, plus an additional 15 acres of the Bannerman Trail that are within Village Limits. Based on these standards the Village has an adequate amount of park and recreational to meet these standards through the year 2030.

Snowmobile Trails

- About 285 miles of state-funded snowmobile trails are available in Waushara County, including the Bannerman Trail, which passes through the Village of Lohrville.

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Golf Courses

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Post Office

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INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS

Economic Development

Rising heath care costs directly impact a company's ability to compete in a global market. High quality, affordable, and accessible health care that is available to all residents is important to the vitality of the area. As the area's residents become older, the importance of healthcare will increase. Residents who live and work in healthy communities are more active, have fewer health problems, and are more productive. Studies have shown that productivity for working parents increase if they have access to safe, reliable, quality daycare for their children.

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

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

A good educational system has the ability to respond to an ever-changing job market, to educate or retain residents, and to form partnerships between businesses and schools.

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

Housing

Preplanning can save municipalities time and money. Infill of housing units or reuse of existing buildings in areas that already have the needed infrastructure in place, such as streets, sewer, water, emergency services and schools, saves taxpayers the cost of extending these services to new areas.

Housing developments should be provided with infrastructure that promotes healthy community lifestyles. It is important that housing, businesses and schools be interconnected with a network of sidewalks, green space and parks to encourage active lifestyles. Schools, parks, and libraries should be located in or near existing residential areas within walking distance for both children and adults. Parks and green space not only promote more active lifestyles but may increase housing values in the area.

However economically expedient or convenient it may seem at the time, housing should not be located in floodplains, areas of high groundwater, or other areas that are susceptible to flooding. Not only does this ill-conceived practice increase insurance costs, but it may also increase the cost to install basements and on-site sewage systems.

Transportation

A well maintained, efficient and safe transportation network provides access for emergency service providers (police, fire and ambulance) and ensures a timely response. By incorporating pedestrian and bicycling facilities into the design of a transportation system, options other than the motor vehicle are made available and active healthy lifestyles that rely less on driving can be promoted.

The siting of a local park, recreational facility, school, library, solid waste or recycling facility may have an impact on the adjoining transportation network or facility. These facilities often result in additional vehicular and pedestrian traffic, increasing the likelihood that new roads, signalized intersections and pedestrian facilities will need to be built. The siting of facilities that attract birds and other wildlife, such as parks, solid waste or recycling centers, can adversely impact the safety of nearby transportation systems, including air traffic.

Agricultural Resources

Preplanned development leads to the efficient use of public infrastructure and reduces the extent of sprawl, which contributes to the consumption of the rural countryside. Educating local officials and citizens about local land use decisions and their implications for farming is essential if farmland and the ability to grow or raise food are to be preserved.

Natural Resources

The ability to accommodate growth while protecting the natural environment is essential if our quality of life is to be maintained or improved. The quality of the surface and groundwater resources is linked to the proper siting, installation and maintenance of individual on-site waste-water treatment systems. Improper treatment can result in the discharge of excessive human waste and bacteria into the groundwater system, which in turn can contaminate public and private water supplies. The cumulative impacts of development and well density can not only affect the level of aquifers but also the rate at which the aquifer is recharged due to increased amounts of impervious surface. Additionally, improperly abandoned wells provide a direct link between the upper and lower aquifers and can be the cause of leakage between the two.

Parks, recreational areas, and other open space preserve and protect green areas for future generations to enjoy. They protect wildlife habitat within our communities, enhance water and air quality, lower heating and cooling costs, help control stormwater runoff, enhance property values, contribute to the vitality of a community, and encourage active lifestyles.

Cultural Resources

Cultural and historical resources often help to determine and define a community's identity. Renovating or preserving an existing historic structure or building and reusing it not only enhances the area, but is often coveted by future tenants. Forming partnerships between public and private sectors to encourage development or redevelopment in already developed areas can make better use of existing public infrastructure and allow for ideas to become reality. Historic buildings can often be creatively converted to restaurants and other business and residential uses. Reuse of these buildings contributes to the tax roll as they are in close proximity to existing facilities; eliminates the need to expand infrastructure to new areas; cuts down on urban sprawl and the consumption of farm and open land; and saves taxpayers money. Cemeteries preserve the history of a community or area and are invaluable in the search for individual family history. In addition to their historical significance, they also contribute to the green space within a community.

Land Use

Preplanned development leads to an efficient use of an area's resources, reduces urban sprawl, utilizes existing public infrastructure, and helps to eliminate land use conflicts. Concerns regarding the siting of solid waste and recycling facilities; gas, electric and telecommunications facilities; cemeteries; schools; and other public facilities are often raised by local citizens. However, education of local citizens and officials may result in a better general understanding of the issues and an acceptance of a solution that ultimately benefits everyone. Compact development in more urban areas reduces the cost to install public and private infrastructure

and deliver public services (garbage pickup, sewer, water, emergency, electric, gas, and telecommunication, and elderly services, etc.).

Comm 83 regulations (affecting private on-site systems) have brought about state-level concerns regarding the promotion of "sprawl" development patterns and the ability to develop in or near sensitive areas. While the county has adequate groundwater supplies, well density in both urban and rural areas can impact the level of the aquifers. The rate at which they are recharged is influenced by the amount of impervious surface. Therefore when making land use decisions, it is imperative that the cumulative impacts of development on natural resources be examined carefully.

Intergovernmental Cooperation

Forming partnerships between schools, park departments, libraries, non-profits and others benefits the community and saves the local taxpayer money. In some instances, if these facilities are located near each other, additional cost savings and avoidance of duplicative services can be realized.

POLICIES AND PROGRAMS

The provision of public and private utilities and community facilities is governed at federal, state, regional, and local levels. Given the breadth of topics discussed in this chapter, the policy background is provided for those areas most relevant to the comprehensive planning process.

Regional, County and Local Policies

Regional

East Central Wisconsin Regional Planning Commission. East Central has adopted a regional smart growth plan. As part of this planning effort, East Central has proposed six draft Public and Community Facilities goals:

- Support opportunities for the sustainable and safe management of solid waste and recycling, collection, processing and disposal activities working in a cooperative, regional manner.
- Support efforts to provide electric, gas and telecommunication services to meet industrial and residential needs while being environmentally conscientious.
- Support the provision of efficient quality emergency and non-emergency services in a timely cost-effective manner within the region.
- Work cooperatively to protect and preserve current park, open space, recreational facilities, programs and plan for new facilities, while providing for and balancing the needs of various community groups with the needs of the general public in a financially responsible manner.
- Support a collaborative regional forum to create and implement a strategic policy framework for the continuum of care for the health and well being of the residents of the region.
- Support a variety of meaningful educational options and opportunities for all students.

County

Waushara County Zoning Ordinance. The Waushara County Zoning Ordinance regulates many of the public facilities referenced in this chapter. The following chapters contain relevant information.[44]

Chapter 30, Parks and Recreation, regulates land, structures and properties owned or leased by the County. This chapter specifies the laws associated with public usage of county parks. Topics discussed include, but are not limited to, park hours, permissible activities, safety standards, and police protection.

Chapter 38, Solid Waste, regulates solid waste and recycling activities in the county. Zoning ordinances are intended to preserve and protect environmental resources, to safeguard public health, and promote county-wide recycling initiatives. This section establishes hours for county waste collection facilities, delineates recycling guidelines, and discusses proper disposal techniques for solid waste.

Chapter 54, Utilities, regulates private on-site wastewater treatment systems within the unsewered portions of the County. This section regulates the proper siting, design, installation, inspection, and maintenance of private on-site wastewater systems (POWTS). The prerequisites necessary for the essential protection of the public health and the environment are the same everywhere. To a lesser extent, POWTS are also regulated by the Health and Sanitation Zoning Ordinance contained within Chapter 22. This ordinance declares that improper disposal of sewage and effluents are a public health hazard.

Chapter 54 is augmented by Comm 87 and Comm 83. Comm 87 requires that all new private on-site wastewater treatment systems be inspected at installation. Comm 83 specifies that all new POWTS must be inspected and maintained by a licensed certified professional. All new or replacement systems must be inspected every three years. POWTS should also be pumped out as mandated by their normal usage. Individual owners are now required to execute a verified affidavit and restrictive covenant running with the land which verifies that the POWTS serving the property is under such a maintenance program. Comm 83 requires that the service providers submit these forms on behalf of the POWTS owner within 30 days of the service. Records are kept on file with individual counties for a period of six years.

Chapter 58 regulates cell tower heights (58-825), airport height limitations (58-236) and Wireless Communication Facilities (58-236). Cell towers are permitted as conditional uses according to the Waushara County zoning ordinances. Cell towers can be placed anywhere in the county with the exception of shoreland, wetland, or floodplain areas or the Wautoma airport height limitation zone. Although not specifically included in the Waushara County Zoning Codes, additional restrictions could be placed on communication towers.

Waushara County Outdoor Recreation Plan. The Waushara County Outdoor Recreation Plan discusses longstanding goals and objectives, inventories existing park and recreation needs and opportunities, and presents recommendations and an action program for addressing the system's growth and development. The current plan was adopted in April 2006.

[44] Waushara County Zoning and Land Conservation Department. 2006. *Code of Ordinances: Waushara County, Wisconsin.*

Waushara County Solid Waste Plan Update. The Waushara County Solid Waste Plan Update 1999 inventories current waste management activities, projects future waste volumes, and discusses alternatives that the county may want to consider as they proceed into the future.[45]

Federal, State and Regional Programs

Federal Agencies

United States Environmental Protection Agency (USEPA)

Water Pollution Control Act. The Federal Water Pollution Control Act (1977), more commonly known as the Clean Water Act, established the basic structure for regulating discharges of pollutants into surface waters. Effluent standards for wastewater treatment plants and other industrial facilities were established by this landmark legislation. The legislation also provided grants to communities to assist with planning and construction of upgraded facilities. Today, increasing levels of growth and changing treatment standards have caused more recent expansions and improvements of these systems.

National Pollutant Discharge Elimination System (NPDES) Storm Water Program. The Clean Water Act also established the National Pollutant Discharge Elimination System (NPDES) Storm Water Program. The comprehensive two–phased program addresses the non-agricultural sources of stormwater discharges which adversely affect surface water quality. A NPDES permitting mechanism requires the implementation of controls designed to reduce the volume of stormwater runoff and the level of harmful pollutants in stormwater runoff.

Safe Drinking Water Act (SDWA). Drinking water standards are set by the USEPA. The Safe Drinking Water Act (SDWA) requires the USEPA to set primary standards, while individual public water systems must ensure that they are met. Drinking water standards apply to public water systems which supply at least 15 connections or 25 persons at least 60 days of a calendar year. Standards have been set for 90 chemical, microbiological, radiological, and physical contaminants. Non-enforceable guidelines are also set for secondary standards for contaminants that may cause cosmetic effects such as poor taste or odors.

United States Department of Agriculture

Rural Emergency Responders Initiative. The Rural Emergency Responders Initiative can be utilized to strengthen the ability of rural communities to respond to local emergencies. Public bodies and non-profit organizations are eligible to receive funds. Eligible projects include the purchase of equipment, vehicles or buildings for the following types of projects: fire protection, rescue/ambulance, civil defense/early warning systems, communication systems, training facilities, and several other projects. More information can be found at http://www.rurdev.usda.gov/rhs/cf/Emerg_Responder/rural_emergency_responders_initi.htm.

Water and Waste Grant and Loan Program. The Water and Waste Grant and Loan Program offers grants and loans to communities with populations of up to 10,000. The funds are utilized to develop water and wastewater systems, including water supply, storage, waste

[45] Waushara County Parks, Recreation, and Solid Waste Department. 1999. *Solid Waste Plan Update.*

disposal and storm drainage in rural areas. Eligible projects involve the original construction, modification or extension of existing projects. More information can be found at http://www.usda.gov/rus/water/programs.htm.

Community Facilities Grant Program. The Community Facilities Grant Program provides assistance to rural communities in the development of essential community facilities. Eligible applicants include public entities with populations less than 20,000. Grant funds may be used to purchase equipment or construct, enlarge, or improve facilities associated with health care, public safety, or community and public services. More information can be found at http://www.rurdev.usda.gov/rhs/cf/brief_cp_grant.htm.

Federal Emergency Management Administration (FEMA)

FEMA offers several annual grant awards to fire departments. Eligible project costs include equipment, supplies, training, emergency work (evacuations, shelters, etc.), and mobilization/ demobilization activities. All municipal jurisdictions with a population of less than 50,000 are eligible to receive funding. Recipients must provide a 10 percent match for all project costs. FEMA also operates disaster relief programs. For additional information see http://www.fema.gov.

Other Federal Agencies

Federal regulation of telecommunications, radio, and television towers is currently under the auspices of the **Federal Communications Commission (FCC)**, the **Federal Aviation Administration (FAA)**, and the **Occupational Safety and Health Administration (OSHA)**. The FCC issues licenses for new telecommunication facilities by determining the overall need, coordinates frequencies, and regulates tower placement. Communication towers must be located at the most central point at the highest elevation available. The FAA regulates tower height, coloring, and lighting to ensure aircraft safety. OSHA regulates the occupational exposure to non-ionizing electromagnetic radiation emitted from radio, microwave, television, and radar facilities.

State Agencies and Associations

Public Service Commission (PSC). Public utilities in Wisconsin are regulated by the PSC, an independent regulatory agency. The PSC sets utility rates and determines levels for adequate and safe service. More than 1,400 utilities are under the agency's jurisdiction. PSC approval must be obtained before instituting new rates, issuing stock or bonds, or undertaking major construction projects such as power plants, water wells, and transmission lines.

Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP)

Rural areas are governed by several non-point pollution prevention programs. Small-scale drains are prevalent throughout Waushara County. Administrative rules relating to agricultural runoff include NR-151, ATCP-50, NR-88, and ATCP-48. The first two regulations govern the total suspended solids (TSS) loadings; a 20 percent reduction is required by 2008 and 40 percent reduction by 2013. The latter two regulations pertain to the daily operations and functions of agricultural drainage districts. Primary responsibility for planning for, administering, and enforcing drainage district regulations resides with the county drainage board.

Wisconsin Department of Commerce

COMM 83 is a health and safety code that sets standards for private on-site wastewater treatment system (POWTS). COMM 83 provides a technical and administrative framework for enforcing POWTS related issues. This legislation regulates traditional septic and mound systems as well as delineates alternative options in which soil conditions and other factors limit the use of these traditional methods of private domestic wastewater treatment. The updated code prescribes specific effluent standards for POWTS.

Community Development Block Grant – Public Facilities (CDBG – PF). The Community Development Block Grant – Public Facilities (CDBG – PF) is a versatile tool that allows local units of government to finance public works projects. Projects must enhance the economic vitality of a community by undertaking public investment that contributes to overall community and economic development. Funds can be allocated to a wide array of infrastructure and public building projects, excluding buildings for the conduct of government. Typically, funded projects include improvements or construction of municipal sewer systems, wastewater treatment plants, municipal water systems, and other related projects. More information can be found at http://www.commerce.state.wi.us/CD/CD-bcf-cdbg-pf.html.

Community Development Block Grant Public Facilities for Economic Development (CDBG – PFED). The Community Development Block Grant Public Facilities for Economic Development (CDBG – PFED) helps underwrite municipal infrastructure development that retains or promotes business development by creating employment opportunities. Eligible projects include water and sewer systems and roads that are owned by a special purpose unit of government. All local governmental units with populations of less than 50,000 are eligible for funding. More information can be found at http://www.commerce.state.wi.us/CD/CD-bcf-cdbg-pfed.html.

Wisconsin Fund. The Wisconsin Fund provides grants to homeowners and small commercial businesses to repair, rehabilitate, or replace an existing private on-site wastewater treatment system (POWTS). Since 1978, the program has provided $77 million in assistance. Waushara County residents living in areas not serviced by municipal sewer systems are eligible to participate if the annual household income is less than $45,000. Small businesses with gross revenues totaling less than $362,700 are also eligible. Waushara County provides assistance to county residents to prepare grant applications. A portion of the funds is used to develop more environmentally friendly systems. More information can be found at http://www.commerce.state.wi.us/SB/SB-WisconsinFundProgram.html.

Wisconsin Department of Natural Resources

Federal legislation such as the Clean Water Act has served as the impetus for state legislation. Areawide Water Quality Management under Section 208 and the Facility Planning Grant Program under Section 201 mandated the preparation of sewer service area plans for urban areas. These principles have been embodied into Chapters NR-121 and NR-110 of the Wisconsin State Statutes respectively. NR-121 specifies the standards and processes for initiating and continuous areawide wastewater treatment management planning. As provided by NR-121, the WNDR's role is to review and approve every sewer service area plan and its amendments, taking into account water quality impacts and cost-effectiveness. NR-110

regulates site-specific facility planning and sanitary sewer extensions. Decisions regarding the extension or expansion of wastewater collection facilities are made primarily at the local level.

Wisconsin Solid Waste Management Program. Begun in the 1970s, the Wisconsin Solid Waste Management Program regulates existing landfills and provides assistance to local governments. The program delineates all environmental regulations and standards that landfills must adhere to including construction specifications, water monitoring requirements, and sanitary procedures. The program inventories and licenses all operating and proposed solid waste facilities. Periodic updates are performed to ensure that environmental protection standards are the most current based on data collection.

Wisconsin Act 335. In 1989, Wisconsin Act 335 was passed. This law governs the recycling programs within the state. Recycling programs for all commercial and residential entities were mandated under this legislation. The intent of the legislation is to divert recyclable material and various household hazardous wastes from landfills. Municipal governments are responsible for arranging residential programs, and the WDNR oversees and supports these efforts.

NR-809. Drinking water standards are also maintained at a state level. NR-809 regulates the design, construction, and proper operation of public water systems. The WDNR also assures that regulated contaminants are adequately monitored.

Knowles-Nelson State Stewardship. The Knowles-Nelson State Stewardship Fund is a land acquisition program for the State of Wisconsin. Created by the state legislature in 1989, $60 million dollars per year is utilized to purchase lands for parks and other recreational purposes. An important component of the program is the cooperation between the DNR and local governments and non-profit organizations. The program offers a 50 percent grant match to create parks, hiking trails, hunting grounds, and other facilities. The funds can also be utilized for facilities improvements such as road construction and capital acquisition projects (picnic equipment, playgrounds, etc.). More information can be found at http://dnr.wi.gov/org/caer/cfa/lr/stewardship/stewardship.html.

Clean Water Fund Program (CWFP). The Clean Water Fund Program (CWFP) offers loans and hardship grants to any town, village, city, county utility district, public inland lake protection & rehabilitation district, metropolitan sewerage district or federally recognized American Indian tribe or band to construct or modify municipal wastewater systems or construct urban storm water best management practices. More information can be found at http://dnr.wi.gov/org/caer/cfa/BUREAU/CleanWaterFund.pdf.

Safe Drinking Water Loan Program (SDWLP). The Safe Drinking Water Loan Program (SDWLP) offers loans to any city, village, town, county, sanitary district, public inland lake protection & rehabilitation district, or municipal water district to construct or modify public water systems to comply with public health protection objectives of the Safe Drinking Water Act. More information can be found at http://dnr.wi.gov/org/caer/cfa/EL/Section/drinkingwater.html.

Wisconsin Pollutant Discharge Elimination System (WPEDS) Storm Water Program. The NPDES program is administered by the WDNR through NR-216. The Wisconsin Pollutant Discharge Elimination System (WPEDS) Storm Water Program regulates stormwater discharge from construction sites, industrial facilities, and selected municipalities. Recent Phase II requirements will require six minimum control measures to

be addressed by communities and other local entities: public education, public participation, illicit discharges, construction site pollutant control (≥ 1 acre in size), post construction site stormwater management, and pollution prevention. More information can be found at http://dnr.wi.gov/org/water/permits/wpdes.htm.

Well Compensation Program. The Well Compensation Program provides grants to owners of contaminated private water supplies that serve a residence or are used for livestock. Contamination can not be bacterial in nature. Eligibility is determined based on annual family income. More information can be found at http://dnr.wi.gov/org/caer/cfa/Grants/wellcomp.html.

Department of Public Instruction (DPI)

The Wisconsin Constitution as it was adopted in 1848 provided for the establishment of district schools that would be free to all children age 4 to 20. Subsequent laws allowed a property tax to be collected to fund school programs. Today, the Department of Public Education (DPI) oversees the operations of school systems and sets state standards for educational curricula, teacher certification standards, and other educational programs.

Wisconsin Community Action Program Association (WISCAP)

Rural Community Assistance Program (RCAP). Rural Community Assistance Program (RCAP) offers training and technical assistance to small (under 10,000), rural, low income communities, sanitary districts, and isolated rural areas for problems related to water and wastewater system development. More information can be found at http://www.wiscap.org/rcap_what_is_rcap.htm.

Board of Commissioners of Public Lands (BCPL)

State Trust Fund Loan Program. The State Trust Fund Loan Program offers loans to municipalities, lake districts, metropolitan sewerage districts and town sanitary districts for a wide variety of municipal purposes. More information can be found at http://bcpl.state.wi.us/.

Wisconsin Rural Water Association

The Wisconsin Rural Water Association offers rural communities with populations of less than 10,000 grants, loans, and technical assistance for approved Rural Utility Service, Clean Water, Safe Drinking Water and Brownfield projects. More information can be found at http://www.wrwa.org.

Regional Agencies

East Central Wisconsin Regional Planning Commission (ECWRPC). ECWRPC acts in an advisory and regulatory role for Sewer Service Area (SSA) Plans. ECWRPC has prepared detailed long range plans for 26 wastewater treatment plants to address growth and ensure water quality within the region. These plans were developed and administered by East Central through an agreement with the Wisconsin DNR. ECWRPC also acts in an advisory capacity to WDNR and provides recommendations on various plan updates, amendments, facilities plans, and sewer extensions.

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UTILITIES AND COMMUNITY FACILITIES – Village of Lohrville

GOAL CF 1: Encourage orderly development by providing a level of municipal services and facilities adequate to maintain public health, welfare and sustain a vital economy.

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

- ***Recommendation CF 1.1.1: Prepare a Capital Improvement Program (CIP) to comprehensively and systematically address the community's future needs by programming the timing and funding for undertaking identified projects.***
  - *Monitor the growth occurring within the Village and appropriately plan any necessary public and community facilities.*

- ***Recommendation CF 1.1.2: Continue to explore opportunities for shared services with Waushara County, neighboring municipalities, the school district, and other public entities.***
  - *Conduct a cost-benefit analysis for service consolidation.*
  - *Work with local school districts to plan new facilities and community based educational and recreational programs.*
  - *Support community-based organizations involved in re-vitalization and other community betterment activities.*
  - *Work with Waushara County to cooperatively address the needs of the area's aging population when planning new facilities.*
  - *Investigate the possibility of combining the school and public libraries into a dual use facility. Appoint a committee, made up of representatives from the local library, school and village boards, school district, Winnefox Library System, local citizens and others to study the issues and make recommendations to the various entities.*

- ***Recommendation CF 1.1.3: Promote the exchange of information with utilities, adjacent municipalities, Waushara County and WisDOT to encourage the coordinated scheduling of planned roadway and utility improvements.***
  - *Set up annual meetings with utilities, adjacent municipalities, Waushara County, WisDOT and others.*

- ***Recommendation CF 1.1.4: Accommodate new development in ways that its infrastructural costs are not a tax burden for existing residents.***
  - *Require land developers to pay a fair share of services costs up front.*
  - *Discourage over-development by giving developers a limited grace period before assessing at full value all unsold platted lots. In many cases, platted lots are not assessed at full value until they are sold, encouraging developers to plat more lots than the market will demand. Long standing subdivisions with few developed lots are very inefficient from a service perspective, costing much more for services (road maintenance, snowplowing, mail delivery, etc.) than they generate in tax revenue.*

- *Require developer to provide a fiscal surety at the time of application for final plat approval, if all required improvements are not completed. This fiscal surety should be sufficient to satisfactorily construct and install the uncompleted portion of the required improvements.*
- *Develop a checklist of items the Village would like to see in future developers agreements.*

♦ ***Recommendation CF 1.1.5: Consider developing and maintaining an up-to-date municipal website to educate residents about available services and facilities.***

♦ ***Recommendation CF 1.1.6: Encourage Waushara County to expand its normal countywide patrol operation from two squads to three.*** *Some concern has been expressed that rural areas are often underserved and frequently experience extended response times. The County is encouraged to investigate the cost-benefit of an added patrol car during its normal operations throughout the week. With three north-south routes (I-39, STH 22, and STH 49) roughly bisecting each third of the county, the logistics provided by this arrangement appear to have significant merit.*

♦ ***Recommendation CF 1.1.7: Communicate and coordinate with Redgranite regarding the potential for future extension of sanitary sewer to portions of the Lohrville.*** *Although extension of sanitary sewer to the Village of Lohrville have, to date, proven cost ineffective, keeping options open so that there is at least an option to extend sanitary sewer to all or parts of the Village of Lohrville is prudent.*

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

♦ ***Recommendation CF 1.2.1: The Village should review and consider adopting the Waushara County cell tower ordinance.*** *The Federal Telecommunications Act of 1996 allows the retention of local control over many aspects of wireless facilities. Municipalities can exert reasonable control over tower aesthetics, including height restrictions, co-location, setbacks, safety and other design issues. Towers must be located where they do not interfere with aviation, specifically in the flight paths of airport facilities or in areas where activities such as aerial crop dusting is prevalent.*

♦ ***Recommendation CF 1.2.2: Promote opportunities for shared mountings.*** *Some types of structures are conducive to hosting more than one provider. When possible, structures should be utilized that can accommodate multiple installations, thus reducing the total number of separate towers.*

STRATEGY CF 1.3: Provide adequate active and passive recreational opportunities for municipal residents.

♦ ***Recommendation CF 1.3.1: Consider developing a comprehensive park and open space plan.*** An open space plan, once adopted, would enable the

Village to compete for matching funds for park acquisition and development through WDNR's Stewardship Program.

- ***Recommendation CF 1.3.2: Survey residents to determine the need for additional recreational opportunities within the community.***

- ***Recommendation CF 1.3.3: Encourage Waushara County to maintain a quality county park system and provide improvements identified in its Outdoor Recreation Plan.*** *The county park system not only provides recreational opportunities for local residents, it also helps meet some of the demand created by visitors to the county.*

- ***Recommendation CF 1.3.4: Actively recruit the manpower and funding support of volunteers and service organizations for undertaking local park improvements.*** *Parks in many small communities, where little funds are budgeted for park improvements, often suffer from deteriorated facilities, lack of upkeep, and inadequate day-to-day maintenance. Soliciting the support of volunteers can be an effective way to make local parks more attractive and provide the funding for building or upgrading facilities.*

- ***Recommendation CF 1.3.5: Encourage local residents to consider estate planning techniques that gift land and/or money for local parks or specific park projects.*** *Major donations can be effective in enabling a community to provide parks and recreational facilities it could not undertake relying strictly on local taxes. To stimulate future donations, communities must demonstrate their appreciation of gifted parks and facilities by providing adequate funds to ensure they are well-maintained.*

- ***Recommendation CF 1.3.6: Encourage the County to reinvestigate the possibility of establishing a state park in the area.*** *The potential state park would link the quarries in the area by way of the Bannerman Trail.*

- ***Recommendation CF 1.3.7: Encourage the Village, County and State to continue to pursue the establishment of a public parking area for the Bannerman Trail, potentially at Albourn Park.***

STRATEGY CF 1.4: Within the Village of Lohrville, encourage new development to occur adjacent to existing development and where road infrastructure already exists.

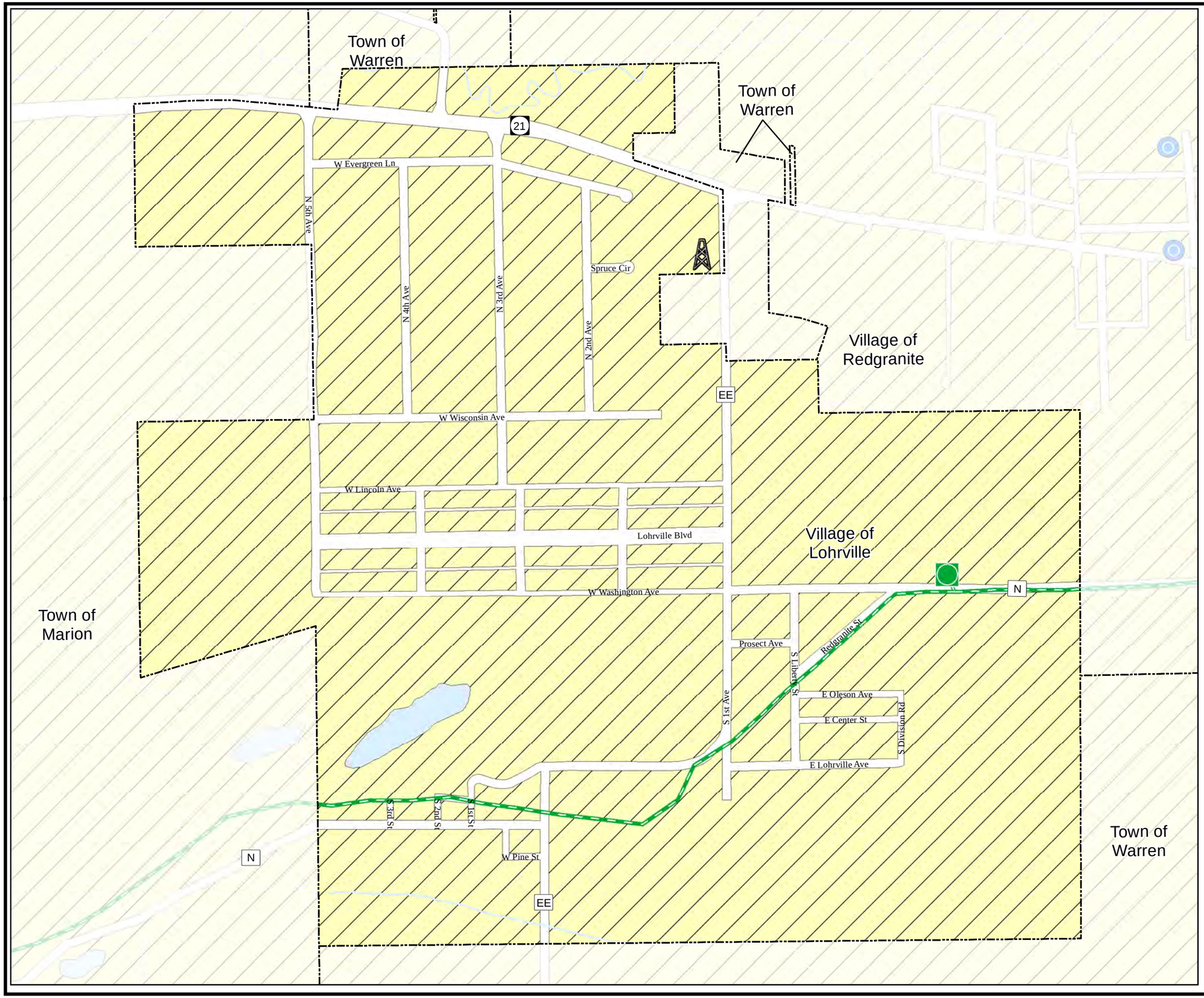
- ***Recommendation CF 1.4.1: Encourage the county to provide a "fast track" building permit process for structures being built on the village's preexisting road network.***

STRATEGY CF 1.5: Reduce the frequency and scale of future flood events.

- ***Recommendation CF 1.5.1: Encourage the County to consider stormwater management provisions, as part of their building permit process.***

- ***Recommendation CF 1.5.2: Work with the Marian Warren Drainage District to ensure that the impacts from development can be accommodated without adversely impacting water quality.***

Exhibit 5-1
Village of Lohrville
Utilities



Electric Service Boundaries

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

Gas Service Boundaries

- Alliant/Wisconsin Power & Light
- Wisconsin Gas Company

Other Features

- Waste Drop Off Site
- Waste Water Treatment Facility
- Wells
- Tower
- Electric Substation
- Electric Transmission Line
- Water Features

Source: Digital Base Data provided by Waushara County.
Utility data provided by WPS.

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Scale in Feet

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Prepared By
EAST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION-DECEMBER 2008

Plan Adopted November, 2009

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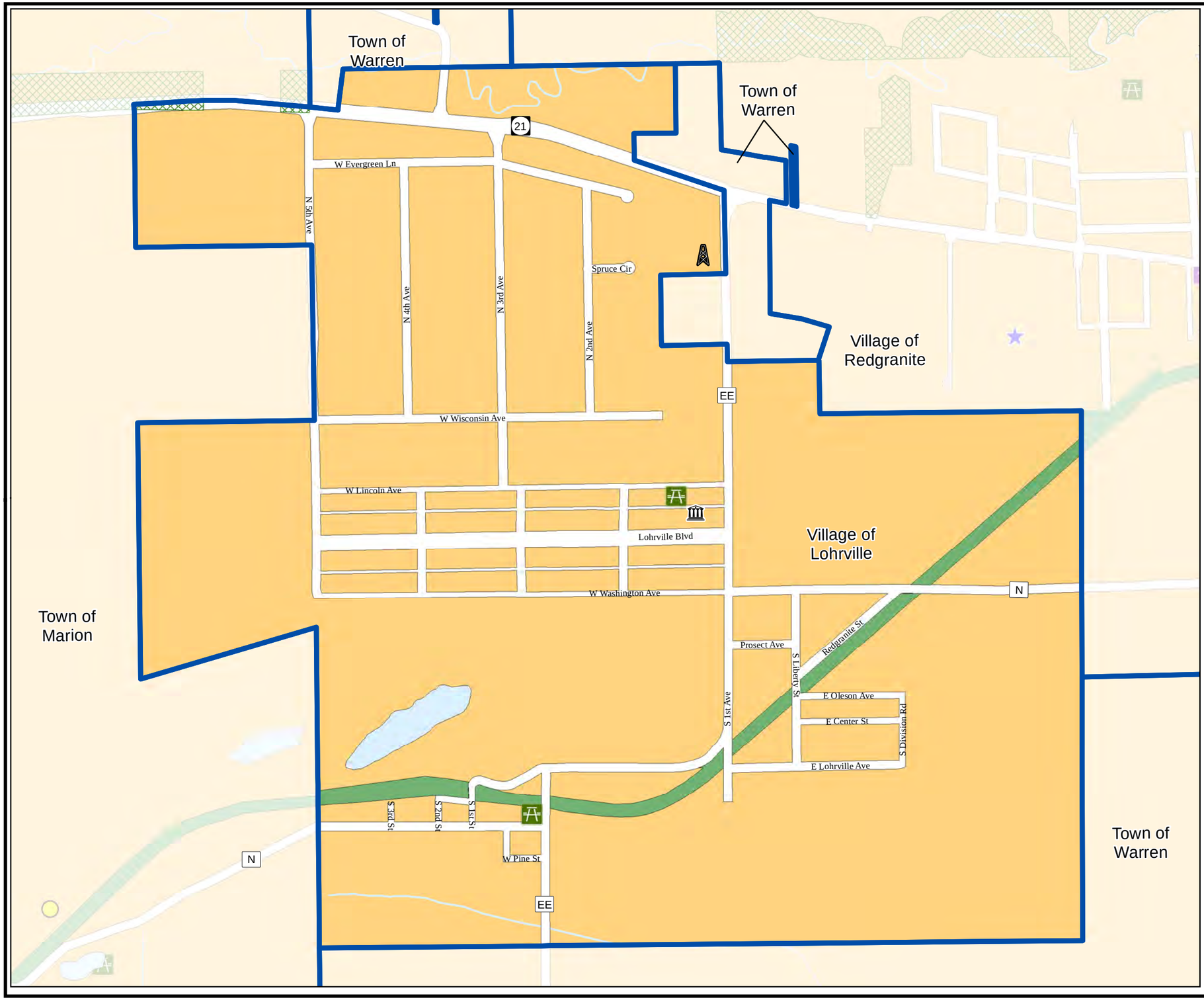
Exhibit 5-2
Village of Lohrville
Community Facilities



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

- Police Service Boundary
- Fire Service Boundary
- Bannerman Trail
- Water
- DNR Fish & Wildlife Area
- DNR Fish Hatchery
- Mount Morris County Park
- US Fish & Wildlife Area
- Wautoma Area School District

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

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EAST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION-AUGUST 2009

Plan Adopted November, 2009

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CHAPTER 6: AGRICULTURE, NATURAL, AND CULTURAL RESOURCES

TABLE OF CONTENTS

Introduction 6-1
Vision Statement 6-1
Inventory and Analysis 6-1
Agricultural Resources 6-1
Farmland Soils 6-1
Natural Resources 6-3
Soils 6-3
On-Site Waste Disposal 6-4
Building Site Development 6-4
Septage Spreading 6-5
Geology and Topography (Scenic Resources) 6-5
Steep Slopes 6-6
Water Resources 6-6
Watersheds and Drainage 6-6
Lakes, Ponds and Quarries 6-7
Rivers and Streams 6-8
Floodplains 6-8
Wetlands 6-8
Groundwater 6-9
Natural Springs and Artesian Wells 6-10
Groundwater Planning 6-11
Wildlife Resources 6-11
Wildlife Habitat 6-11
Rare, Threatened and Endangered Species and Natural Communities 6-12
Exotic and Invasive Species 6-12
Woodlands 6-12
Parks, Open Space and Recreational Resources 6-13
WDNR and Public Lands 6-14
Environmental Corridors 6-14
Mineral Resources 6-15
Solid and Hazardous Waste 6-15
Air Quality 6-15
Cultural Resources 6-16
State and National Register of Historic Places 6-16
Architecture & History Inventory 6-16
Archaeological Sites Inventory 6-17
Museums/Other Historic Resources 6-17
Local History 6-17
Ethnic Origin 6-18
Key Findings 6-19
Agricultural Resources 6-19
Natural Resources 6-19
Soils 6-19

Geography and Topography 6-20
Water Resources 6-20
Wildlife Resources 6-20
Parks, Open Space and Recreational Resources 6-20
Mineral Resources 6-21
Solid and Hazardous Waste 6-21
Air Quality 6-21
Cultural Resources 6-21
Historic Properties 6-21
Ethnic Origins 6-21
Interrelationships with other Plan Elements 6-21
Economic Development 6-22
Housing 6-22
Transportation 6-23
Utilities and Community Facilities 6-23
Land Use 6-24
Intergovernmental Cooperation 6-24
Policies and Programs 6-24
State, Regional, County and Local Policies 6-24
Regional 6-25
County 6-27
Federal and State Programs 6-27
Federal 6-27
State 6-29
Goals, Strategies, and Recommendations 6-45

TABLES

Table 6-1 Important Farmland Classes 6-3
Table 6-2 Soil Limitations for On-Site Waste Disposal 6-4
Table 6-3 Soil Potential for Building Site Development 6-5
Table 6-4 Soil Limitations for Septage Spreading 6-5
Table 6-5 Steep Slopes 6-6
Table 6-6 Lakes and Ponds 6-7
Table 6-7 Wetlands 6-9
Table 6-8 Nitrate Levels (ppm) in Waushara County Wells 6-10
Table 6-9 Depth to Groundwater 6-10
Table 6-10 Woodlands 6-13
Table 6-11 Managed Forest Law Lands 6-13
Table 6-12 Non-Metallic Mining Sites 6-15
Table 6-13 Waste Disposal Sites 6-15
Table 6-14 Top 5 Ancestries 6-19

EXHIBITS

Exhibit 6-1 Important Farmland Classes 6-33

Exhibit 6-2 Soil Limitations for On-Site Waste Disposal 6-35
Exhibit 6-3 Soil Potential for Building Site Development 6-37
Exhibit 6-4 Soil Limitations for Septage Spreading 6-39
Exhibit 6-5 Environmental Features (Map 1) 6-41
Exhibit 6-6 Environmental Features (Map 2) 6-43

CHAPTER 6: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

INTRODUCTION

Agricultural, natural, and cultural resources give definition to a community and strongly affect its quality of life. For communities in Waushara County, a tapestry of working farms interwoven with large stands of woodlands and wetlands continue to dominate the rural landscape and help shape the area's identity and culture. The County's natural features such as topographic relief, lakes, streams, wetlands and soils also have a significant bearing on historic and contemporary land use, development patterns and contribute to a strong heritage of outdoor recreational pursuits. Fishing, swimming, hunting, and other outdoor activities are important quality of life past-times. The area's lakes and other scenic landscape features provide attractive home sites for many permanent and seasonal residents. At the same time, many of these environmental elements have limiting conditions that make them less than ideal for supporting particular types of activity or development. Understanding the relationship between these environmental characteristics and their physical suitability to accommodate specific types of activity or development is a key ingredient in planning a community's future land use.

Agricultural, Natural, and Cultural Resources Vision for 2030

In 2030, the Village of Lohrville is a vibrant community in a rural setting. Land owners, developers and local government are cooperating to maintain a reasonable balance of growth and agricultural, natural, and cultural preservation. While new residential, commercial and industrial growth continues to occur in proximity to these features, it has generally occurred in ways that do not jeopardize the integrity or use of these resources. These efforts have also been effective in preserving the rural, small town character so valued by local residents. Special emphasis has been placed on preserving the Village's mining history, recognizing that it is a vital component of community identify and the local economy.

INVENTORY AND ANALYSIS

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

Agricultural Resources

Waushara County farmers produce a variety of feed and cash crops. Farming and other agricultural activities contribute significantly to the local economy. As with elsewhere in rural Wisconsin, these trends are changing as new developments encroach on productive farmland. The suburbanization trend is of great concern to both farmers and residents of the County.

Farmland Soils

Waushara County's farmland contributes to the quality of life, provides an open agricultural landscape, and adds to the economy of the area. A classification system rating the suitability of

a specific area based on soil type and condition was developed by the U.S. Department of Agriculture.[1] These classifications in order of importance are: 1.) prime farmland, 2.) unique farmland, 3.) farmlands of statewide importance, 4.) farmlands of local importance, and 5.) other lands. Table 6-1 and Exhibit 6-1 summarize the distribution of available farmland in these categories.

Prime farmland, as defined by the U.S. Department of Agriculture is "the land that is best suited for food, feed, forage, fiber, and oilseed crops" when managed according to acceptable farming methods. These lands may be cultivated, pasture, woodland, or other land, however the land cannot be built-up, urbanized, or a water area. Prime farmland produces the highest yields with minimal inputs of energy and economic resources with the least damage to the environment. Criteria used to determine prime farmland include an adequate and dependable supply of moisture from precipitation or irrigation, few or no rocks, high permeability, gently sloping terrain (0 to 6%) and a low erodiblity. Prime farmland is not frequently flooded during the growing season or saturated with water for long periods of time. Soils that have a seasonal high water table may qualify as prime farmland if this limitation is overcome by drainage measures.

Unique farmland is defined as land other than prime farmland that is used to produce specific high-value food or fiber crops. It has a moisture supply, either from stored precipitation or irrigation systems, and combines favorable factors of soil quality, growing season, temperature, humidity, drainage, elevation, aspect or other conditions. Examples of specialty crops that typically require a high management and investment level include apple orchards, lettuce, carrots, celery, and cauliflower.

Farmlands of statewide importance are lands in addition to prime and unique farmland that are important to the State of Wisconsin for crop production.

Farmlands of local importance are lands in addition to the previous three categories which are important to Waushara County for crop production.

Other lands are areas which have little value for producing crops.

The Village of Lohrville does not have active farms; however the soils are classified. According to the above criteria, ***the highest percentage of land (soils) within the Village of Lohrville is classified as unique farmland***. Within the Village, 73.6 percent (576 acres) are classified as unique farmland. Of this total approximately 205 acres needs to be drained before the land can be utilized. Local Farmland is the second most abundant category of farmland (25.8%) with a total of 202 acres. The Village does not have any land classified as prime farmland, state importance farmland or other lands (Table 6-1, Exhibit 6-1). The remaining 0.6 acres are classified as water.

[1] USDA. 1993. *USDA Handbook 18: Soil Survey Manual*.

Table 6-1. Important Farmland Classes

Farmland Class	Village of Lohrville	
	Acres	Percent
Prime Farmland	0	0.0%
Unique Farmland	576	73.6%
State Importance	0	0.0%
Local Importance	202	25.8%
Other Lands	0	0.0%
Water	5	0.6%
Total	**782**	**100.0%**

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

Natural Resources

This section will describe the general soils' associations of the Village together with the soils' suitability for on-site waste disposal, septage spreading, the potential for building site development and steep slopes. It will also explain the water resources of the area including watersheds and drainage; lakes, ponds and quarries; rivers and streams; floodplains; wetlands and groundwater. Wildlife, parks, open space, recreational and mineral resources will also be touched upon.

Soils

Soils provide the physical base for development and agriculture within a community. Knowledge of their limitations and potential difficulties is important in evaluating crop production capabilities and other land use alternatives such as residential development, and utility installation. The criteria considered by the Natural Resource Conservation Service (NRCS) in establishing the severe rating of soils include wetness, shrink–swell potential, bearing strength, susceptibility to flooding, land spreading, slope steepness, and frost action.[2] Severe soil limitations do not necessarily exclude areas from being developed, but instead indicate that more extensive construction measures must be taken to prevent environmental and property damage.

Soils are classified according to their associations, which are a grouping of similar soil types based on geographic proximity, physical characteristics, and permeability. There are three major soil associations within the Village of Lohrville.

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

Houghton-Adrian-Willette Association soils are nearly level poorly drained, mucky soils; located in depressions of outwash plains, glacial lake basins, and moraines. Most of the acreage in this association is used for water tolerant native vegetation; however a few areas

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

can be drained and used for specialty crops. The main management concerns are wetness, subsidence when the soils are drained, and a short growing season caused by cold air flowing into depressions.

Morocco-Kingsville-Keowns Association soils are nearly level and gently sloping, t poorly drained, sandy and silty soils, located in drainageways and depressions in glacial lake basins. Most of the acreage in this association is used as cropland; however some areas are used as pasture or woodlands. The Morocco and Keowns soils are suited to trees, but the Kingsville soils are poorly suited to this use due to wet conditions during the growing season. The main management concerns are wetness, low available water capacity, and hazard of soil blowing in the areas of the Morocco and Kingsville soils.

On-Site Waste Disposal

The Village is not serviced by public sewer (see Utilities and Community Facilities Chapter). Exhibit 6-2 identifies suitability for on-site waste disposal options based on an evaluation of soil characteristics. This map is not intended to serve as a substitute for on-site soil investigations, but rather as an indicator of reasonable expectations for soils underlying a site.

Evaluation of the soil data indicates that the vast majority of the soils in the Village of Lohrville (67.1%) are rated suitable for conventional or at-grade in-ground pressure or mound systems (Table 6-2). Generally, soils near streams and rivers are the least suitable for on-site waste disposal. Areas with high groundwater or characterized by poorly drained soils are also more likely to be unsuitable for on-site systems.

Almost all of the soils in the Village are capable of supporting private on-site wastewater disposal systems. ***About 48 percent of the area in the Village of Lohrville is suitable for conventional systems; while another 19.6 percent is suitable for at-grade, in-ground pressure and mound systems.*** The remaining 26.2 percent (205 acres) of the soils in the Village are rated unsuitable for on-site systems due primarily to wet soil conditions and low permeability. Water features account for about 0.6 percent of the surface area within the Village of Lohrville.

Table 6-2. Soil Limitations for On-Site Waste Disposal

	Conventional		At-Grade[1]		Holding Tank[2]		Unsuitable		No Rating		Water		Total
Community	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres
V. Lohrville	371.2	47.5%	153	19.6%	48	6.2%	205	26.2%	0	0.0%	5	0.6%	782

[1] Includes in-ground pressure and mound systems.

[2] Includes new technology systems producing 10^4 or less coliform fecal units (cfu) per 100ml.

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

Building Site Development

The USDA-Natural Resource Conservation Service has evaluated soil characteristics and rated soil potential for building site development based upon wetness, shrink-swell potential, bearing strength, susceptibility to flooding, slope steepness, and frost action. The ratings range from low to very high potential. Typically, areas near flowages and in wetlands have the lowest ratings. Exhibit 6-3 identifies soil potential for building site development. ***Over one-third of the area within the Village of Lohrville (38.4%, 301 acres) has soils that are***

considered to have a very high suitability for building site development, while an additional 20.1 percent (157 acres) have a medium suitability (Table 6-3). Approximately 40.9 percent (320 acres) of the Village is rated very low or is not rated for building site developments. Water accounts for less than one percent of the area.

Table 6-3. Soil Potential for Building Site Development

	Very High		Medium		Very Low, No Rating		Water		Total
Community	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres
V. Lohrville	301	38.4%	157	20.1%	320	40.9%	5	0.6%	782

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

Septage Spreading

The Waushara County Land Conservation Office has evaluated soil characteristics for the suitability of septage spreading based on groundwater depths, permeability, soil texture, slope, wetness, and soil depths (Exhibit 6-4). The ratings range from none or slight to severe. Soils rated slight are relatively free of limitations that affect the intended use or have limitations that are easily overcome. Soils with moderate limitations can normally be overcome with corrective planning, careful design, and good management. Soils rated severe have physical limitations which are severe enough to make the use of the soil doubtful for the proposed use. Septage spreading cannot occur within 300 feet of rivers and streams or within 1,000 feet of lakes unless they are incorporated into the soil within 72 hours of application. Spreading rates need to be based on current soil tests, on-site vegetation, and a septic nutrient test.

Although the Village's soils are rated for septage spreading, actual land spreading does not occur within the Village limits *(Table 6-4)*.

Table 6-4. Soil Limitations for Septage Spreading

	None to Slight		Moderate		Severe		No Rating		Water		Total
Community	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres
V. Lohrville	301	38.4%	157	20.1%	320	40.9%	0	0.0%	5	0.6%	782

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

Geography and Topography (Scenic Resources)

The local communities in the Waushara County are defined by diverse topographical features[3]. Evidence of several phases of the Wisconsin Glacier can be found in the County.[4] The western edge of the County is a flat outwash plain. A narrow moraine is located on the eastern boundary of this outwash plain extending through the Villages and Towns of Coloma, Hancock and Plainfield. This moraine ridge creates a groundwater divided separating the County's groundwater flow east and west. Central Waushara County (City of Wautoma, Village Wild Rose and surrounding Towns) gradually flattens to a rolling plain as you move eastward across the County. The eastern third of the County is a gently rolling lake plain. The southeastern

[3] WDNR, *Ecological Landscapes of Wisconsin; 2001*

[4] Dutch, S. 2003. *Lake Oshkosh Drainage*. http://www.uwgb.edu/dutchs/geolwisc/geohist/wi12ka.htm

areas of Waushara County were once occupied by Lake Oshkosh and is characterized by relatively flat to gently rolling plains. The glacial plain areas of Waushara County have expansive deposits of red clay and organic-rich soils.[5] This combination has resulted in expansive wetlands and valuable agricultural areas.

As a result of glacial activity, land relief within Waushara County is quite varied.[6] ***Within the Village of Lohrville, land relief is approximately 60 feet, from a low of 800 feet above sea level to a high of 860 predominately located east of CTH EE.***

Steep Slopes

Exhibit 6-5 indicates that the Village does not have slopes greater than 12 percent. ***Approximately ninety-nine percent (99.4%, 778 acres) of the Village of Lohrville is classified as having slopes less than 12 percent*** (Table 6-5).

Table 6-5. Steep Slopes

	0-12 Percent		>12 Percent		No Rating, Water		Total
Community	Acres	Percent	Acres	Percent	Acres	Percent	Acres
V. Lohrville	778	99.4%	0	0.0%	5	0.6%	782

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

Water Resources

Water resources are sources of water that are useful or potentially useful to humans. Water is important because it is needed for life to exist. Water is used for household, agricultural, recreational, industrial and environmental activities[7]. Essentially all these uses require fresh water.

Watersheds and Drainage

The WDNR has divided the state into 24 hydrological based geographic management units (GMUs) or basins. Each GMU is further divided into smaller units based on smaller sub-watersheds. The Wisconsin DNR has completed several reports analyzing water quality for designated GMUs. [8]

Surface water drainage for the Village of Lohrville is located within the Wolf River Basin and the Upper Fox River Basin. The Upper Fox River Basin covers 2,090 square miles and is comprised of fifteen different sub-watersheds. The Wolf River Basin covers a large area, draining over 3,600 square miles and fifteen sub-watersheds within portions of eleven counties, draining the northeast portion of the state to the Winnebago Pool Lakes in Winnebago County.

The Village of Lohrville falls within two sub-watershed (Exhibit 6-5).

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[5] Attig, J., et al. 2005. *Glacial Lakes Wisconsin and Oshkosh: Two Very Different Late-Glacial Ice-Marginal Lakes*. http://gsa.confex.com/gsa/2005NC/finalprogram/abstract_86950.htm

[6] USGS. 1984. *USGS 7.5 Minute Quadrangle Maps*.

[7] Wikipedia, http://en.wikipedia.org/wiki/Water_resources, 2/16/07.

[8] WDNR. 2002 . *State of the Basin Reports.* http://dnr.wi.gov/org/gmu/stateofbasin.html

- **Fox River/Berlin sub-watershed** (Upper Fox River Basin) encompasses a small area in the southeast corner of the County consisting of 41 square miles. Agriculture is the primary land use. Sedimentation from agriculture is the largest contributor of non-point pollution. This sub-watershed is a major contributor of phosphorus to the Lake Winnebago Pool Lakes. A calcareous fen, a rare groundwater driven wetland type, is located in this watershed near Berlin.

- **The Pine River and Willow Creek sub-watershed** (Wolf River Basin) is the southernmost sub-watershed within the Wolf River Basin. This sub-watershed ranked high priority for streams and medium priority for groundwater. The Pine River and Willow Creek drain the center two-thirds of Waushara County.

Lakes, Ponds and Quarries

The majority of lakes within Waushara County are natural and of glacial origin. Sandy soils readily allow for the percolation of precipitation into the ground rather than overland flow directly to surface waters. This results in a continual recharge of the shallow aquifer underlying the county and surrounding region.[9] ***There is one lake and/or impoundment found within the Village of Lohrville.*** (Table 6-6, Exhibit 6-5).

Table 6-6. Lakes and Ponds

Name	Acres	Maximum Depth Feet	Location (Section Number)	Lake Type
Lohrville Quarry	4	120	18	Seepage

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

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

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

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

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

[9] WDNR. 1970. *Surface Water Resources of Waushara County*.

Rivers and Streams

A small portion of Willow Creek falls within the Village's boundaries.

Willow Creek Drains much of Waushara County to the southeast. The upper one-third is considered a Class I trout stream while the middle one-third is considered a Class II trout stream. The head waters for Willow Creek originate from springs and the outlet of Silver Lake located in the Town of Springwater.

Floodplains

Areas susceptible to flooding are considered unsuitable for development due to potential health risks and property damage. Flood Insurance Rate Maps exist for the unincorporated portions of Waushara County[10]. ***FEMA does not map floodplains for the Village of Lohrville, however a small portion of Willow Creek's mapped flood plains (within the surrounding Town of Warren) could potentially influence lands located in the north or STH 21 and east of Happersett Lane.***

Wetlands

Wetlands act as a natural filtering system for nutrients such as phosphorous and nitrates. More importantly, wetlands also serve as a natural buffer protecting shorelines and stream banks from erosion. Wetlands are essential in providing wildlife habitat, flood control, and groundwater recharge. Consequently, local, state, and federal regulations place limitations on the development and use of wetlands and shorelands. The Shoreland/Wetland Ordinance adopted by Waushara County regulates development within 1,000 feet of the ordinary high water elevation mark of navigable lakes, ponds, or flowages or 300 feet from the ordinary high water elevation mark of navigable rivers or streams. The U.S. Army Corps of Engineers has authority over the placement of fill materials in virtually all wetlands two acres and larger or adjacent to navigable waters. The Wisconsin Department of Natural Resources and United States Department of Agriculture also have jurisdiction over wetlands within Wisconsin. The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support programs. Prior to placing fill or altering wetland resources, the appropriate agencies must be contacted to receive authorization.

The wetlands surveyed according to the Wisconsin Wetlands Inventory Map are shown in Exhibit 6-6.[11] They were identified on aerial photographs by interpreting vegetation, visible hydrology, and geography based on the U.S. Fish and Wildlife Service.

Wetlands in the Village of Lohrville are located along the Willow Creek Corridor and scatted throughout southeast portions of the Village. Table 6-7 indicates the number of acres and the percentage of wetlands within the Village of Lohrville. ***Approximately twenty-two percent (22.3%, 174 acres) of the Village of Lohrville is classified as wetlands***. The amount and variety of wetlands have minor limitations on the future growth and development of the area.

[10] FEMA. 1985. *Flood Insurance Rate Maps.*
[11] WDNR. 1979. *Wisconsin Wetland Inventory Maps*.

Table 6-7. Wetlands

Community	Acres	Percent
V. Lohrville	174	22.3%

Source: WDNR, 2004; Waushara County, 2003.

Groundwater

In Waushara County, groundwater occurs mostly in the alluvium and glacial drift of the Quaternary Age and in the sandstone of the Cambrian Age. Precipitation in the form of either rain or snow is the largest contributor to recharge of the groundwater aquifers. Recharge is generally greatest in spring when water from melting snow and heavy rains saturates the ground and percolates to the water table. If discharge (the drawing out and use of groundwater) is greater than recharge, the elevation where the groundwater is extracted will fall and a local depression in the water table will result. Lower water levels cause the pumping lifts to increase and may reduce the yields of some of the wells.

Groundwater within the county occurs under both water table and artesian conditions. Water in the unconsolidated beds of sand and gravel is generally unconfined and occurs under water table conditions. Confined or artesian conditions exist locally where the water in the sand and gravel deposits is confined by layers of silt or clay.

A groundwater divide, located west and parallel to the topographic divide, cuts diagonally through Waushara County. It extends from Marquette County, through the Towns of Hancock and Coloma, Village of Hancock, east of the Village of Plainfield to the Portage County line.[12] East of this divide, groundwater moves southeasterly toward the Wolf and Fox Rivers. West of this divide groundwater moves westerly toward the Wisconsin River.

According to the well water information obtained from the Central Wisconsin Groundwater Center in Stevens Point, some private wells located in eastcentral Wisconsin contain nitrate levels that are higher than the EPA Safe Drinking Water Act standards of 10 mg/L.[13] These standards apply to municipal water sources only, but are strongly suggested thresholds for private systems. Nitrates originate in both agricultural and residential fertilizers, human sewage, and farm animal waste. Excessive levels of nitrates in drinking water have caused serious illness or death in infants under six months of age. Pregnant women are also advised not to drink water in which nitrate levels exceed the EPA standards. Due to sandy soils within the County, there is potential for groundwater contamination in the shallower aquifers. However, this potential is greatly reduced in the deeper aquifers. The Village of Lohrville does not utilize a public water supply system, therefore Village residence utilize private for its potable water. Table 6-8 lists the results of water sample tests conducted between 1990 and 2001.[14] This report does not list water sample results for the Village, Therefore the surrounding Town of Warren's water sample tests are shown in Table 6-8. For conversion purposes, 1 part per

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

[13] USEPA. 2005. *List of Drinking Water Contaminants & MCLs.* http://www.epa.gov/safewater/mcl.html.

[14] Central Wisconsin Groundwater Center. 2001. *UWEX Private Well Project: Waushara County.*

million (ppm) is the same concentration as 1 mg/L. ***One well within the surrounding Town of Warren exceeded the 10 ppm threshold level for nitrate***.

Table 6-8. Nitrate Levels (ppm) in Waushara County Wells

Community	None Detected	0.1 - 2.0 ppm	2 -10 ppm	10 -20 ppm	> 20 ppm
T. Warren	2	13	5	0	1

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

Although groundwater is found at varying depths throughout the area, about half of the groundwater in the Village of Lohrville is found in depths greater than six feet (Table 6-9 and Exhibit 6-5). ***Groundwater depths of less than two feet are found in thirty-nine percent (308 acres) of the land area***, an additional 12.6 percent (99 acres) of the area has groundwater depths of 2 to 6 feet. Groundwater depths exceed 6 feet in 47.5 percent (371 acres) of the Village. High groundwater areas are found the southern and eastern portions of the the Village. In general, there is a strong correlation between areas of high groundwater and wetlands.

Table 6-9. Depth to Groundwater

	< 2 Feet		2-6 Feet		> 6 Feet		No Rating		Water		Total
Community	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres
V. Lohrville	308	39.3%	99	12.6%	371	47.5%	0	0.0%	5	0.6%	782

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

According to the *Wisconsin Administrative Code, Chapter ATCP 30* Atrazine*, Pesticides; Use Restrictions*, atrazine prohibition areas have been established throughout Waushara County. In the prohibitation areas no person can apply, mix or load any atrazine product, except under special conditions. ***A portion of the Village falls within the Town of Warren (PA 96-70-01) Atrazine prohibition area (sections 18, east of CTH EE)***. The Department of Agriculture has determined these areas based on well samples. These areas are monitored, and if atrazine is not applied, the levels may diminish and may be removed from the list.

Natural Springs and Artesian Wells

There are a number of natural springs and artesian wells scattered throughout Waushara County. A natural spring can occur when an impermeable layer (usually consisting of clay) forces the water table to the surface or when water-bearing crevasses in fractured rock intersect the surface. An artesian well is created when a well is drilled into a confined aquifer which is recharged from a source located at a higher elevation[15]. The majority of springs within Waushara County are gravity depression springs, generally located in the eastern portions of the County.

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

Groundwater Planning

Water quality and quantity have been a concern for Waushara County communities. Low lake levels throughout Waushara County underscore a more pressing problem: groundwater quantity and quality preservation. Communities throughout East Central Wisconsin have been challenged with a number of issues ranging from potable water supply shortfalls to contamination issues such as elevated arsenic and radium levels. A prolonged drought coupled with increased water demands may be contributing to a declining water table. The anticipated population increases, agricultural irrigation demands, and growing recreational demands will continue to place significant demands on Waushara County's groundwater resources.

With an ever increasing demand on current groundwater supplies, local communities must assess how local and county-wide land use decisions will continue to affect groundwater quantity and quality. Identifying soil characteristics, water table levels, and groundwater susceptibility is just a beginning step in this process. Other underlining geological characteristics such as bedrock, groundwater flow direction, private well information, community groundwater pumping rates, and water table depth will be essential in understanding the current status of groundwater. Moreover, the abundance and quality of surface water is directly tied to groundwater supplies. Many streams and lakes rely on groundwater as their primary source of water; thus, local lake levels are directly tied to groundwater levels. Human impacts such as high capacity wells, irrigation systems, and others also place demands on groundwater supplies.

Additional information and technical expertise is available from several governmental and academic agencies statewide. The Center for Land Use education has completed several case studies and groundwater planning assistance documents for local communities. Additional information can be found at http://www.uwsp.edu/cnr/landcenter/groundwater/index.html.

Wildlife Resources

Wildlife Habitat

Waushara County falls within the following ecological landscapes[16]:

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

- **Central Sand Hills** encompasses the majority of Waushara County, located at the eastern edge of what was once Glacial Lake Wisconsin. The landforms in this Ecological Landscape are a series of glacial moraines that were later partially covered by glacial outwash. The area is characterized by a mixture of farmland, woodlots, wetlands, small kettle lakes, and cold water streams, all on sandy soils. The mosiac of glacial moraine and pitted outwash throughout this Ecological Landscape has given rise to extensive wetlands in the outwash areas, and the headwaters of coldwater streams that originate in glacial moraines.

[16] WDNR, 2002. *Ecological Landscapes of Wisconsin*

- **Southeast Glacial Plains** is located in the eastern portions of Waushara County, made up of glacial till plains and moraines. Most of this Ecological Landscape is composed of glacial materials deposited during the Wisconsin Ice Age.

The Village of Lohrville falls within the Central Sand Hills ecological landscape, and the Southeast Glacial Plains ecological landscape. Together, these ecological landscapes support numerous habitat types throughout Waushara County for a varied and abundant wildlife and fish community. Habitats found within Waushara County include streams, lakes, rivers, woodlands, marshes, open wet meadows, and fallow/abandoned farmland. White-tailed deer and small mammals such as opossum, raccoon, gray and fox squirrels are abundant in wooded areas. Lakes and streams support diverse warm and cold water fisheries. Wetlands attract waterfowl during spring and fall migrations as well as during the nesting season. Other wildlife found in the area include grassland and wetland birds, cottontail rabbits, mink, otter, muskrats, red fox, and a wide variety of songbirds and similar passerines.

Rare, Threatened and Endangered Species and Natural Communities

The Wisconsin Department of Natural Resources maintains a database of rare, special concern, threatened, and endangered species and natural communities in Waushara County.[17] In order to protect these communities from harm, their exact locations are not released to the public; however, Waushara County has access to this database. When a development proposal is presented to the county, the WDNR database is consulted prior to granting approval. Before development, precautions should be taken to minimize adverse impacts which could disturb potential habitats for these flora and fauna. A list of the rare, threatened, and endangered species and natural communities is included in Appendix E (please note that the WDNR database is organized by Township and therefore the surrounding Town of Warren is listed in Appendix E).

Exotic and Invasive Species

Non-native species commonly referred to as exotic or invasive species have been recognized in recent years as a major threat to the integrity of native ecosystems, habitats, and the species that utilize those habitats. Invasive species disrupt native ecosystems by out-competing native plants and animals for valuable resources such as food and space. The resulting competition between native and invasive species has the potential to completely displace native species. Invasive species are found in both aquatic and terrestrial habitats. The WDNR updates a list of plant and animal invasive species in Wisconsin. This list can be found on the Department's website at: http://dnr.wi.gov/invasives/. Human livelihood and quality of life are greatly altered by invasive species; they hamper boating, swimming, fishing, and other water recreation; place an economic burden on local communities in eradication and control costs; and in some instances present a potential fire hazard. Prior to introduction of any non-native fish or wildlife, a permit from the WDNR is required pursuant to Wisconsin Statutes 29.736 and 29.745.

Woodlands

Originally, the majority of Waushara County contained vegetation consisting of a mixture of oak forest species interspersed with pine forests and oak openings with an understory of prairie

[17] WDNR. 2005. *Natural Heritage Inventory Program*. http://dnr.wi.gov/org/land/er/nhi/.

grasses. Waushara County once encompassed substantial areas of wetland conifers, lowland hardwoods, wet meadows with lowland shrubs, and marshes. Currently, upland forest areas are characterized by an oak-hickory association. Pine species are found throughout much of the county, while the wetland conifers have been replaced largely by shrub wetlands, general agriculture, and urban areas. Woodlands are found in large stands as well as scattered throughout the Village. ***Woodlands comprise about 42 percent of the total land area in the Village of Lohrville*** (Table 6-10, Exhibit 6-6).

Forests and woodlands can be classified into one of two categories: general (unplanted) woodlands and planted woodlands. General woodlands are naturally occurring forests and hedgerows. Planted woodlands are tree plantations in which trees are found in rows; these areas include orchards, timber tracts, Christmas tree production and other general uses. ***There are 271 acres of general woodlands and 55 acres of planted woodlands in the Village of Lohrville.*** These woodlands should be considered as prime wildlife habitat areas; efforts to protect them from encroaching development should be evaluated (Table 6-10).

Table 6-10. Woodlands

	General Woodlands		Planted Woodlands		Total Woodlands		Total
Community	Acres	Percent	Acres	Percent	Acres	Percent	Acres
V. Lohrville	271	34.6%	55	7.0%	326	41.6%	782

Source: ECWRPC, 2005.

Table 6-11. Managed Forest Law Lands

Community	Acres	Percent
V. Lohrville	7.7	2.4%

Source: WDNR, 2008.

The Forest Crop Law of 1927 (FCL) and the Woodland Tax Law of 1954 (WTL) were established to encourage sound forestry practices on private lands. In 1985, the Managed Forest Law (MFL) replaced both the FCL and WTL.[18] Enrollment in the FCL closed in 1986, and renewal in the program is not permitted. The last WTL contract expired in 2000. The MFL ensures the growth of future commercial crops while balancing individual property owner objectives and society's need for compatible recreational activities, forestry aesthetics, wildlife habitat, erosion control and protection of endangered resources. ***In 2008, a total of 7.7 acres were actively managed within the Village of Lohrville under the MFL*** (Table 6-11).

Parks, Open Space, and Recreational Resources

Public open space such as parks and parkways are important to the quality of life within a community. These lands serve many purposes including outdoor recreation and education; buffers between different land uses; flood and stormwater management; habitat preservation; air and surface water quality improvements; protection of groundwater recharge areas; and aesthetics. They can also enhance the value of nearby properties. (See Utilities & Community Facilities Chapter)

[18] WDNR. 2005. *Managed Forest* Law. http://dnr.wi.gov/org/land/forestry/ftax/mfl.htm.

Wisconsin Department of Natural Resources (WDNR) and Public Lands

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

State Fishery Areas (SFAs) protect important waterways in Wisconsin by providing a natural buffer from agricultural practices and urban runoff. SFAs often preserve and manage the headwaters or springs of streams which serve as the biological base for fish and other aquatic life. SFAs also increase the availability of public access to navigable waterways throughout the state.

The Village of Lohrville has approximately 1 acre of State owned lands within its boundary:

State Wildlife Areas:

The Village of Lohrville does not have lands classified as State Wildlife Areas.

State Fishery Areas:

- ***Willow Creek Fishery Area is composed of Willow Creek and three tributaries: Rattlesnake, Thornstead (Bruce) and Cedar Spring Creek.*** These streams are high quality trout waters that are generally crystal clear. State owner ship is fragmented over ten miles of stream corridors with substantial public access within the Willow Creek's watershed where it originates in north central Waushara County.

WDNR Managed Lands:

- ***The WDNR owns easements along the Willow Creek corridor which provides public access to the fragmented Willow Creek Fishery areas.***

Environmental Corridors

Environmental corridors are continuous systems of open space created by the natural linkage of environmentally sensitive lands such as woodlands, wetlands, and habitat areas that provide important travel ways for a variety of wildlife and bird species. These features are sensitive natural resources; preserving the corridors from development protects habitat and keeps non-point source pollution to a minimum, thus ensuring that high quality groundwater and surface water is maintained and habitat is not impaired.

Mineral Resources

Non-metallic Mineral Resources. Non-metallic mineral resources include all mined minerals other than those mined as a source of metal. Economically important non-metallic minerals include building stone, lime, sand, gravel, and crushed stone. ***There is one active non-metallic mining site in the Village of Lohrville*** (Table 6-12 & Exhibit 6-6).

Table 6-12. Non-metallic Mining Sites

Operator	Total Acres	Location (Section number)
Oakfield Stone Co.	1	18

Source: Waushara County Zoning, 2008.

Metallic Mineral Resources. Metallic mineral mining refers to mining of mineral deposits that contain recoverable quantities of metals such as copper, zinc, lead, iron, gold, silver, and others. ***There are no active metallic mining sites in the Village of Lohrville.***

Solid and Hazardous Waste

The Wisconsin Department of Natural Resources has inventoried the past and current sites which have been used for solid and/or hazardous waste disposal.[19] The list includes active, inactive, and abandoned landfills and collection sites. Inclusion of a site on the Registry does not mean that environmental contamination has occurred, is occurring, or will occur in the future. Instead, the document is intended to be utilized as a general information resource and planning tool. ***There is one site in the Village of Lohrville listed on the WDNR's registry of active, inactive and abandoned sites where solid waste or hazardous wastes were known or likely to have been disposed*** (Table 6-13).

Table 6-13. Waste Disposal Sites

Facility Name	Location (Section number)
Village of Lohrville	18

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

Air Quality

Air quality, particularly good air quality, is often taken for granted. Clean air is vital to maintain public health. Sound local and regional planning can minimize negative impacts to the air. Development patterns can impact automobile use. As communities become more spread out, the use of automobiles increases dramatically, resulting in more emissions and subsequent decreases in air quality. As residential development moves into rural areas, there are increased conflicts between non-farm residents and agricultural operations that emit odors and dust. Emissions from certain industrial uses also have the potential to impact air quality.

[19] Wisconsin Department of Natural Resources. 1999. *Registry of Waste Disposal Sites in Wisconsin.*

There are no areas in Waushara County which exceed the limits of the National Ambient Air Quality Standards (NAAQS) for ozone, particulates, or carbon monoxide. The nearest ozone monitoring sites are in Brown and Outagamie Counties.[20]

Cultural Resources

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

State and National Register of Historic Places

The Wisconsin Historical Society's Division of Historical Preservation (DHP) is a clearing house for information related to the state's cultural resources including buildings and archaeological sites. A primary responsibility of the DHP is to administer the State and National Register of Historic Places programs. The National Register is the official national list of historic properties in the United States that are worthy of preservation. The program is maintained by the National Park Service in the U.S. Department of the Interior. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage. The inventory is maintained by the DHP. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or local history. Sites are chosen based on the architectural, archaeological, cultural, or engineering significance.

At the present, no properties within the Village of Lohrville listed on the National Register. However, the National Register is not a static inventory. Properties are constantly being added, and, less frequently, removed. It is, therefore, important to access the most updated version of the National Register properties. This can be found by accessing the DHP website (http://www.wisconsinhistory.org/hp/register/welcome.asp) or by contacting the DHP at (608) 264-6500.

Architecture and History Inventory (AHI)

In order to determine those sites that are eligible for inclusion on the National Register, the DHP frequently funds historical, architectural, and archaeological surveys of municipalities and counties within the state. Surveys are also conducted in conjunction with other activities such as highway construction projects. A minimal amount of this type of survey work has been done in Waushara County. The Wisconsin Historical Society records indicate that a survey of Lohrville was completed in 1981 and 1993.

A search of the DHP's on-line Architecture and History Inventory (AHI) reveals that eleven properties are listed in the Village of Lohrville. Inclusion in this inventory conveys no special status, rights, restrictions, or benefits to owners of these properties. It simply means that some type of information on these properties exists in the DHP's collections. As was the case in the Town of Aurora, some of these properties may no longer exist. AHI is primarily used as a research and planning tool. Like the National Register, this is not a static inventory. Properties are constantly being updated. Information can be found on the DHP web site (http://www.wisconsinhistory.org/ahi/search.asp?cnty=WS).

[20] U.S. Environmental Protection Agency. 2007. *County Air Quality Report – Criteria Air Pollutants*.

Archaeological Sites Inventory (ASI)

An inventory similar to the AHI exists for known archaeological sites across the state: the Archaeological Sites Inventory (ASI). Due to the sensitive nature of archaeological sites, information as to their whereabouts is not currently made available on-line. This information is distributed only on a need-to-know basis. Archaeological sites are added to ASI as they are discovered; discovery is a continual process. For technical assistance and up to date information on sites within a given area, contact the DHP at (608) 264-6500.

Museums/Other Historic Resources

Museums protect valuable historic resources for community enjoyment. Residents are welcome to learn from the exhibits and amenities they have to offer. Although there are no museums in Lorvhille, several museums are located in close proximity to the village. The **Berlin Historical Society Museum** is located in the City of Berlin. This museum documents the history of the City of Berlin and the surrounding area. Exhibits re-tell the discovery and early settlement of the area. The **Waushara County Museum** is housed in the former county jail in Wautoma. The Waushara County Historical Society maintains several exhibits detailing the genealogy, antiques, and the history of the sheriffs department. The original doors and bars of the jail cells have been preserved. Other nearby museums are located in the Oshkosh and Appleton areas.

Local History[21]

The earliest inhabitants of Waushara County were Native Americans. Considerable evidence of this occupation has been found. A total of 332 mounds, 49 camp and village sites, two spirit stones, two cemeteries, and several other archeological sites have been discovered. Some of these sites are located within the Group D cluster. A trail used by Native Americans and early settlers followed the north shore of Silver Lake. Known campsites were found near the Wautoma Millpond, south of the City of Wautoma near the White River, and along several lakes. Evidence of Indian burial mounds can be found near Silver Lake, Hills Lake, and near the source of the Village of Lohrville, to the U.S. Government.

In 1848, Isaac and William Warwick, the first white settlers to Waushara County, built a log cabin in the Town of Marion. During the winter of 1848 to 1849, Philip Green settled on the site of the former Village of Wautoma. Other settlers soon followed. By 1849 a crude dirt road was built between Berlin (Strong's Landing) and Wautoma (Shumway Town). This road basically followed present day CTH F. Later, a dirt road was built that connected "Sand Prairie" (Redgranite) to the "Strong's Landing"-"Shumway Road". The Wisconsin Legislature established Waushara County on February 15, 1851. The county was initially comprised of one town; the Town of Waushara and the county seat was established in Sacramento, near the City of Berlin. However during that same year, the towns of Dakota (November 11th), Marion (April 1st) and Wautoma (April 1st) were created. A sawmill and store were built near the Wautoma Millpond (Shumway's Mill) and soon other business establishments followed. The original plat of the

[21] Reetz, E. 1981. *Come Back in Time: Vol. 1*.
Stertz, N. 1996. *Auroraville, Wisconsin*.
Fox, G., and E.C. Tagatz. *The Wisconsin Archeologist*. http://www.wisconsinhistory.org/turningpoints/tp-061/?action=more_essay

Village of Wautoma was recorded on December 24, 1853, and soon a small community existed. In 1854, after a bitter debate, the county seat was moved from Sacramento to Wautoma. The first court house was built in 1857 for $10,000. During this same time period, early settlers or farmers were also moving into the Town of Warren. Wautoma was incorporated into a village in 1901 and a city in 1940.

Granite was discovered in Wisconsin in 1880 near Wausau. However, the mahogany-colored granite was not discovered in the "Sand Prairie" area until 1887. This granite was exposed near the surface, and quarries began to be developed in the Redgranite area. In 1902, the Chicago and Northwestern Railroad built a seven mile spur line from its Fond du Lac-Princeton-Marshfield line to Lohrville and Redgranite. This connection to the mainline was called Bannerman Junction after William Bannerman, one of the original owners of the Berlin Granite Company.

As quarrying operations expanded in Redgranite, they spread to nearby Lohrville, where Fredd MacCall developed a quarry on his homestead. The quarry was eventually sold to the American Granite Company, where it became known as "the big job," employing between 200 and 300 men. Previously known as Puerth, Lohrville officially garnered is current name around 1908; the village was named after Charles Lohr, the first president of the American Granite Company.

Granite operations continued to flourish, eventually leading to two freight and two passenger trains stopping in Lohrville on a daily basis. This boom-time led to the construction of a boarding house for quarry men, and construction of the Lohrville State Bank, which also housed the American Granite Company. Smaller quarries were started just west of Lohrville, including the West Point quarry (just off of CTH N) and the Flynn quarry in Shawville.

By the late 1920s the demand for red granite as a paving stone decreased as more highways were constructed out of concrete and asphalt. For a period of time, however, the demand for breakwater stone sustained the quarries. In August 1931, the Red Granite quarry closed permanently; the Lohrville quarry closed in November of that year.

Ethnic Origin

In 2000, the most common ancestry identified by village and county residents was German (Table 6-14; Appendix E, Table E-2). ***Thirty-nine percent (32.1%) of Village of Lohrville and 38.0 percent of Waushara County residents claimed German ancestry.*** Several residents (21.1% Village of Lohrville, 20.0% Waushara County) could not identify or chose not to report their ancestry. The second most common ancestry identified by Village of Lohrville and Waushara County residents was Polish. Approximately eight percent (7.8%) of residents in the Village of Lohrville and 7.3 percent of Waushara County residents claimed Polish ancestry.

Research has shown that there is a high correlation between those communities with Pennsylvania German ancestry and those communities with concentrations of Amish population.[22] Within Waushara County, Amish settlements include 52 households, 291 people, and an average household size of 5.6 persons (Appendix E, Table E-3). Thirty-three percent are employed in farming, 23 percent in dairying and 51 percent in woodworking. ***While***

[22] UW Madison Applied Population Lab

Waushara County has Amish Settlements, these settlements are not concentrated in the Village of Lohrville area. According to power point presentation given by UW-Extension[23], in 2000, there were between 0 to 10 Waushara County residents over the age of 5, who speak a Germanic language at home in the Village of Lohrville. It further states that "The Amish speak a Germanic language at home".

Table 6-14. Top 5 Ancestries

	Ancestry	Total Population in Sample	Percent of Population
V. Lohrville	German	135	32.1%
	Unclassified or Not reported	89	21.1%
	Polish	33	7.8%
	United States or American	31	7.4%
	Irish	24	5.7%
	Total Population	421	100.0%
Waushara County	German	8,805	38.0%
	Unclassified or Not reported	4,629	20.0%
	Polish	1,681	7.3%
	Irish	1,101	4.8%
	United States or American	1,055	4.6%
	Total Population	23,154	100.0%

Note: Includes individuals who only reported one ancestry and the first response listed for those who reported multiple ancestries.

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

Key Findings

Agricultural Resources

- The highest percentage of land (soils) within the Village of Lohrville is classified as unique farmland.

Natural Resources

Soils

- About 48 percent of the area in the Village of Lohrville is suitable for conventional systems; while another 19.6 percent is suitable for at-grade, in-ground pressure and mound systems.
- Over one-third of the area within the Village of Lohrville (38.4%, 301 acres) has soils that are considered to have a very high suitability for building site development.

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

- Although the Village's soils are rated for septage spreading, actual land spreading does not occur within the Village limits.

Geography and Topography

- Within the Village of Lohrville, land relief is approximately 60 feet, from a low of 800 feet above sea level to a high of 860 predominately located in east of CTH EE.
- Approximately ninety-nine percent (99.4%, 778 acres) of the Village of Lohrville is classified as having slopes less than 12 percent.

Water Resources

- Surface water drainage for the Village of Lohrville is located within the Wolf River Basin and the Upper Fox River Basin.
- The Village of Lohrville falls within two sub-watersheds: the Fox River / Berlin Sub-watershed (Upper Fox River Basin) and the Pine River and Willow Creek Sub-watershed (Wolf River Basin).
- *There is one lake and/or impoundment found within the Village of Lohrville*.
- A small portion of Willow Creek falls within the Village's boundaries.
- FEMA does map floodplains for the Village of Lohrville, however a small portion of Willow Creek's mapped flood plains (within the surrounding Town of Warren) could potentially influence lands located in the north or STH 21 and east of Happersett Lane.
- Approximately twenty-two percent (22.3%, 174 acres) of the Village of Lohrville is classified as wetlands.
- A groundwater divide, located west and parallel to the topographic divide, cuts diagonally through Waushara County. Extending from Marquette County, through the Towns of Hancock and Coloma, the Village of Lohrville, east of the Village of Plainfield to the Portage County line.
- One well within the surrounding Town of Warren exceeded the 10 ppm threshold level for nitrate.
- Groundwater depths of less than two feet are found in thirty-nine percent (308 acres) of the land area.
- A portion of the Village falls within the Town of Warren (PA 96-70-01) Atrazine prohibition area (sections 18, east of CTH EE).

Wildlife Resources

- The Village of Lohrville falls within the Central Sand Hills ecological landscape, and the Southeast Glacial Plains ecological landscape.
- Woodlands comprise about 42 percent of the total land area in the Village of Lohrville.
- There are 271 acres of general woodlands and 55 acres of planted woodlands in the Village of Lohrville.
- In 2008, a total of 7.7 acres were actively managed with the Village of Lohrville under the MFL.

Parks, Open Space and Recreational Resources

- The Village of Lohrville has approximately 1 acre of State owned lands within its boundary.

- Willow Creek Fishery Area is composed of Willow Creek and three tributaries: Rattlesnake, Thornstead (Bruce) and Cedar Spring Creek.
- The WDNR owns easements along the Willow Creek corridor which provides public access to the fragmented Willow Creek Fishery areas.

Mineral Resources

- There is one active non-metallic mining site in the Village of Lohrville
- There are no metallic mineral resource sites in the Village of Lohrville.

Solid and Hazardous Waste

- There is one site in the Village of Lohrville listed on the WDNR's registry of active, inactive and abandoned sites where solid waste or hazardous wastes were known or likely to have been disposed.

Air Quality

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

Cultural Resources

Historic Properties

- At the present, no properties within the Village of Lohrville listed on the National Register.
- A search of the DHP's on-line Architecture and History Inventory (AHI) reveals that eleven properties are listed in the Village of Lohrville.

Ethnic Origins

- In 2000, the most common ancestry identified by village and county residents was German.
- Thirty-nine percent (32.1%) of Village of Lohrville and 38.0 percent of Waushara County residents claimed German ancestry.
- While Waushara County has Amish Settlements, these settlements are not concentrated in the Village of Lohrville area.

INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS

Wisconsin's important agricultural base is strongly integrated with its natural resources. Complex agricultural patterns are mixed with the state's natural features to form a patchwork of different land uses. Natural resource issues and concerns are closely linked to activities taking place on agricultural lands, not only adjacent to one another, but in the area. Soil erosion from farm fields and surface water runoff of crop nutrients and agricultural chemicals can impact the quality of streams, rivers, and lakes. Leaching of pesticides and nutrients has the potential to impact underground aquifers and affect drinking water supplies. There is a growing concern,

especially in areas where rural residential development is occurring, about the impact of livestock farming on air quality. However, it is important to note that individual farming operations differ in management practices and vary widely in their contribution to these environmental problems.

Although agricultural activities can have negative impacts on the environment, they can also provide positive benefits. People value the open agricultural landscape and the benefits of maintaining wildlife habitats. Other benefits include nutrient recycling and enhanced water recharge.

The long, rich history of farming in Wisconsin has lead to the creation and exposure of many of the state's archaeological sites. In the County it is not uncommon to find evidence of native villages and burial mounds. Architecturally distinctive homes, barns, or entire farmsteads can reflect a significant time period, be associated with a notable person, reflect ethnic building types and construction practices, or represent an example of a once important agricultural specialty.

Economic Development

Agriculture, natural and cultural resources should be considered when developing an economic development plan. It is important to remember that farming is still an important segment of Waushara County's rural economy. There may be specific economic development strategies that could help improve the well-being of local farmers; as long as financial conditions remain difficult, farmers will continue to find alterative uses for their land. Natural resources can provide a positive economic benefit to the area through recreational uses and overall aesthetics. However, protection and impact to the area's natural resources should be considered whenever a new business or development is proposed.

Cultural and natural elements provide opportunities for enhanced quality of life for current residents and can be a valuable tool to bring new workers and employers to the area. Historic preservation can be used to enhance unique qualities found in many of Waushara County's communities and towns.

Housing

Agriculture and natural resources need to be considered when planning for the housing element. Most new residential construction is occurring on agricultural land or adjacent to significant natural resources such as a lake, stream, river, wetland, steep slope, or woods. Although these natural features provide aesthetically pleasing views for new homeowners, residential encroachment has detrimental impacts to the natural resource base. In many areas, housing development patterns have been rather haphazard. Scattered housing patterns have resulted in high costs to local communities in the form of lost farmland, increased demand for public services, and conflicts between homeowners, farmers, environmentalists, and recreationalists. Demand for home sites also drives land costs upward, reducing the ability of farmers to buy land to either begin farming or expand existing operations.

Existing older housing stock provides community character and reflects the historical development of the area. Older neighborhoods often offer the best opportunities for low income housing that can be rehabilitated using community improvement programs. Abandoned

historic industrial buildings and old schools can be retrofitted and preserved to provide unique and attractive affordable housing for the community.

Transportation

Transportation planning should consider the transportation needs of the area. Transportation is critical to the agricultural community because it provides access to suppliers, processors, haulers, and other support industries. The transportation network also allows goods to be brought to local, regional, national, and international markets. An efficient transportation network can increase income levels for Wisconsin farmers. Additionally, when planning for transportation, it is important to consider how rural residential developments and expanding agricultural operations will affect the transportation infrastructure and safety of the local area. Development and subsequent transportation improvements may impact the County's natural resources, wetland areas, and farmland adjacent to existing highway corridors. To minimize this impact, Waushara County and its communities should monitor these situations and consider development techniques that offer greater environmental protection.

When transportation corridors are expanded or proposed, care should be taken to minimize the effects on historical and cultural resources. Sensitivity must be shown for historic buildings and markers as well as archaeological sites and objects. The integrity and identity of a community is dependent on the preservation of its historic character and distinctive natural features. For example, the identity and aesthetics of a historic neighborhood can easily be threatened by a street widening project that removes large trees and narrows street terraces.

Utilities and Community Facilities

Planned development leads to an efficient use of public infrastructure and reduces the amount of sprawl, which leads to the consumption of the rural landscape and other natural resources. Educating local officials and citizens about how local land use decisions impact the agricultural industry is important if the ability to grow and raise food is to be preserved. Diminishing farmland also affects a community's ability to land spread bio-solids, a byproduct of the wastewater treatment process. As large areas of farmland in close proximity to suburban areas decrease, communities must travel longer distances to dispose of this waste, thereby increasing the cost of sewage disposal.

Similar to farmland, our natural resources are limited and are being consumed at an alarming rate. Fossil fuel emissions lead to persistent health and environmental problems; regional haze; acidification of surface waters and forests; mercury in fish and other wildlife; acidic damage and erosion to buildings and other materials; ozone damage to forests; and eutrophication of water bodies. Renewable energy, or an alternative energy source, is created from sustainable natural resources. Corn and other cellulose products can be used to produce ethanol for alternative fuel vehicles. Wind energy provides an alternative to coal and natural gas boilers.

To maintain our quality of life, it is essential that not only is growth accommodated but that it be done while protecting our natural environment. The quality of the region's surface and groundwater resources are linked to the proper siting, installation, and maintenance of individual on site wastewater systems. Improper treatment and discharge of human waste and bacteria can contaminate public and private water supplies. The impact of increased

development and associated impervious area can adversely affect groundwater quality and quantity.

Public buildings such as city or town halls, county courthouses, schools, water treatment plants, water towers, libraries, and fire stations are often architecturally significant landmarks in a community and are an important element of the community's character. Even when these buildings have outgrown their original use, they are often converted into a community center, senior center, housing or another productive use due to the community's attachment to them.

Land Use

Land use is an integral part of all the elements in the plan. County residents value the preservation of agricultural land and the natural resources. There is a need to protect the rural atmosphere while allowing for controlled orderly development. Opportunities for historical preservation should also be considered in all future planning, zoning, and development decisions.

Intergovernmental Cooperation

Many agricultural and natural resource issues go beyond local boundaries. Watersheds and other ecosystems, economic conditions, transportation patterns, and housing can impact regions as a whole. Air and water pass over the landscape so that one jurisdiction's activities can affect other jurisdictions located downwind or downstream. Regional development patterns and neighboring municipal land use policies also affect land price, availability of land, and the economic performance of local farms in adjoining towns. Unless towns, cities, villages, and counties communicate and coordinate effectively, it will be difficult to control growth in agricultural areas that preserves farmland and protects natural resources.

Preserving a community's heritage allows people to connect with the past. Unfortunately, little has been done in Waushara County to establish a base of historically significant buildings and other features. The Wisconsin Historical Society's Division of Historic Preservation provides funding to local governments and non-profit organizations. These funds can be sought independently or collectively with neighboring communities to fund architectural and historical surveys. Communities should work together to utilize existing local expertise on not only the history of the area, but also on historic preservation issues.

POLICIES AND PROGRAMS

State, Regional, County, and Local Policies

Wisconsin Administrative Code. Comm 83, revised during the 1990s to add provisions for new wastewater treatment system technologies and land suitability criteria, came into effect on July 1, 2000. Unlike the code it replaced, the new rules prescribe end results – the purity of wastewater discharged from the system – instead of specific characteristics of the installation. This rule provides land owners with more on-site wastewater treatment options, while at the same time protecting natural resources and groundwater. Within Waushara County, holding tanks are banned for new construction and are not allowed for replacement systems unless the property cannot support any other on-site sewage disposal systems.

NR-103, Water Quality Standards for Wetlands, establishes water quality standards for wetlands.

NR-115, Wisconsin's Shoreland Management Program, requires counties to adopt zoning and subdivision regulations for the protection of all shorelands in unincorporated areas.

NR-116, Wisconsin's Floodplain Management Program, requires municipalities to adopt reasonable and effective floodplain zoning ordinances.

NR-117, Wisconsin's City and Village Shoreland-Wetland Protection Program, establishes minimum standards for city and village shoreland-wetland zoning ordinances.

NR-135 was established to ensure that nonmetallic mining sites are properly abandoned. This law promotes the removal or reuse of nonmetallic mining refuse, removal of roads no longer in use, grading of the nonmetallic mining site, replacement of topsoil, stabilization of soil conditions, establishment of vegetative groundcover, control of surface water flow and groundwater withdrawal, prevention of environmental pollution, development and reclamation of existing nonmetallic mining sites, and development and restoration of plant, fish and wildlife habitat if needed to comply with an approved reclamation plan.

NR-243, Animal Feeding Operations, purpose of this chapter is to implement design standards and accepted manure management practices for concentrated animal feeding operations. This chapter also establishes the criteria under which the department may issue a notice of discharge or a permit to other animal feeding operations which discharge pollutants to waters of the state or fail to comply with applicable performance standards and prohibitions in ch. NR 151 .

Wisconsin State Statutes. Wis. Stats. S. 93.90 and rule ATCP 51, Livestock Facility Siting Law regulates the siting of new and expanded livestock operations. The statute limits the exclusion of livestock facilities from agricultural zoning districts. It establishes procedures local governments must follow if they decide to issue conditional use or other local permits for siting livestock facilities. It also creates the Livestock Facility Siting Review Board to hear appeals concerning local decisions on permits.

Wis. Stats. S. 823.08, Actions against agricultural uses. The "Right to Farm" law protects farmers from nuisance law suits related to odor and noise in normal agricultural operations provided that pubic health and safety are not endangered.

Regional

East Central Wisconsin Regional Planning Commission. East Central has adopted a regional comprehensive plan. As a part of this Plan, East Central has adopted several core policies and/or goals for agricultural, natural, and cultural resources.

Agricultural Resources

- Encourage appropriate and practical conservation oriented land and wildlife management practices.
- Promote management of renewable resources in ways compatible with sustained yield.

- Support land use patterns which are consistent with soil suitability and other environmental considerations.
- Encourage development on lands not suitable for farming and community recreation.
- Maintain employment and increased income in the agricultural sector.
- Encourage contiguous planned development to eliminate the intermingling of farms and urban land uses.
- Preserve land suitable for the production of food and fiber to meet present and future needs.
- Promote adoption of exclusive agricultural zoning districts to ensure that valuable farming lands are not lost or disrupted by urban land uses.

Natural Resources

- Improve and protect surface and groundwater quality.
- Improve and/or maintain high air quality.
- Preserve and protect environmentally sensitive areas and promote the linking of these areas into environmental corridors.
- Manage wildlife and wildlife habitat in a manner that maintains ecological stability and diversity while considering the social and economic impacts.
- Protect nonmetallic mineral deposit sites.
- Ensure sufficient natural public open space is provided to meet the active and passive recreational needs of all residents while preserving and protecting the region's natural and cultural resources.
- Promote the consideration of design and aesthetics as a means of ensuring that communities and the region as a whole remain attractive as places to live, work, and play.

Cultural Resources

- Establish a regional cultural resource implementation committee to work on pursuing implementation of the regional cultural resources plan.
- Hold an annual Cultural Resources Summit where local organizations, preservation professionals, HP commissioners, and the general public could hear speakers, exchange ideas and interact with each other, raise and address current issues and needs, and encourage support for cultural resource appreciation, enhancement, and protection.
- Create a web-based clearinghouse to serve the region, offering a variety of resources to support preservation of our prehistoric and historic, archeological, and cultural heritage.
- Ensure that decision makers have an understanding of, and an appreciation for, cultural resource protection.
- Make the public better aware of the tax benefits and protections which are available to local landmarks, state and national register site properties, as well as associated responsibilities.
- Work with the Wisconsin Historical Society to increase access to the WHS WHPD database and expand its usefulness to a broader user base.
- Develop an easy, reliable way to alert local government officials conducting permit reviews, and prospective buyers making land/home purchase decisions, as to the location of culturally significant properties by including these cultural resource status designations in all title transfer records.

- Work with local and regional groups to update the State's list of archaeological and historical inventories.
- Revise the Wisconsin State Statutes (709.02) to expand and include "archaeological sites" as well as historic buildings and sites, in the items which realtors must make known to potential buyers.
- Prevent generational loss of cultural heritage by encouraging the use of more cultural resource programming in the history and social studies curriculum of K-12 and higher education institutions in the region.
- Establish a Cultural Resource Center for the ECWRPC region.
- Encourage greater interaction and sharing of ideas, resource materials, etc. between the private sector and the public sector, volunteers and professionals.

County

Waushara County Farmland Preservation Plan. Waushara County adopted a Farmland Preservation Plan of June 9, 1981. Adoption of this plan allows farmers in preservation areas (existing farms with at least 35 acres of productive cropland that are mapped as preservation areas) to sign agreements on a voluntary basis under the State's Farmland Preservation Act for tax credits. Even though existing cropland is enrolled in this program, farmland in the county continues to be lost as more and more people seek homesites in rural areas.

Federal and State Programs

Federal

United States Department of Agriculture

Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP). These programs protect sensitive land by reducing erosion, increasing wildlife habitat, improving water quality, and increasing forestland. CREP, a partnership between federal and state agencies and county land conservation departments, allows a landowner to enroll agricultural lands into various land conservation management practices. To be eligible under this program, farmland needs to be highly prone to erosion and must have been planted for 4 to 6 years before the enactment of the 2002 law. Marginal pastureland is also eligible. Producers need to develop and follow a plan for the conversion of cropland to less intensive use and to assist with the cost, establishment, and maintenance of conservation practices. More information can be found at http://www.nrcs.usda.gov/Programs/crp/ and http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=cep.

Grassland Reserve Program (GRP). This program is used to protect private grasslands, shrublands, and pasturelands. Agricultural areas which were formerly one of these ecosystems are also eligible for enrollment. The program helps to restore native grasslands and forbs by banning any agricultural practice which requires breaking the ground. Landowners must place their land into an easement for a period of between 10 and 30 years. An accompanying restoration plan delineates how best to return the area to a natural state. Program participants must share in installation costs. More information can be found at http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=grp.

Wildlife Habitat Incentives Program (WHIP). This voluntary program is used to develop or improve wildlife habitat on privately owned land. All private land is eligible for this program unless the land is enrolled in CRP, WRP, or other similar programs. Producers must design and implement a wildlife habitat development plan and assist in the implementation costs. More information can be found at http://www.nrcs.usda.gov/Programs/whip/.

Grazing Lands Conservation Incentive. This program provides cost sharing to improve grazing land management. More information can be found at http://www.nrcs.usda.gov/Programs/glci/.

Environmental Quality Incentives Program (EQIP). This voluntary conservation program promotes agricultural production and environmental quality and compatible goals. Financial assistance and technical help are offered to assist eligible participants in the installation and implementation of structural improvements and management practices which better protect agricultural land from environmental degradation. All private agricultural land is eligible for enrollment including cropland, grassland, pastureland, and non-industrial private forestland. Participants are required to develop and implement a EQIP plan that describes the conservation and environmental purposes to be achieved. Participants must share in the overall costs. More information can be found at http://www.nrcs.usda.gov/Programs/eqip/.

Forest Land Enhancement Program (FLEP). This program aids landowners in the application of sustainable forestry on private land. The program places a permanent easement on farmland. All non-industrial private forestlands are eligible for financial, technical, and educational assistance. Landowners must develop and implement a management plan to harvest timber while protecting the environmental quality of the forest. More information can be found at http://www.fs.fed.us/spf/coop/programs/loa/flep.shtml.

USDA Farmland Protection Policy Act (FPPA). The purpose of this program is to maintain prime farmland in agricultural use through agricultural conservation easements. This program provides funding for state, tribal, or local government to purchase development rights on prime agricultural land. More information can be found at http://www.nrcs.usda.gov/programs/fppa/.

Wetland Reserve Program. This program which provides financial and technical assistance to private landowners to restore, protect, and enhance wetlands. The management goals include restoring both the functional values of the wetlands and providing optimal wildlife habitat. Most private wetlands that were converted to agricultural uses prior to 1985 are eligible. Participants must develop and follow a plan for the restoration and maintenance of the wetland and, if necessary, assist in the cost of restoration. More information can be found at http://www.nrcs.usda.gov/PROGRAMS/wrp/.

US Environmental Protection Agency

Clean Water Act (1977). The Clean Water Act established the basic structure for regulating discharges of pollutants into the waters of the United States.

National Pollution Discharge Elimination System (NPDES) Storm Water Program. The NPDES program addressed the non-agricultural sources of storm water discharge and the Safe Drinking Water Act.

State

Wisconsin Department of Agriculture, Trade and Consumer Protection

Wisconsin Farmland Preservation Program. The 1977 Wisconsin Farmland Preservation Program was developed to preserve farmland through local planning and zoning; promote soil and water conservation; and provide tax relief to participating landowners. Landowners qualify if their land is located in an exclusively agricultural zoning district or if they sign an agreement to use their land exclusively for agricultural purposes. Participating landowners must comply with soil and water conservation standards set by the state Land Conservation Board.

Wisconsin Department of Revenue

Farmland Tax Relief Credit Program. The Farmland Tax Relief Credit Program provides tax relief to all farmland owners with 35 or more acres. The credit is computed as a percentage of the first $10,000 in property taxes up to a maximum credit of $1,500. The DOR determines the actual percentage based on the estimated number of claims and amount appropriated for the credit.[24]

Wisconsin Department of Natural Resources

Wisconsin Pollutant Discharge Elimination System Permits (WPDES). The Wisconsin Pollutant Discharge Elimination System Permits (WPDES) was instituted as a complement to the NPDES program. WPDES regulates municipal, industrial, and agricultural operations which discharge (or have the potential to discharge) into local surface waters. Depending on the site-specific land use, the program regulates three different uses. Wastewater discharge permits regulate effluents discharged by industries and municipalities into surface and groundwater. Construction sites greater than one acre and industrial sites (non-metallic mining) are regulated through stormwater runoff permits.[25] Concentrated Animal Feeding Operations (CAFOs) with 1,000 animal units or more are regulated as a result of potential contamination from animal waste.[26] If an individual operation is found to be a significant contributor of pollutants, it may be considered a medium-sized CAFO; permits can be issued for medium-sized CAFOs which exceed 300 animal units.

In order to be defined a CAFO, the agricultural operation must first be defined as an animal feeding operation (AFO). AFOs are facilities which animals are stored, stabled, or fed for at least 45 days within a 12 month period and which vegetation or post-harvest residues are not sustained in the normal growing season over any portion of the facility.[27] Permits require CAFOs to provide runoff management plans for outdoor lots and feed storage areas; a manure storage facility plan/diagram, an annually updated comprehensive manure management plan; and routine monitoring and reporting of daily operations. Permits are issued for a maximum of five years. The permit system regulates land application, manure storage, and runoff management; it does not address noise, land values, traffic, odors, or other similar types of

[24] Wisconsin Department of Revenue. 2002. *Division of Research and Policy Farmland Preservation Credit Program and Farmland Tax Relief Credit Program*.
[25] Wisconsin State Statutes NR 135 and NR 216.
[26] Wisconsin State Statutes NR 243.
[27] U.S. Environmental Protection Agency and U.S. Department of Agriculture. 1999. *Unified National Strategy for Animal Feeding Operations.*

issues because there is no statutory authority to do so. These issues must be regulated by county and local ordinances.

Forest Crop Law and Managed Forest Law. In 1927, the Wisconsin Legislature enacted the Forest Crop Law (FCL), a voluntary forest practices program to encourage sound forestry on private lands. It has promoted and encouraged long-term investments as well as the proper management of woodlands. This law allowed landowners to pay taxes on timber only after harvesting, or when the contract is terminated. Since the program expired in 1986, participants are not allowed to re-enroll in the program. Since 1986, the Managed Forest Law has replaced the Forest Crop Law.

The Managed Forest Law (MFL), enacted in 1985, encourages the growth of future commercial crops through sound forestry practices. To be eligible, a landowner must own at least 10 contiguous acres of woodlands in a village or town. The landowner must implement a forestry management plan for future commercial harvests on the land. Contracts can be entered for a period of either 25 or 50 years. Portions of the land enrolled are open to public access for hunting, fishing, cross-country skiing, sight-seeing, and hiking. The program recognizes individual property owners' objectives while providing for society's need for compatible recreational activities, forest aesthetics, wildlife habitat, erosion control, and protection of endangered resources.

Wisconsin Forest Landowner Grant Program. The Wisconsin Forest Landowner Grant Program assists private landowners in protecting and enhancing their woodlands. Only private non-industrial forest owners of at least 10 acres but no more than 500 acres who have an approved or pending forest stewardship management plan are eligible for assistance. Qualified projects include reforestation; soil and water protection; wetland and riparian protection, restoration, and creation; fish and wildlife habitat enhancement; recreational, historic, and aesthetic forest enhancement; and endangered or threatened resources protection.

Forest Land Enhancement Program (FLEP). The purpose of this program is to assist private landowners in protecting and enhancing their forested lands and water by providing cost-share reimbursement for sustainable forestry practices.

Partners for Fish and Wildlife. Partners for Fish and Wildlife is a program which provides financial and technical assistance to private landowners to restore, protect, and enhance wildlife habitats on their land. This is a voluntary incentive based program. State resource agencies and individual landowners work closely with the Service to help establish priorities and identify focus areas. The restoration of degraded wetlands, native grasslands, streams, riparian areas, and other habitats to conditions as close to natural is emphasized. The program's philosophy is to work proactively with private landowners for the mutual benefit of declining Federal trust species and the interests of the landowners involved. A 50 percent cost sharing is required from individual landowners. Landowners must sign an agreement to retain the restoration for a minimum of 10 years. During this time period, no other private property rights are lost.

Wisconsin Historical Society

The Wisconsin Historical Society (WHS) Division of Historic Preservation (DHP) provides funds for conducting surveys to identify and evaluate historical, architectural, and archaeological resources, nominating properties and districts to the National Register, and carrying out a

program of comprehensive historic preservation planning and education. These are available to local units of government and non-profit organizations. Although funding is limited, the DHP identified target communities during each funding cycle. In recent years the DHP has favored underrepresented communities: unincorporated communities or villages or fourth-tier cities with a population less than 5,000. A set of funds is also designated for use by Certified Local Government (CLG) status communities. In addition, many private funding sources specifically target smaller communities in the more rural parts of the state. Other specific programs are listed below.

Federal Historic Preservation Credit. This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a direct reduction in the federal income taxes. To qualify, buildings must be income producing historic buildings, must be listed on the National Register of Historic Places, or contribute to the character of a National Register Historic District.

Wisconsin Supplemental Historic Preservation Credit. This program returns an additional 5 percent of the cost of rehabilitation to owners as a discount on their Wisconsin state income taxes. Owners that qualify for the Federal Historic Preservation Credit automatically qualify for the Wisconsin supplement if they get National Park Service approval before they begin any work.

25-Percent State Income Tax Credits. This program can be used for the repair and rehabilitation of historic homes in Wisconsin. To qualify, buildings must be either listed on the state or national register; contribute to a state or national register historic district; or be eligible for individual listing in the state register.

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AGRICULTURAL RESOURCES – Village of Lohrville

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

STRATEGY AG 1.1: Preserve the area's most productive farmland for continued agricultural activities. While the Village of Lohrville has very little farmland within its corporate limits, they do recognize the influence that farming has contributed to the character, well being and vitality of the area.

STRATEGY AG 1.2: Maintain a critical mass of farmers needed to sustain the agribusiness community and other support businesses. The decline in the number of farms has hurt many support businesses, some of which no longer exist in the area. As a result, farmers often have to travel greater distances for equipment, supplies, and other services. To sustain the agribusiness community, enough farmers need to remain in farming to make it cost effective for support businesses to remain or relocate to the area. Additionally, while Christmas tree production has been a relatively stable commodity, the production of this crop has been declining in recent years. As more acreage is taken out of Christmas tree production, other crops that are well suited to the soils of Waushara County will need to be explored. Nurseries as well as pine or oak for lumber production may be among the possibilities.

- ***Recommendation AG 1.2.1. Encourage farmers in the county to explore opportunities for alternative crop production.***
  - *Village to join the county, towns, cities and villages in the area to support the farming community.*
  - *County to form a committee to explore alternative options. (Committee should include representation from local farmers, local communities, UW-Extension, county agricultural departments, as well as local businesses, Chamber of Commerce, County & Tri-County Economic Development Corporations.)*

STRATEGY AG 1.3: Ensure that agricultural activities are not compromised or restricted by adjacent land uses in significant agricultural areas. In many ways, modern day agriculture is an industrial activity; too often, residents new to living in rural areas find that many aspects of a farming operation are objectionable. Their collective voices can often make it difficult for a farmer to operate at his convenience and, more importantly, at maximum efficiency and profitability. While the Village of Lohrville does not have significant areas of agriculture, it does recognize the importance of protecting existing operating farms from development.

- ***Recommendation AG 1.3.1. Support a County action to create protective zoning or "green belts" around productive farm areas.***

STRATEGY AG 1.4: Encourage farmers to work with educators and other resource specialists to make their operations more economically viable. Farmers need to be aware of new tools, techniques and trends in equipment, products, crops, purchasing, and record keeping to enhance their ability to compete profitably, not only locally but also globally. A sound business plan combined with adequate financing at a favorable rate could well be the key driver in a farmer's decision to continue in agriculture.

- ***Recommendation AG 1.4.1: The county and UW-Extension should provide information and resources to farmers who are seeking to innovate, modernize or maintain their operation.***

STRATEGY AG 1.5: Solicit the expansion and/or creation of new complementary industrial and commercial agribusinesses and support local farm product processing and marketing initiatives. Waushara County has a rich and vibrant agricultural history. Agriculture still remains an important part of the local economy and on the citizens questionnaire, respondents stated that they value the rural atmosphere that they find in the county. Residents and tourists strive for a simpler life and appreciate the benefits of buying fresh food, and other products that are grown or made locally.

- ***Recommendation AG 1.5.1: Consider organizing a local farmers market.***
  - Consider collaborating with the Village of Redgranite to have a joint farmers market.
  - Select a location that is visible to "drive by traffic".
  - Explore the possibility of combining the Village's weekly farmers market with a countywide agricultural marketing effort.
  - Promote the farmers market countywide.
  - Invite various community partners to participate. (These partners could include the local Amish, bakery, florist, craftsmen and artists.)
  - Look at expanding the farmers market into a year-round indoor activity during the colder months of the year. (The winter program could be structured differently, a 2-4 hour educational presentation could be combined with baked goods, crafts, and meat sales.)
  - As part of a countywide effort to promote agriculture, look at establishing a rotating small scale "Farm Breakfast". (Partner this activity with a local church or farm producer.)

- ***Recommendation AG 1.5.2: Promote the expansion of commercial agribusinesses within the county.***
  - Work with the Economic Development Corporation of Waushara County and the Tri-County Regional Economic Development Corporation to help keep agriculture viable by giving farmers an outlet to market or buy their products.
    - Explore the option of bringing a cannery or ethanol plant to the county.
    - Encourage local restaurants to buy, use and promote local products in their meals.
    - Encourage local stores to market and sell products that are produced locally.

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

STRATEGY AG 2.1: Steer residential and commercial development to areas that are less productive for agricultural uses. While the Village supports this concept, the Village feels that residential or commercial uses should be located within the Village limits. The Village

of Lohrville recognizes the incompatibility of competing land uses and supports the county in its efforts to identify and promote alternatives to traditional farming operations.

- ***Recommendation AG 2.1.1: The Village of Lohrville should support Waushara County in its promotion of opportunities for viable agricultural operations that minimize potential for conflict with rural non-farm residential development.***

STRATEGY AG 2.2: Educate new rural residents about the rural lifestyle and its implications. An understanding of rural lifestyles and its implications has the potential to eliminate many of the conflicts that occur between residents and farming operations. Education will give the non-farm community more awareness of farming issues and lifestyles.

- ***Recommendation AG 2.2.1: Encourage the Farm Bureau, UW-Extension and Future Farmers of America to work with the non-farm community to promote rural lifestyles and activities.***
  - Encourage farm implement dealer in a neighboring county to provide farm machinery for the county fair.
  - Investigate additional agricultural events that could be added to the county fair that would promote rural lifestyles and encourage youngsters to explore future agricultural employment opportunities.

NATURAL RESOURCES - Village of Lohrville

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

STRATEGY NR 1.1: Ensure that adequate amounts of safe drinking water are available throughout the village. Since private wells continue to serve the entire village, maintaining an adequate supply of safe drinking water is critical to the well-being of both existing and future residents.

- ***Recommendation NR 1.1.1: Monitor on-site waste disposal systems.***
  - Encourage the County to set up appropriate mechanisms to ensure monitoring on a regular basis.
    (Currently new systems installed after 1999 are monitored every 3 years, older systems are not)
  - Encourage the County to require on-site system testing as part of ownership transfers.
    (While most banks require testing as part of the requirements to grant a loan, legally this is not a requirement nor is there a set standard on how these systems should be tested.)

- ***Recommendation NR 1.1.2: Consider developing an education campaign for testing wells.***
  - Work collaboratively with the County, UW-Extension, state agencies and others to promote the importance of testing wells.

- ***Recommendation NR 1.1.3: In the future, consider the possibility of tying the Village of Lohrville to a public water system (new or existing).***

GOAL NR 2: Maintain and improve the water quality of our quarry and neighboring stream.

STRATEGY NR 2.1: Reduce non-point nutrient runoff into our quarry and stream. Maintaining the water quality in the village's quarry and Willow Creek helps preserve a high-quality aquatic ecosystem. Since Willow Creek contains a naturally reproductive trout fishery, its tolerance for nutrient-enrichment is extremely limited. Nutrient loads raise water temperature, contributing to the growth of excessive aquatic vegetation including invasive species. When these conditions exist, opportunities for quality water-based recreation (boating and swimming as well as fishing) are greatly diminished. Additionally, particularly for shoreline residents, poor surface water quality adversely impacts the aesthetic values of the water resource and can lead to decreased property values.

- ***Recommendation NR 2.1.1: Minimize nutrient runoff into Willow Creek and the Quarry.***
  - Make residents more aware of environmental risks associated with improper use of an application of lawn fertilizers, salt, and other chemicals.

- ***Recommendation NR 2.1.2: Control storm water runoff from construction activities and impervious surfaces.***
  - Encourage the county to enforce mandatory construction site erosion requirements.
  - Consider incorporate storm water runoff and detention requirements from impervious surfaces such as building footprints, parking areas, and other hardscapes as specific site criteria in the building permit application.
  - Consider developing an informational fact sheet that describes new techniques for storm water management from land disturbing activities.

- ***Recommendation NR 2.1.3: Minimize nutrient contributions from private on-site septic systems.***
  - Discourage development in areas poorly suited for on-site waste disposal by using available regulatory tools to protect critical areas from development (see Exhibit 6-2).

- ***Recommendation NR 2.1.4: Consider adopting an ordinance banning certain types of fertilizer that negatively impact water quality.***

GOAL NR 3: Protect key natural features and resources.

STRATEGY NR 3.1: Work toward the eradication of invasive species in the area quarry, streams, wetlands, and forests. Since most invasive plant and animal species have been introduced from overseas, they generally have no natural enemies to control their spread. Their unchecked growth destroys native habitat, reduces the ability of the natural resource base to accommodate high-quality recreational experiences, and can result in significant economic loss for individuals as well as the area in general.

- ***Recommendation NR 3.1.1: Increase public awareness of its role/responsibility in introducing/containing invasive species.***
  - Encourage UWEX and DNR to use media and educational materials to inform the public of issues and preventative measures.

- ***Recommendation NR 3.1.2: Encourage property owners and other groups to address their local problems.***
  - Encourage UWEX and DNR to provide technical assistance and funding incentives for undertaking control and preventative measures.
  - Coordinate annual work days involving conservation groups, youth organizations, service clubs, etc.

- ***Recommendation NR 3.1.3: Structure a coordinated approach to deal with specific problem species on a countywide basis.***
  - Participate with other public and private entities to seek local input to conduct an inventory and establish priorities for addressing concerns at the countywide level.

STRATEGY NR 3.2: Preserve the natural shorelines of the quarry and Willow Creek. Few water bodies in the area remain undeveloped; those that do are usually small, shallow, and

limited in their ability to accommodate most types of water-based recreation or surrounded by wetlands and other conditions that restrict development. Most are also environmentally fragile and their naturally vegetated shorelines are essential to protect them from materials that result in diminished water quality. Since the amount of shoreline is a relatively finite resource, however, these water bodies may face development pressure in the future and could quickly suffer environmental degradation unless their shoreline areas are preserved.

- ***Recommendation NR 3.2.1: Discourage future shoreline development of area water bodies identified by the community as worth preserving in their natural state.***
  - Support efforts to encourage landowners to consider enrolling these shoreline areas in a land trust.
  - Support efforts to enact requirements that restrict shoreline vegetation removal.
  - Encourage efforts to implement innovative development techniques such as conservation subdivisions.
  - Target these sites for acquisition as public open space.

STRATEGY NR 3.3: Protect all designated class I and class II trout streams from degradation. Willow Creek and Waushara County's other trout streams are considered to be a fisheries resource of statewide and perhaps even national significance. The trout habitat offered by these coldwater streams is extremely sensitive to any impact that elevates their temperature, including damming, nutrients, and stream bank vegetation removal.

- ***Recommendation NR 3.3.1: Encourage the Village, WDNR and land trusts to purchase stream bank easements.***
  - Identify funding sources for these purchases.

- ***Recommendation NR 3.3.2: Encourage landowners to maintain shoreline buffers in natural vegetation.***
  - Use educational materials to promote this practice.
  - Continue to enforce setbacks and other site criteria for development adjacent to these streams.

STRATEGY NR 3.4: Maintain wetland areas in native vegetation. Wetlands provide important benefits in maintaining water quality, minimizing potential flooding, and providing habitat for a variety of native wildlife species. Although the loss of wetlands has been significant and dates back to the area's early settlement, for the most part, current regulations have been relatively effective in protecting remaining wetlands from a similar fate.

- ***Recommendation NR 3.4.1: Maintain a buffer of native vegetation adjacent to all designated wetlands.***
  - Evaluate the adequacy of present setback requirements in existing codes.
  - Strictly enforce the non-removal of native vegetation adjacent to wetlands and water bodies.

- ***Recommendation NR 3.4.2: Control the spread of invasive species such as purple loosestrife.***

- Advocate that DNR be provided with adequate funding and manpower to be effective.

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

STRATEGY NR 4.1: Protect the visual integrity and heritage of important scenic features and/or vistas, like outcroppings, quarry ponds, and undisturbed glacial landforms. These scenic features are highly prized by area residents and contribute significantly to the quality of life they presently enjoy. Preserving them so that they can be enjoyed by future generations is a priority.

- ***Recommendation NR 4.1.1: Target areas of importance for protection.***
  - Develop committee consensus on key areas/features.
  - Identify historic properties or properties of local significance.
  - Encourage the surrounding towns to preserve their important scenic features.

- ***Recommendation NR 4.1.2: Restrict development of these areas.***
  - Use zoning and other available tools to limit development options.

STRATEGY NR 4.2: Eliminate unsightly properties and other elements generally regarded as eyesores. Community image for local residents and visitors passing through, more often than not, is defined by its appearance. Tidy, well-maintained properties with a lack of unnecessary clutter presents a positive image while a proliferation of eyesores such as unkempt properties, improperly discarded household items, and other evidence of blight reflects poorly on all the residents who live there. When these conditions exist, it is difficult to achieve a high level of community pride.

- ***Recommendation NR 4.2.1: Enforce existing nuisance/litter ordinances and building codes.***
  - Strengthen the commitment to enforcement on a consistent basis.
  - Continue to work with a private partner in the salvage business.

- ***Recommendation NR 4.2.2: Reduce roadside littering.***
  - Continue a strong commitment to enforcement of litter ordinances.
  - Develop community signage to discourage littering.
  - Continue to sponsor an annual community clean-up day.

CULTURAL RESOURCES – Village of Lohrville

GOAL CR 1: Preserve the community's important cultural resources.

STRATEGY CR 1.1: Compile an updated inventory of the significant cultural resources. Integral to the tapestry of structures, fields, woodlands, and other features that define a community's visual character are those cultural resources that over time have been intrinsically interwoven into its growth and development. Preserving those resources deemed by residents to having made meaningful contributions to their community's heritage allows them to connect with its past history and provides an opportunity to pass on this heritage to future generations. These cultural resources often include archaeological sites dating from the area's pre-history, more recent historical sites and structures, important and unique architecture, elements reflecting its ethnic heritage, and other significant cultural features. Lohrville has one of the richest cultural histories among all communities in Waushara County, with historic quarry operations so intrinsically tied to its past growth and development.

- ***Recommendation CR 1.1.1: The Village of Lohrville should consider seeking - either independently or collectively with neighboring municipalities – grant money to fund architectural and historical surveys.*** *The Wisconsin Historical Society's (WHS) Division of Historic Preservation (DHP) provides funds for surveys to identify and evaluate historical, architectural, and archaeological resources, nominating properties and districts to the National Register of Historic Places (NRHP), and carrying out a program of comprehensive historic preservation planning and education. In addition to identifying properties that are potentially eligible for the NRHP, these surveys would contribute a base of information to the Architecture and Historic Inventory (AHI) for future planning endeavors. As an example, the survey might identify buildings in the area constructed of the local red granite—the official State stone. The quarry itself and the artifacts it contains are also historically important. These funds are available to local units of government and non-profit organizations. Although funding is limited, the DHP identifies target communities during each funding cycle. In recent years the DHP has favored underrepresented communities: unincorporated communities or villages or fourth-tier cities under 5,000 population. In addition, many private funding sources specifically target smaller communities in the more rural parts of the state.*

- ***Recommendation CR 1.1.2: The Village of Lohrville should consider seeking Certified Local Government (CLG) status through the DHP.*** *A set of funds is also earmarked for use by Certified Local Government (CLG) communities. Participation in this program gives a local government certain benefits. It allows the government to apply for subgrants for certain preservation activities, review State and National Register nominations for properties within the municipal boundaries, and use the Wisconsin Historic Building Code for locally designated historic buildings. It should be noted that entrance into the CLG program is not automatic. Moreover, funding is limited, and only a few communities receive grant money each year. For details on these any of these programs, visit http://www.wisconsinhistory.org/histbuild/index.html or call (608) 264-6500.*

STRATEGY CR 1.2: Consider developing and utilizing existing local expertise on historic preservation issues. Most counties and/or municipalities often have a local historical society with a membership that has a diverse and broad perspective on the area's history, including past events and personalities, as well as sites and structures. They and other individuals may also have an extensive collection of early photographs, artifacts and other memorabilia. This is an excellent resource that should be involved when decisions are needed regarding the potential remodeling/renovation or removal/demolition of key sites and structures.

- ***Recommendation CR 1.2.1: Consider establishing mechanisms for collecting local history.*** *The village could work with local residents to create an "audio history" of the village. The Village of Lohrville could consider adopting an historic preservation ordinance that provides for the creation of a commission having the authority to actively landmark local properties. Such legislation allows for communities to protect those resources that are important to their history and sense of place. The DHP provides a "boilerplate" ordinance that the village board may choose to enact, if so desired. DHP staff can also provide technical assistance on such matters.*

- ***Recommendation CR 1.2.2: Show support for the existing museum (Berman's) in the Lohrville/Redgranite Area.*** *Encourage to museum to consider, as an alternative location, the Lohrville Stone Company Building.*

STRATEGY CR 1.3: Consistent with smart growth, consider opportunities for historic preservation in all future planning, zoning, and development decisions. Smart Growth is an umbrella term for a set of tools that communities can use to ensure that the growth they get is the growth they want. Smart Growth is also a broad movement embraced by environmentalists and public officials across the country who seek, not to prevent progress, but to ensure that growth is planned, in order to produce a high quality of life. Historic preservationists care about Smart Growth because they understand that larger land-use decisions made about transportation, zoning, and subdivisions can directly impact local efforts to preserve a historic building, an archaeological site or a historic downtown.

- ***Recommendation CR 1.3.1: The Village of Lohrville should include cultural resources and historic preservation in any local land use plans it may undertake in the future.*** *The DHP provides written information on this topic, a document entitled Smart Growth Guide to Historic Preservation: A Manual for Communities. This document is available on the WHS website. For information on smart growth and preservation, visit the WHS website at http://www.wisconsinhistory.org/histbuild/smartgrowth/index.htm, or call (608) 264-6500.*

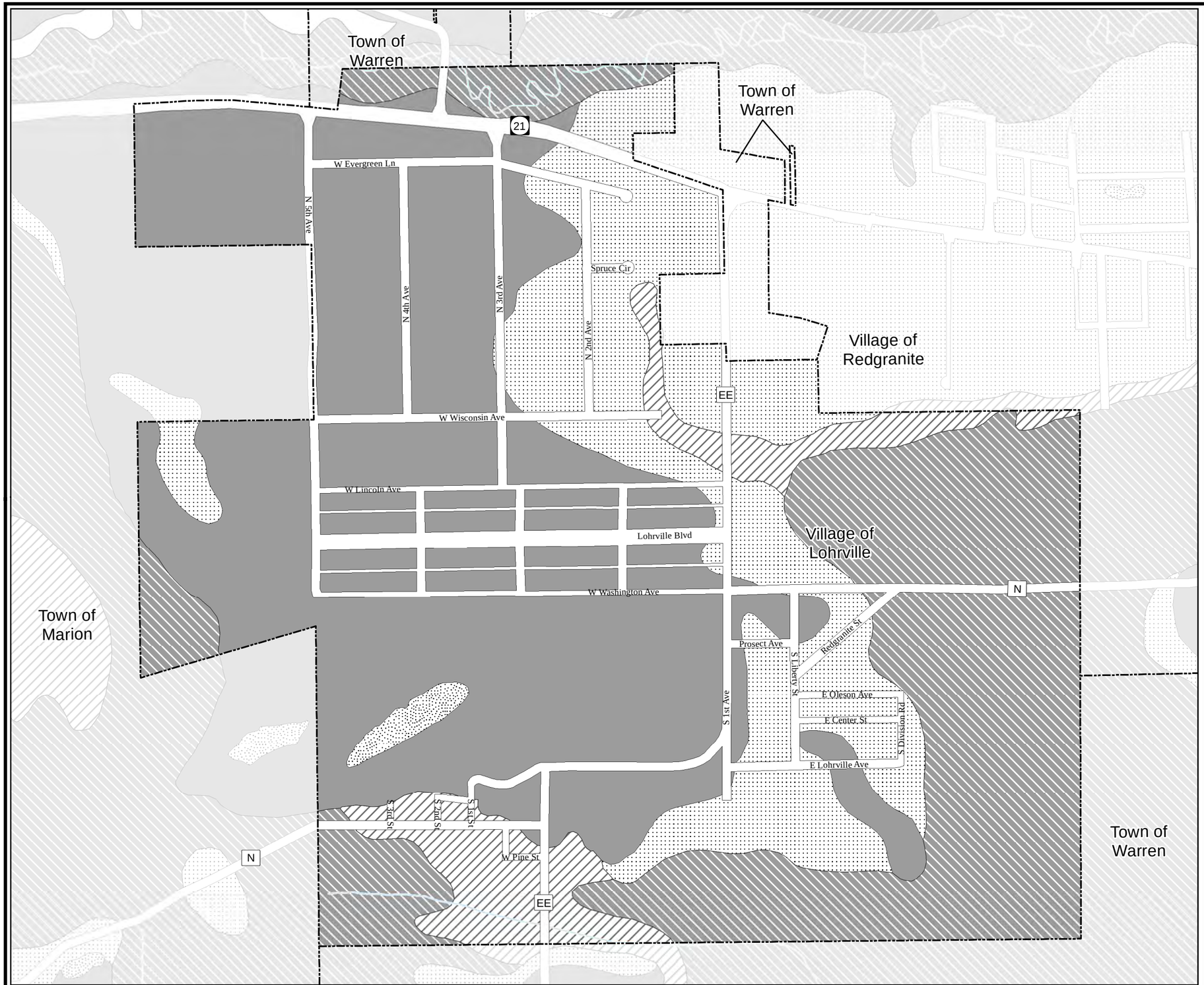
- ***Recommendation CR 1.3.2: The Village of Lohrville should consistently seek the input of a local historic preservation group and other informed individuals when making decisions that involve existing sites and structures.*** *Available information that has been assembled by the committee and other informed individuals on historic sites and historic and/or architecturally significant structures in the community is an important tool that provides a valuable reference for sound decision-making.*

STRATEGY CR 1.4: Educate local officials and the public at large on the importance of historic preservation. Too often, local officials and residents alike have little understanding of why it is important to preserve certain sites and structures in their community. Preserving important sites and structures not only enables a community keep in touch with its past, it also can help promote a "sense of place". Communities that have made a particularly strong commitment to retain the historic integrity of their downtowns or residential areas have also found that they can use these historic resources to attract visitors as well as other forms of economic development.

- ***Recommendation CR 1.4.1: Work with owners of historic properties to seek available grants and other favorable funding sources.*** *The UWEX working in tandem with the WHS should take a lead role in making educational materials that provide guidance on building renovation and restoration projects readily available. This information would be geared toward helping property owners preserve the architectural integrity of their structures when they undertake remodeling or renovation projects. Experience has shown that insensitive "remodels" not only compromise the original appearance of the structure, they often detract from the architectural character of nearby structures.*

- ***Recommendation CR 1.4.2: Provide educational materials related to the benefits available to properties enrolled on the National Register.*** *The benefits afforded properties on the National Register need to be publicized within the area. These benefits include protective consideration during state and federal projects, and two tax credit programs for historic buildings: the 25% Historic Preservation Tax Credit for Income-Producing Properties, and the 25% Historic Homeowners Tax Credit. Both of these typically require that the property in question be listed on the National Register. The Archaeological Sites Property Tax Exemption program is also available for listed archaeological sites.*

Exhibit 6-1
Village of Lohrville
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
- 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
- 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
- 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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EAST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION-DECEMBER 2008

Plan Adopted November, 2009

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Exhibit 6-2
Village of Lohrville
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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Exhibit 6-3
Village of Lohrville
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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Exhibit 6-4
Village of Lohrville
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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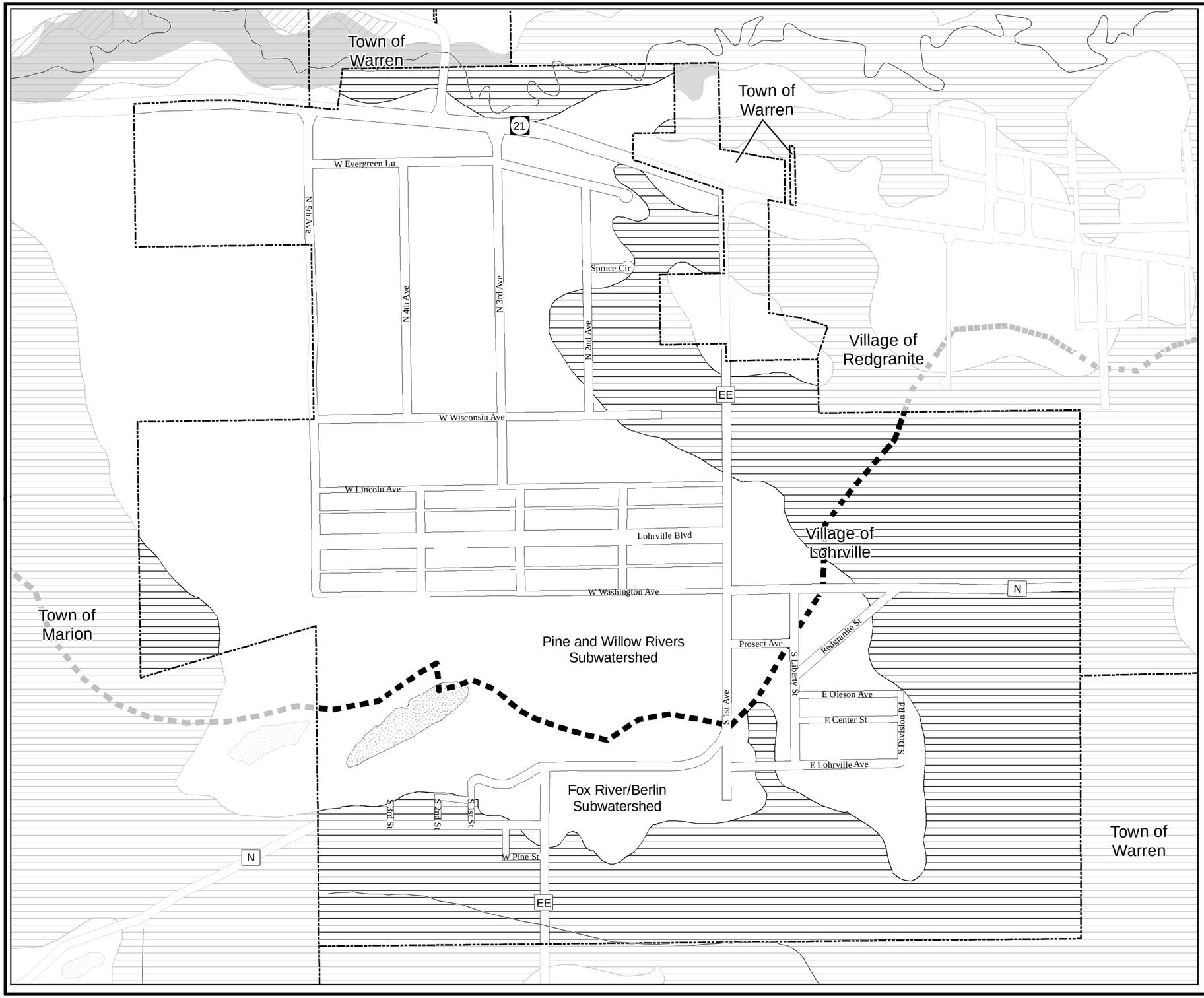
Exhibit 6-5
Village of Lohrville
Environmental Features



- Stream / River
- Municipal Boundary *
- Subwatershed Boundary
- Floodplain
- Slope > 12 %
- Depth to Groundwater < 2 Ft.
- Water

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

* Village of Lohrville not included in FEMA Floodplain data.

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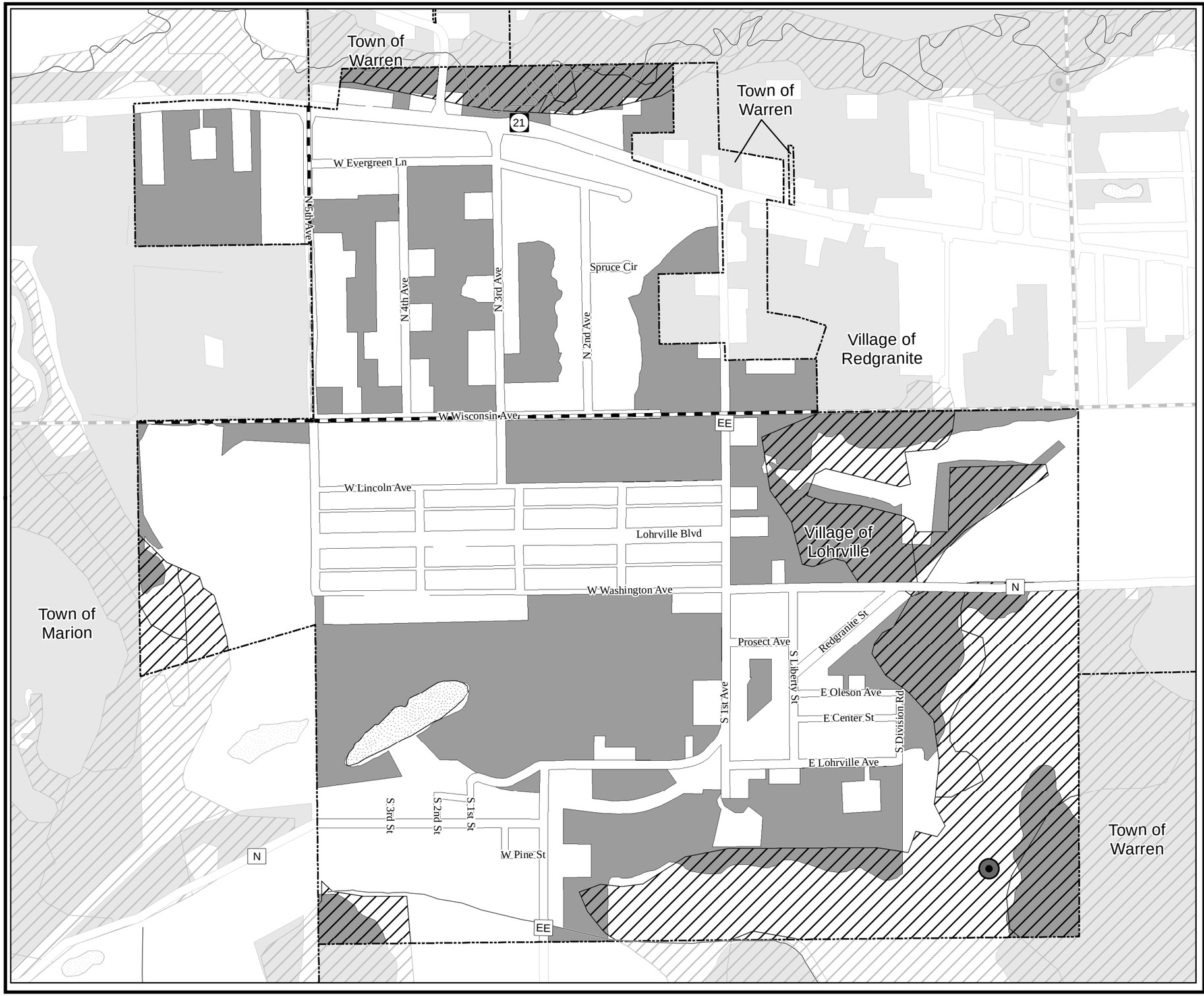
Exhibit 6-6
Village of Lohrville
Environmental Features



- Wetlands < 5 Acres
- Non-Metallic Mining Sites
- Abandoned Landfill Sites
- Stream / River
- Municipal Boundary
- Endangered / Threatened Species
- Water Features
- Wetlands > 5 Acres
- Woodlands

Source: Woodland data from Village of Lohrville Land Use, 2008.
Mining site data provided by Waushara County Zoning Office, 2008.
Endangered/Threatened Species data provided by WI DNR, 2003.
Wetland data provided by WI DNR, 2004.
Digital base data provided by Waushara County, 2008.

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CHAPTER 7: ECONOMIC DEVELOPMENT

TABLE OF CONTENTS

Introduction 7-1
Vision Statement 7-1
Inventory and Analysis 7-1
- Educational Attainment 7-1
- Labor Force 7-2
- Economic Base Information 7-2
- Travel Time to Work 7-4
- Location of Workplace 7-5
- Employment Forecast 7-6
- Industrial Park Information 7-6
- Business Retention and Attraction 7-7
- Economic Strengths and Weaknesses 7-8
  - Strengths 7-8
  - Weaknesses 7-8
- Commercial and Industrial Design 7-9
- Infill and Brownfield Development 7-9
- Key Findings 7-10
  - Educational Attainment 7-10
  - Labor Force 7-10
  - Economic Base Information 7-10
  - Travel Time to Work 7-10
  - Location of Workplace 7-11
  - Employment Forecast 7-11
  - Industrial Park Information 7-11
  - Business Retention and Attraction 7-11
  - Economic Strengths and Weaknesses 7-11
  - Commercial and Industrial Design 7-11
  - Infill and Brownfield Redevelopment 7-11

Interrelationships with other Plan Elements 7-12
- Housing 7-12
- Transportation 7-12
- Utilities and Community Facilities 7-12
- Agriculture Resources 7-12
- Natural Resources 7-13
- Cultural Resources 7-13
- Land Use 7-13
- Intergovernmental Cooperation 7-13

Policies and Programs 7-14
- Regional, County and Local Policies 7-14
  - Regional 7-14
- Federal, State and Regional Programs 7-16
  - Federal Agencies 7-16

State of Wisconsin 7-18
Regional 7-22
Private 7-23
Goals, Strategies, and Recommendations 7-25

TABLES

Table 7-1 Annual Average Unemployment Rates 7-2
Table 7-2 Employment by Occupation and Industry 7-3
Table 7-3 Top 20 Public and Private Employers in Waushara County 7-4
Table 7-4 Mean Travel Time to Work, 1990 and 2000 7-4
Table 7-5 Top Five Workplace Destinations, 2000 7-5
Table 7-6 Industrial Parks 7-7
Table 7-7 WDNR Remediation Sites 7-10

CHAPTER 7: ECONOMIC DEVELOPMENT

INTRODUCTION

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

Economic Development Vision for 2030

In 2030, The Village of Lohrville has developed a two-pronged approach to economic development: one capitalizing on the close proximity to a state highway; the other capitalizing on unique community assets, such as the mining history and the Bannerman trail.

The Village has been successful in attracting several small businesses to designated commercial and industrial areas (primarily along Highway 21). The employment opportunities they provide and the competitive wages they offer have helped retain younger members of the work force and are serving to keep more dollars in the local economy while diversifying the Village's tax base. This in turn has enabled the Village's retail base to expand and become more diverse.

The Village has also capitalized on its key location along the Bannerman Trail, as well as its rich mining history to create tourism-based economic development. Specialty shops, as well as community events and activities have developed, creating name recognition for the Village and attracting tourists and who bring additional money from outside the community.

INVENTORY AND ANALYSIS

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

Educational Attainment

Table F-1 (Appendix F) presents educational achievement information from the 2000 Census for residents 25 years of age or older. ***A higher percentage of residents in the Village of Lohrville (56.4%) received a high school diploma (as their highest level of educational achievement) than the State of Wisconsin (34.6%).*** It is in the area of post-high school achievement where the state generally has a higher level of educational attainment. For example, 7 residents (2.4%) from Lohrville completed four years of college or more. Comparatively, at the state level, 22.4 percent of residents have achieved this goal.

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

Labor Force

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

Census information indicates that ***labor force growth rates for Waushara County (29.4%) exceeded the state's 14 percent growth rate between 1990 and 2000, while the growth rate for Lohrville (8.4%) was less than the state's*** (Table F-2, Appendix F. Even though the labor market experienced overall growth in Waushara County, the unemployment rates in the county were higher than the state in both 1990 and 2000 (Table F-3 and Table F-4, Appendix F). According to census data, in 2000, Waushara County and Wisconsin had unemployment rates of 6.6% and 4.7%, respectively. ***The unemployment rate of 0.5 percent for the Village of Lohrville was lower than the state and the County.*** Table 7-1 includes more recent information for the county and state between 2004 and 2007.[2] According to Wisconsin Department of Workforce Development, unemployment rates dropped between 2004 and 2007 for both Waushara County and Wisconsin.

Table 7-1. Annual Average Unemployment Rates

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

Source: Wisconsin Department of Workforce Development, 2004 to 2007

Economic Base Information

The composition and types of employment in the county and the village provides a snapshot description of the economic base in the area. Table 7-2 illustrates employment information by occupation and by industry.[3] ***The manufacturing (29.2%), education, health and social services (13.5%), and retail trade (8.9) industries employed over half (52.1%) of workers in the Village of Lohrville in 2000.*** The information sector (0.5%), which is composed of publishing, telecommunications, and data processing, employs the fewest workers in the Village. In comparison, manufacturing (22.1%/22.2%), educational, health and social

[1] U.S. Census Bureau. 2002. *The Big Payoff: Educational Attainment and Synthetic Estimates of Work-Life Earnings.*
[2] Wisconsin Department of Workforce Development, 2004 through 2007. *Local Area Unemployment Statistics Estimates Report.*
[3] U.S. Census Bureau, 2000. *Community Profiles.* http://www.doa.state.wi.us/dir/wisconsin/index.html.

services (17.9%/20.0%), and retail trade (10.4%/ 11.6%) employed the largest percentage of workers in Waushara County and the state.

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

The top three occupations for Village of Lohrville residents in 2000 were production, transportation, and material moving (38.0%), service occupations (17.2%) and sales and office (17.2%) occupations. The village's top three occupations differed slightly from those of Waushara County and Wisconsin. Both the state of Wisconsin and Waushara County had management, professional and related occupations in the top three, while the village did not. The first and third most prevalent occupations for the state and the county were the same as that of the village.

Table 7-2. Employment by Occupation and Industry

	Village of Lohrville	Waushara County	Wisconsin
Occupation			
Management, professional, and related occupations	11.5%	23.5%	31.3%
Service occupations	17.2%	16.1%	14.0%
Sales and office occupations	17.2%	21.4%	25.2%
Farming, fishing, and forestry occupations	3.6%	2.9%	0.9%
Construction, extraction, and maintenance occupations	12.5%	11.1%	8.7%
Production, transportation, and material moving occupations	38.0%	25.0%	19.8%
Industry			
Agriculture, forestry, fishing and hunting, and mining	5.2%	7.1%	2.8%
Construction	7.8%	8.1%	5.9%
Manufacturing	29.2%	22.1%	22.2%
Wholesale trade	5.2%	3.1%	3.2%
Retail trade	9.4%	10.4%	11.6%
Transportation and warehousing, and utilities	5.2%	5.9%	4.5%
Information	0.5%	1.3%	2.2%
Finance, insurance, real estate and rental and leasing	3.1%	3.8%	6.1%
Professional, scientific, management, administrative, and waste management services	2.6%	3.7%	6.6%
Educational, health and social services	13.5%	17.9%	20.0%
Arts, entertainment, recreation, accommodation and food services	6.8%	7.5%	7.3%
Other services (except public administration)	7.8%	4.4%	4.1%
Public administration	3.6%	4.6%	3.5%

U.S. Census 2000, SF 3

Table 7-3 lists the largest employers in Waushara County.[4] Two of the top nine employers are manufacturing facilities. This list also indicates that Waushara County, the Department of

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

Corrections and three school districts provide a large share of public sector employment. Care for the elderly is provided by three of the top 20 employers.

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

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

*Source: Wisconsin Department of Workforce Development, March 2007; * Fleet Guard has closed*

Travel Time to Work

Travel time to work provides information about the time residents spend commuting to work. ***On an average, residents from the Village of Lohrville, Waushara County and the state spent less than 30 minutes traveling to and from work in 1990*** (Table 7-4). ***In 1990, average commute times for residents was 25.3 minutes in the Village of Lohrville.*** County residents traveled an average of 21.8 minutes to work, while state residents traveled an average of 18.3 minutes to work.

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

	V. Lohrville	Waushara County	Wisconsin
1990 Mean Travel Time	25.3	21.8	18.3
2000 Mean Travel Time	34.5	27.1	20.8

Source: U.S. Census 1990 and 2000, SF 3

Between 1990 and 2000, average commute times rose for all three jurisdictions, with the Village of Lohrville experiencing the largest increase in average commute times (Tables F-5 and F-6, Appendix F). On average, commute time for Village of Lohrville residents increased by 9.2 minutes. The state experienced the smallest increase (2.5 minutes) in commute times, while

the county increased by 5.3 minutes. ***In 2000, average commute times for residents from Lohrville was 34.5 minutes***. County residents traveled an average of 27.1 minutes, and state residents traveled an average of 20.8 minutes to work.

Commuting times increased for several reasons. Overall more people were traveling further to work, and the percent of residents working from home decreased from 5.0 percent in 1990, to 2.6 percent in 2000. In 1990 about 37.7 percent of Village of Lohrville residents traveled more than 30 minutes to work; by 2000 the share of commuter trips lasting 30 minutes or longer had increased to 43.7 percent. This indicates that the residents had to travel further away from home to obtain adequate employment and/or wages.

Location of Workplace[5]

Location of workplace data provides information on the direction and distance residents have to travel to find employment. Table F-7 (Appendix F) includes the Top 20 workplace destinations for Waushara County and Village of Lohrville residents. According to the U.S. Bureau of Census, the over fifty percent (58.7%) of county residents worked in Waushara County in 1990. ***Less than half (40.3%) of the residents from the Village of Lohrville also worked within Waushara County in 1990.***

The portion of Lohrville residents working within Waushara County remained virtually the same between 1990 (40.3%) and 2000 (40.5%). When looking at out of county employment, employment in Green Lake County decreased between 1990 and 2000, while employment in the Appleton-Oshkosh MSA increased. At the County level, there was a smaller share working in Waushara County, and a greater share working in the Appleton-Oshkosh MSA over the same time period.

Table 7-5. Top Five Destination Workplaces, 2000

Place of Residence	Place of Work	Number	Percent
Village of Lohrville	C. Berlin, Green Lake Co.	32	16.8%
	V. Redgranite	24	12.6%
	C. Oshkosh, Winnebago Co.	19	10.0%
	C. Wautoma	14	7.4%
	V. Coloma	12	6.3%
	Top 5 Total	101	53.2%
	Total Employed	190	100.0%
Waushara County	C. Wautoma	1,661	16.1%
	C Berlin, Green Lake Co.	696	6.8%
	C. Oshkosh, Winnebago Co.	686	6.7%
	V. Wild Rose	612	5.9%
	T. Wautoma	525	5.1%
	Top 5 Total	4,180	40.6%
	Total Employed	10,288	100.0%

Source: U.S. Census 2000.

[5] U.S. Census, 1990 and 2000.

As seen in Table 7-5, ***three out of the top five workplace destinations for residents of Lohrville remained in Waushara County, including the City of Wautoma, Village of Wild Rose, and the Town of Wautoma.*** The other top destinations included the City of Berlin in Green Lake County and the City of Oshkosh in Winnebago County.

Employment Forecast

The Wisconsin Department of Workforce Development calculates employment projections for the various industries and occupations for the State of Wisconsin.[6] These projections are completed on a statewide basis and growth is expected in all industries. ***It is anticipated that the largest increases will be seen in the education and health services sector.*** Educational services, which makes up part of this sector includes all public and private elementary, secondary and post-secondary schools. This sector also includes ambulatory health care. The ambulatory health care industry, which is estimated to have the highest growth, is made up of offices of physicians, dentists, and other health practitioners as well as home health care. ***While the state is expected to see the highest increases in this area, employment opportunities in Waushara County may differ.*** According to the various school districts serving the county, enrollment is declining. These declines in enrollment may be the result of limited work opportunities for county residents, an aging population, and the subsequent loss of residents with children in the school district. Education sector employment is unlikely to increase if enrollments continue to drop. It should be noted that it is difficult to forecast employment for small communities, since the addition or loss of one industry or employer greatly impacts the community's economic base.

Industrial Park Information

There are no industrial parks in the Village of Lohrville. Most industrial uses within the Village are smaller in nature. The Village of Redgranite's Industrial Park is located in close proximity to the Village of Lohrville. There are currently 22 acres available in Redgranite's industrial park. Table 7-6 contains more information about industrial parks within the county. When these parks become full, it is important that community leaders plan for the expansion of existing parks and for the development of land for future industrial and business sites. An area where infrastructure is already in place is the most cost efficient choice for the community.

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

Table 7-6. Industrial Parks

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

Source: ECWRPC, and NEWREP 2008

Business Retention and Attraction

Tri-County Regional Development Corporation (TCREDC) is a partnership between Waushara County and Marquette and Green Lake counties. The TCREDC has a 7-member volunteer board of directors, and a fulltime director. The mission of the TCREDC is to work in cooperation with public and private entities; to promote the region and businesses in order to attract, stimulate and revitalize commerce, industry and manufacturing that results in the retention and creation of viable living wage jobs. Within the county, ***the Waushara County Economic Development Corporation, run by a board of volunteers, is working to foster new business development, and support and sustain existing businesses throughout the county.***

Several nearby communities also actively promote business retention and attraction.[7] The Berlin Community Development Corporation facilitates community growth by aiding in the expansion and retention of business in the City of Berlin and surrounding areas; the organization operates eight TIF districts throughout the City. The Redgranite Economic Development Committee manages the two TIF districts within the village and works to retain existing businesses and recruit new businesses to the community. The Redgranite Economic Development Committee is volunteer based. Table F-8, Appendix F contains a listing of economic development organizations and groups present in the county.

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

The Village of Lohrville has little or no staff to engage in the activities listed below. However, the Tri-County Regional Development Corporation and the Waushara County Economic Development Corporation will be able in certain instances to offer assistance in some of these areas.

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

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

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

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

Economic Strengths and Weaknesses

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

Strengths

- Access to the USH 41 corridor, via STH 21
- Proximity to the cities of Oshkosh and Wautoma
- Natural Areas, Open Space, and Recreational Opportunities (e.g. Bannerman Trail)
- Access to hospitals in the City of Berlin and City of Oshkosh

Weaknesses

- Lack of diversity in economic base
- Lack of population density is a deterrent for service and retail businesses
- Distance from urban centers

Although new development is highly encouraged, it must exist in harmony with the local environment. It should not compromise the natural resources or the historical and cultural

components of the area. New development should blend into the rural landscape and complement existing development.

Commercial and Industrial Design

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

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

Infill and Brownfield Redevelopment

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

The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment maintains a listing of Brownfield's and contaminated sites. This website lists 4 entries for Lohrville in Waushara County (Table 7-7). These entries are classified in the following six categories: Environmental Repair (ERP), Leaking Underground Storage Tank (LUST), Spills, General Property Information (GP), Liability Exemption (VPLE) and No Action Required by RR Program (NAR). Statuses include Closed, Historic, Open, General Property and No RR Action Required. Closed is defined as "Activities where investigation and cleanup of the contamination has been completed and the State has approved all cleanup actions." Open is defined as "Spills, LUST, ERP, VPLE and Abandoned Container activities in need of cleanup or where cleanup is still underway". Historic is defined as "Spills where cleanups may have been completed prior to 1996 and no end date is shown." General Property is defined as "Liability exemptions, liability clarifications, etc. to clarify the legal status of the property." No RR Action Required is defined as "There was, or may have been, a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge." ***All sites listed in Table 7-7 below are closed.***

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

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

Table 7-7. WDNR Remediation Sites

Activity Name	Type	Address
BLOOM PROPERTY	LUST	259 W LOHRVILLE AVE
DUTCHER PROPERTY	LUST	4707 STH 21
5TH AVE & WASHINGTON	SPILL	5TH AVE & WASHINGTON
MICHELS CORPORATION	SPILL	STH 21 & CTH EE

Source: WDNR BRRTS 2008

Key Findings

Educational Attainment

- A higher percentage of residents in the Village of Lohrville (56.4%) received a high school diploma (as their highest level of educational achievement) than the State of Wisconsin (34.6%).
- A person with a bachelor degree can expect to earn $2.1 million over the course of a career, nearly double what the expected earnings are for a high school graduate.

Labor Force

- Labor force growth rates for Waushara County (29.4%) exceeded the state's 14 percent growth rate between 1990 and 2000, while the growth rate for Lohrville (8.4%) was less than the state's.
- The unemployment rate of 0.5 percent for the Village of Lohrville was lower than the state and the County.

Economic Base Information

- The manufacturing (29.2%), education, health and social services (13.5%), and retail trade (8.9) industries employed over half (52.1%) of workers in the Village of Lohrville in 2000.
- The top three occupations for Village of Lohrville residents in 2000 were production, transportation, and material moving (38.0%), service occupations (17.2%) and sales and office (17.2%) occupations.

Travel Time to Work

- On an average, residents from the Village of Lohrville, Waushara County and the state spent less than 30 minutes traveling to and from work in 1990. In 1990, average commute times for residents was 25.3 minutes in the Village of Lohrville.
- In 2000, average commute times for residents from Lohrville was 34.5 minutes.

Location of Workplace

- Less than half (40.3%) of the residents from the Village of Lohrville also worked within Waushara County in 1990.
- The portion of Lohrville residents working within Waushara County remained virtually the same between 1990 (40.3%) and 2000 (40.5%).
- Three out of the top five workplace destinations for residents of Lohrville remained in Waushara County, including the City of Wautoma, Village of Wild Rose, and the Town of Wautoma.

Employment Forecast

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

Industrial Park Information

- There are no industrial parks in the Village of Lohrville.

Business Retention and Attraction

- Tri-County Regional Development Corporation (TCREDC) is a partnership between Waushara County and Marquette and Green Lake counties.
- The Waushara County Economic Development Corporation, run by a board of volunteers, is working to foster new business development, and support and sustain existing businesses throughout the county.
- Business attraction involves the promotion of community assets.
- Business retention is very important in that it is a relationship building effort between the community and already present local businesses.

Economic Strengths and Weaknesses

- Economic strengths generally include the Village of Lohrville's location, natural and recreational, while weaknesses include low population density and lack of economic diversity.

Commercial and Industrial Design

- Site review procedures and design standards can be used to improve the quality of design and to promote the individual identity for a community.

Infill and Brownfield Redevelopment

- The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment maintains a listing of Brownfield's and contaminated sites. This website lists 4 entries for Lohrville in Waushara County.
- All sites listed for the Village of Lohrville are closed.

INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS

Housing

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

Transportation

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

Utilities and Community Facilities

A vital, safe, clean and healthy environment is an economic draw for new industry and residents. It aids in the retention of existing residents and businesses. Parks and green space add to the local economy by maintaining or increasing property values; providing a place where local citizens can socialize, play sports or relax; and promoting healthy active lifestyles that encourage physical activity. In addition, local parks and recreational facilities draw visitors to an area. These visitors spend money at local restaurants, motels and businesses.

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

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

Agriculture Resources

Agriculture and agricultural related industries have been and are still important to the economy of Waushara County. One of the many challenges facing Waushara County and the state is the preservation of prime agricultural soils and the farming industry as more farms are converted out of farming and into other uses. Additionally, the future of family farms is a concern as fewer children are choosing to take over farming operations. Reasons given for this include time commitments, cost of entry and the inability to make a living solely from farming. To

remain competitive, farmers working with others in the county may want to explore opportunities for industry cluster development. A cluster, which is a geographical group of interconnected companies or associations in a particular field, can include product producers, service providers, suppliers, educational institutions and trade associations. As part of this effort, specialty and organic crops and livestock, along with support industries could be expanded in the area. Communities could also explore programs that match outgoing farmers with individuals who want to farm.

Natural Resources

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

Cultural Resources

Buildings dating back to the early 1900's can be found throughout Waushara County. These buildings along with artifacts tell the story of the county and the area. This rich history includes the early Native American habitation, the quarrying of red granite, and the development of the communities that make up the county. While the promotion of economic development is important, special care must be taken to preserve not only the character but the historical and cultural elements that remain today. Positive economic benefits can be realized by preserving these elements to provide a charming setting for businesses and communities that evokes a feeling in people's minds of a time or era when things were simpler, peaceful and more welcoming. It may also draw people to an area to explore their culture and/or identity.

Land Use

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

Intergovernmental Cooperation

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

POLICIES AND PROGRAMS

Regional, County and Local Policies

Regional

East Central Wisconsin Regional Planning Commission. East Central has recently completed a regional comprehensive plan. As part of this planning effort, East Central has adopted five core economic development goals:

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

NorthEast Wisconsin (NEW) Economic Opportunity Study. Waushara County participated in the NEW Economic Opportunity Study.[8] The NEW Study is a multi-jurisdictional partnership intending to further connect workforce development issues with economic development goals. Even before the economic downturn, the northeast region of Wisconsin experienced declines in its strong manufacturing sector employment levels and these negative changes in many cases have continued. The Fox Valley Workforce Development Board initiated a study to address these negative trends and to present recommendations to change the direction of the northeast Wisconsin economy. In addition to Waushara County, the study area is composed of the following 16 counties: Brown, Calumet, Door, Fond du Lac, Green Lake, Kewaunee, Manitowoc, Marinette, Marquette, Menominee, Oconto, Outagamie, Shawano, Sheboygan, Waupaca, and Winnebago Counties.

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

- *Strategy I – Move to a New Economy Construct*
  The New Economy building blocks are brain power, risk capital, technological innovation, and entrepreneurship. These New Economy building blocks must be incorporated within the mindset of abundance theory. Business, labor, government, education, and the communities across NEW must all work actively together under a common vision to harness the resources available within the region (and some outside the region) to drive future economic growth.

[8] NorthStar Economic, Inc. 2004. *Northeast Wisconsin Economic Opportunity* Study. http://www.neweconomyproject.org/Pages/NEWEconStudy.htm.

- *Strategy II – Move to a Collaborative Economic Development Construct*
  NEW must abandon the economic strategy of a cost race to the bottom and embrace the concept of abundance theory – that by collaborating, the pie will increase with everyone getting a larger piece. This is best and most efficiently accomplished through proactive collaboration across all sectors in the region – business, labor, government, education, and the general populace.
- *Strategy III – Change Social and Cultural Mindset to Risk and Collaboration*
  Proactive collaboration will require an opening up of the region's mindset both socially and culturally. Cultural diversity is a key to the melding of fresh ideas, best practices, and collaboration. It is what has worked in the country and the region in the past and it will be what works in the future.
- *Strategy IV – Change Regional Image*
  NEW and much of the greater Midwest has an image of being a wholesome but dull place. It is perpetuated by the national press and exists in the mindsets of Hollywood and Wall Street. That image is somewhat internalized, but also generally accepted by businesses and worker talent outside the region, making it difficult to retain and attract talent to the region. NEW must also develop both an internal and external image that promotes the resource and lifestyle benefits in the region. Inventorying and promoting the richness of the region's assets will help to retain and attract businesses and workers to NEW.
- *Strategy V – Promote Industry Cluster Development*
  This strategy addresses clusters, or a concentration of industries, that have potential for the area based on current industries and their expansion. Waushara County is a part of the Fox Valley Rural Sub-Region and for this sub-region the study recommended the possibility of building a biomass refinery that would use wood and other agricultural products to supply power to local foundries and other users be considered. The study suggests collaboration on food production and processing, safety, and packaging cluster. Specialty and organic crops and livestock should be expanded for farmers in this area.

Lake Winnebago Anglers' Survey. Researchers from UW-Extension, UW-Green Bay, UW-Madison, and the Wisconsin Department of Natural Resources (WDNR) recently completed the Lake Winnebago Anglers' Survey.[9] This study examined the economic impact of the Lake Winnebago Pool Lakes fisheries. The study area was defined as the entire pool lake system within the five county region surrounding the Winnebago system (Calumet, Fond du Lac, Outagamie, Waushara, and Winnebago counties). Only fishing trips from the mouth of the Wolf River on Lake Poygan southward to the mouth of the Upper Fox River were considered in this study. An extensive 12-page survey was mailed to a stratified sample of tournament anglers, anglers within the five-county region, anglers statewide, and out-of-state anglers randomly selected from the WDNR ALIS license database. The survey asked specific questions on anglers' fishing habits and preferences, fishing equipment replacement costs, fishing excursions on the Winnebago system, expenditures on these excursions, and attitudes towards current fisheries management practices.

Researchers concluded that:

- Over 1.1 million fishing trips were made on the Lake Winnebago system in 2005.
- 41% of these trips were made by local anglers within the five county region.

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

- The typical angler from out of the region spent $273 per day, while out-of-state and tournament anglers spent $755 and $469, respectively.
- Conservative estimates indicate that anglers from outside of the five county region contributed $147.5 million in direct spending in the region.
- Researchers found that spending generated from fishing created an additional $73.9 million dollars in indirect and induced spending.

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

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

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

Federal, State and Regional Programs

Federal Agencies

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

Rural Business Opportunity Grants. The Rural Business Opportunity grant program promotes sustainable economic development in rural communities with exceptional need.

Grants typically fund projects that will become sustainable over the long term without continued need for external support. These projects should have the ability to serve as a local catalyst to improve the quantity and quality of economic development within a rural region. Grant funds can be used for technical assistance to complete business feasibility studies, conducting training for rural managers and entrepreneurs, establishing business support centers, conducting economic development planning, and providing leadership training. Information regarding the Rural Business Opportunity Grant Program can be found at http://www.rurdev.usda.gov/wi/programs/rbs/opportun.htm.

Rural Economic Development Loans and Grants

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

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

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

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

State of Wisconsin

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

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

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

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

Early Planning Grant Program (EPG). The EPG program is designed to help individual entrepreneurs and small businesses throughout Wisconsin obtain the professional services necessary to evaluate the feasibility of a proposed start up or expansion. Under the EPG program, the Wisconsin Entrepreneurs' Network (WEN) – with funding from the Wisconsin

Department of Commerce – can provide applicants with a grant to help cover a portion of the cost of hiring an independent third party to develop a comprehensive business plan. The maximum funding available for Early Planning Grants is 75% of eligible project costs up to $3,000. Additional information regarding the EPG program can be found at the following website: http://wenportal.org/grant_applications/epg_help.html.

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

Dairy 2020 Early Planning Grant Program. The Dairy 2020 Early Planning Grant Program is specifically designed for small Wisconsin dairy farms. Professional assistance can help keep smaller operations profitable and competitive in the agricultural industry. Information regarding the Dairy 2020 Early Planning Grant Program can be found at http://commerce.wi.gov/BD/BD-AG-Dairy2020EPG.html.

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

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

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

regarding the BEST Program can be found at http://commerce.wi.gov/BD/BDBESTprogram.html.

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

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

Wisconsin Department of Commerce

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

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

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

CDBG-Emergency Grant Program. This program can help small communities repair or replace infrastructure that has suffered damages as a result of catastrophic events. Call 608/267-8934.

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

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

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

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

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

State Infrastructure Bank Program. This program is a revolving loan program that helps communities provide transportation infrastructure improvements to preserve, promote, and encourage economic development and/or to promote transportation efficiency, safety, and mobility. Loans obtained through SIB funding can be used in conjunction with other programs. Contact Dennis Leong, Department of Transportation, 608/267-9910.

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

Wisconsin Transportation Facilities Economic Assistance and Development Program. This program funds transportation facilities improvements (road, rail, harbor, airport) that are part of an economic development project. Contact Dennis W. Leong, Department of Transportation, 608/267-9910.

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

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

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

WEDA New Market Tax Credit (NMTC) Program. The NMTC program permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). Substantially all of the qualified equity investment must in turn be used by the CDE to provide investments in low-income communities. An organization wishing to receive awards under the NMTC Program must be certified as a CDE by the Fund. To qualify as a CDE, an organization must: be a domestic corporation or partnership at the time of the certification application; demonstrate a primary a mission of serving, or providing investment capital for, low-income communities or low-income persons; and maintain accountability to residents of low-income communities through representation on a governing board of or advisory board to the entity.

Regional

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

Northeast Wisconsin Regional Economic Partnership. The combined Bay-Lake and East Central Wisconsin Regional Planning Commission areas were named as a Technology Zone by the Wisconsin Department of Commerce. The Northeast Wisconsin Regional Economic Partnership (NEWREP) Technology Zone provided $5 million in tax credits to businesses certified by commerce, based on a company's ability to create jobs and investment and to attract related businesses. The Technology Zone Program focused primarily on businesses engaged in research, development, or manufacture of advanced products or those that are part of an economic cluster and knowledge-based businesses that utilize advanced technology production processes in more traditional manufacturing operations. The technology zone program has since been dissolved, yet NEWREP remains as a consortium of local economic developers that conducts a regional business plan competition, and administers an executive pulse program, among many other things. Additional information can be found at http://www.thenewnorth.com/thenewnorth/newrep/default.asp.

CAP Services, Inc. CAP Services Inc. (CAP) is a private non-profit corporation offering programs in Waushara, Marquette, Outagamie, Portage, Waupaca and parts of Marathon and Wood counties. The primary mission of CAP is to help low-income households attain economic and emotional self-sufficiency. Programs include Skills Training to help low-income individuals acquire skills to compete for higher paying jobs by assisting them with tuition, books, transportation and child care costs related to training; Business Development to provide entrepreneurs with the technical assistance, coaching advice and loan packaging they need to successfully start and grow their businesses; and Home Buyers Assistance to provide matching

dollars to eligible low-and moderate-income, first-time homebuyers for down payment and closing costs. Funds are also available for repair and rehabilitation on newly purchased units; Weatherization measures including caulking, insulation, window repair and other conservation measures; Special Needs Housing; Asset Development to provide financial wellness training and incentives to low-income households; Preschool Services including head start for ages 3-5 and their families; and Crisis Intervention. Additional information can be found at www.capserv.org.

Private

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

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ECONOMIC DEVELOPMENT – Village of Lohrville

GOAL ED 1. Partner with area economic development organizations. The Village of Lohrville's economy is dependent on the economy of the municipalities in the area. For example, a new business in the Village of Lohrville may employ someone who lives in the Town of Warren, buys gas and groceries in the City of Wautoma, and generates a support business in the Village of Redgranite.

STRATEGY ED 1.1: Encourage landowners to promote available commercial and industrial sites.

- ***Recommendation ED 1.1.1: Encourage landowners to post available lots on Waushara County Economic Development Corporation, Tri-County Regional Economic Development Corporation websites and Forward Wisconsin's Locational One Information Systems Database (LOIS).****Forward Wisconsin, the Wisconsin Department of Commerce and the state's electric utilities have joined together to develop and implement a state-wide system that will make available comprehensive building, site, and community information. It is an internet based marketing tool. Any community in Wisconsin can use it as a single point of data entry. There is no charge to use LOIS or to integrate it into an existing website. Examples of local organizations that have integrated LOIS into their Web site can be found on Forward Wisconsin's website at www.forwardwi.com. Click on "Resources for Economic Developers" and then on LOIS: A User's Guide.*

- ***Recommendation ED 1.1.2: Encourage landowners to promote available village sites in the Fox Cities.***
  - Consider listing with a real estate agent active in the Fox Cities.

- ***Recommendation ED 1.1.3: Provide a link with the Wisconsin Department of Commerce website, and to the Village Website, should one be created in the future.***

STRATEGY ED 1.2: Market area tourism opportunities. A wealth of potential opportunities exists to draw tourists to the Lohrville area. In particular, the Village's rich quarrying history and link to the Bannerman trail make it a destination. The Village, along with the other municipalities, should work with the Waushara Area Chamber of Commence to bring these opportunities to the area.

- ***Recommendation ED 1.2.1: Consider organizing a local farmers market. (See Agricultural Element)***
  - Consider partnering with the City of Wautoma to run on alternating summer and fall weekends.

- ***Recommendation ED 1.2.2: Organize, promote and market the areas rich quarrying history as a tourist attraction.***

- ***Recommendation ED 1.2.3: Consider organizing a local flea market in conjunction with neighboring communities.***

STRATEGY ED 1.3: Promote the amenities of the area. It is important to recognize that the quality of life plays a key role in attracting business and an educated workforce. These include educational availability and quality, natural resources and recreational opportunities, and other factors.

- ***Recommendation ED 1.3.1: Develop a fact sheet that highlights the amenities, and have it posted on the Tri-County Regional Economic Development Corporation, and any future Village website.***

STRATEGY ED 1.4: Encourage the Tri-County Regional Economic Development Corporation (TCREDC) Loan Fund administrator to develop criteria consistent with comprehensive planning recommendations.

- ***Recommendation ED 1.4.1: Encourage TCREDC to refer to the local comprehensive plan recommendations and priorities when evaluating loan applications.*** *Revolving loan fund programs (RLFs) provide low interest funding to businesses for working capital, equipment or for expansion purposes. The businesses must in turn create jobs.*

STRATEGY ED 1.5: Solicit the expansion and/or creation of new complementary industrial and commercial agribusinesses and support local farm product processing and marketing. To keep agriculture viable, farmers need an outlet to market or buy their products; this could include the addition of a cannery in the area, a cheese marketing warehouse or possibly an ethanol plant within the county.

- ***Recommendation ED 1.5.1: Encourage the development of agricultural support industries.***

- ***Recommendation ED 1.5.2: Encourage area grocers, restaurants, schools, nursing homes, and other food providers to purchase locally grown and produced foods.***

GOAL ED 2. Build community identity.

STRATEGY ED 2.1: Promote the clean up and reuse of under utilized, vacant, blighted or commercial/industrial sites and buildings to efficiently use existing public infrastructure and services.

- ***Recommendation ED 2.1.1: Conduct a windshield survey through the village to target available sites.***

- ***Recommendation ED 2.1.2: Set up a forum to bring building and business people together.***

STRATEGY ED 2.2: Consider developing criteria that future commercial and industrial proposals must meet in order to be approved by the community.

- ***Recommendation ED 2.2.1: Develop a check list that can be used when considering areas for future or expanding business/industrial sites.***

- ***Recommendation ED 2.2.2: When identifying future or expanding business/industrial sites, consider the environmental conditions of the area such as wetland, ground water, and floodplain status.***

STRATEGY ED 2.3: Evaluate Village entrances. Community entrances are the first thing that a prospective business owner sees when evaluating a location.

- ***Recommendation ED 2.3.1: Compile a check list to evaluate the entrances to the village.***

- ***Recommendation ED 2.3.2: Encourage a civic organization to adopt a village entrance.***

- ***Recommendation ED 2.3.2: Work with WisDOT to improve locational signage for the Village's entrances (see Transportation element)***

STRATEGY ED 2.4. Promote the village amenities. The Village of Lohrville enjoys a rich local history that can be tied to the discovery of granite in the late 1800's and the subsequent quarries that developed in the area. The trailhead of Bannerman Trail is also located in village. This trail not only provides a link to the quarries in the area, but supplies year round recreational opportunities to the residents of the county. The Village also maintains a total of 5 acres of parkland with a variety of recreational amenities.

- ***Recommendation ED 2.4.1: In the future, reinvestigate the possibility of establishing a state park in the area (see Natural Resources Element)***

- ***Recommendation ED 2.4.2: Promote the Bannerman Trail.***
  - *Consider establish a public parking area at Albourn Park.*
  - *Provide an interconnection with other quarries.*
    The Bannerman Trail begins in the Village and is located on the south side of STH 21. This trail would provide an excellent link to the quarries in the area.

- ***Recommendation ED 2.4.3: Promote the history of the Village of Lohrville (see Cultural Resources Element).***
  - *Consider collaborating with neighboring municipalities to establish an interpretive center. The interpretive center could be tied to the quarries.*
  - *Set up a local historical society chapter.*

GOAL ED 3. Partner, when possible, with educational institutions to promote life long learning for the area's youth and adults. Overall, the support for education and job skills training is essential for increasing earning potential for all Wisconsin residents. A local branch of CAP Services as well as the Fox Valley Technical program is available for local residents. Additionally, partnerships among learning institutions are forming in response to the economic changes Wisconsin is experiencing. One such group includes Wisconsin technical colleges, the University System and private colleges. They are working together as a group

called North East Wisconsin Educational Resource Alliance (NEW ERA). One of the goals of this partnership is to enhance and expand learning opportunities in Wisconsin to offer necessary training/learning to Wisconsin's current and future workers.

STRATEGY ED 3.1: Support entrepreneurial programs to facilitate local business start-ups.

- ***Recommendation ED 3.1.1: Work with CAP Services in Wautoma, and the Fox Valley Technical College Venture Center, which provide resources to entrepreneurs.*** *CAP Services and the FVTC provide resources to entrepreneurs for business plan development, information on financing and other tools that are necessary for starting a business.*

- ***Recommendation ED 3.1.2: Encourage the Wautoma Area School District to initiate a Junior Achievement Program.*** *Junior Achievement is a worldwide program whose purpose is to educate students in kindergarten through 12th grade about business, including entrepreneurship, ethics, career development, financial literacy and economics.*

- ***Recommendation ED 3.1.3: Encourage the Wautoma Area School District to continue to provide and initiate programming for new business development and financing planning.***

- ***Recommendation ED 3.1.4: Encourage individuals to seek support from other sources as needed.*** *Additional support for business plan development, financing information, and other assistance can be found at the following places:*
  - Tri-County Regional Economic Development Corporation (TCREDC): (920) 382-0963 www.tcredc.org
  - Build Your Business: 1-800-435-7287 www.wisconsin.gov/state/byb
  - Small Business Development Centers (SBDC): 1-800-940-SBDC www.wisconsinsbdc.org
  - Virtual Business Incubator: www.virtualincubate.com
  - Impact Seven: (608) 251-8450 www.impactseven.org
  - Fox Valley Technical College E-Seed Program: www.fvtc.edu/bis 1-800-735-3882
  - East Central Regional Planning Commission for additional information and referrals: staff@eastcentralrpc.org (920) 751-4770

STRATEGY ED 3.2: Encourage youth and adults in the area to utilize FVTC's satellite programming.

- ***Recommendation ED 3.2.1: Encourage local high schools and guidance counselors to promote technical programs/job skill training through FVTC and the local high school.***

- ***Recommendation ED 3.2.2: Encourage high schools to continue to provide career direction programming.***

- ***Recommendation ED 3.2.3: Encourage high schools to work with CESA 5, CAP Services and the business community to initiate a youth apprenticeship program or other similar program to provide students with valuable skills.***

GOAL ED 4. Begin to look at a possible STH 21 bypass. There are no current plans to construct a STH 21 bypass around the village. However, it may be beneficial to the village to begin to think about this issue in terms of future land use planning and the potential impact upon the economics of the region.

STRATEGY ED 4.1: The village should consider the implications of a bypass and take a position to either support or not support this issue.

- ***Recommendation ED 4.1.1:*** **If the village supports a STH 21 bypass, it should take a proactive role with the Wisconsin Department of Transportation (see Transportation Element).**

CHAPTER 8: LAND USE

TABLE OF CONTENTS

Introduction 8-1
Vision Statement 8-1
Inventory and Analysis 8-1
- Existing Land Use 8-1
- Land Use Categories 8-2
- Current Land Use Inventories 8-3
- Zoning 8-5
  - Village of Lohrville 8-5
- Development Trends 8-7
- Land Use Trends 8-9
- Building Permits 8-10
- Density and Intensity 8-11
  - Density 8-11
  - Intensity 8-11

Development Considerations 8-12
- Recommended State, Regional, and County Goals 8-12
  - State of Wisconsin 8-12
  - East Central Wisconsin Regional Planning Commission 8-13
- Local Land Use Issues 8-13
- Environmental Impacts and Public Utilities 8-13
- Land Supply 8-14
- Market Trends 8-14
- Energy Demands 8-15

Future Land Use 8-16
- Future Land Use Map 8-16
- Future Land Use Projections 8-17
- Land Use Issues and Conflicts 8-19
- Key Findings 8-19
  - Existing Land Use 8-19
  - Zoning 8-19
  - Development Trends 8-19
  - Land Use Trends 8-20
  - Building Permits 8-20
  - Density and Intensity 8-20
  - Local Land Use Issues 8-20
  - Future Land Use Projections 8-20

Interrelationships with other Plan Elements 8-21
- Economic Development 8-21
- Housing 8-21
- Transportation 8-21
- Utilities and Community Facilities 8-22
- Agriculture Resources 8-22

Natural Resources 8-22
Cultural Resources 8-22
Intergovernmental Cooperation 8-22
Policies and Programs 8-23
Regional, County and Local Policies 8-23
Zoning Ordinances 8-23
County Policies 8-23
Local Policies 8-25
Federal, State and Regional Programs 8-25
State of Wisconsin 8-25
Goals, Strategies, and Recommendations 8-35

TABLES

Table 8-1 Village of Lohrville Existing Land Use 2008 8-4
Table 8-2 Village of Lohrville Zoning 8-6
Table 8-3 Land Use Trends (ECWRPC), 1980 to 2001 8-9
Table 8-4 Land Use Trends (DOR), 1980 to 2005 8-10
Table 8-5 Residential Building Permits, 1990 to 2007 8-10
Table 8-6 Residential Density, 1990 to 2000 8-11
Table 8-7 Intensity, 2007/2008 8-12
Table 8-8 Equalized Values, 1998 to 2008 8-14
Table 8-9 Waushara County Home Sales, 1998 to 2008 8-15
Table 8-10 Higher Density Residential Land Consumption 8-18
Table 8-11 Lower Density Residential Land Consumption 8-18

FIGURES

Figure 8-1 Village of Lohrville Existing Land Use, 2008 8-5

EXHIBITS

Exhibit 8-1 Existing Land Use 8-27
Exhibit 8-2 Existing Zoning 8-29
Exhibit 8-3 Recommended Zoning 8-31
Exhibit 8-4 Future Land Use Plan 8-33

CHAPTER 8: LAND USE

INTRODUCTION

Land use directly influences all the various elements presented in the previous chapters. Many aspects of daily life within the planning area are impacted by elements of the previous chapters. The choices for housing type, location, transportation alternatives, decisions on employment locations, recreational opportunities, and the quality of the man-made and natural environments are all intricately woven together into land use. Land use policy decisions can have far-reaching repercussions for factors including housing growth and the protection of natural resources. For example, rural areas in Waushara County are under pressure from scattered rural residential and vacation home development. Large lot development in rural areas has fragmented farmland and forests and placed greater stress on the lakes, streams, and other environmentally sensitive areas.

This chapter describes existing land use patterns and current zoning ordinances. Development trends over the past 20 years were analyzed, and future land use needs were extrapolated. Finally, the chapter discusses the land use policy context and the need for additional intergovernmental cooperation. Several potential land use conflicts are identified, and issues that must be addressed are discussed.

Land Use Vision for 2030

In 2030, the Village of Lohrville has accommodated new development in ways that utilize existing infrastructure without compromising the community's small town, rural character. The basis for all land use decisions is a zoning code and map designed to prevent incompatible land uses in accordance with the goals of this Comprehensive Plan. Great success has been achieved in locating new residential development in areas that protect the integrity of existing land uses and the Village's most highly valued environmental and scenic features. As a result, land use conflicts such as those between residential and industrial or commercial development are minimal. The Highway 21 corridor has experienced some additional commercial/industrial development, adding to the Village's tax base and providing places for residents to shop and work. These new commercial and industrial traffic generators have sufficient access to the state highway system, helping to keep unnecessary traffic off of the local road network.

INVENTORY AND ANALYSIS

Existing Land Use

The Village of Lohrville existing land use map was last updated by the Village's Comprehensive Planning Committee in fall of 2008. Land use information was compiled into the general land use categories summarized below and is presented in Table 8-1 and Exhibit 8-1. The standard land use categories utilized by the East Central Wisconsin Regional Planning Commission are agricultural, residential, commercial, industrial, transportation,

utilities/communications, institutional facilities, recreational facilities, water features, woodlands and other open land; not all of these land use classifications are present in the Village.

Land Use Categories

Agricultural. Agricultural land is broadly classified as land that is used for crop production. Agricultural uses include farming, dairying, pastures, apiculture (bees), aquaculture (fish, mussels), cropland, horticulture, floriculture, viticulture (grapes), and animal and poultry husbandry. Agricultural land is divided into two sub-categories: irrigated and non-irrigated cropland. Irrigated cropland is watered by artificial means, while non-irrigated cropland is watered by natural means (precipitation).

Residential. Residential land is classified as land that is used primarily for human inhabitation. Residential land uses are divided into single family residential, farmsteads, and multi-family residential and mobile home parks. Single family residential includes single family dwellings, duplexes, and garages for residential use. Within platted subdivisions, residential land use encompasses the entire lot. In rural areas where lots are typically larger, single family includes the primary residence, outbuildings, and the mowed area surrounding the structures. Single family also includes isolated garages and similar structures on otherwise undeveloped rural lots. Farmsteads include the farm residence, the mowed area between the buildings and the associated outbuildings (barn, sheds, manure storage, abandoned buildings). Multi-family includes apartments of three or more units; condos; room and boarding houses; residence halls; group quarters; retirement homes; nursing care facilities; religious quarters; and the associated parking and yard areas. Mobile home parks are classified as land that is part of a mobile home park. Single standing mobile homes are classified under single family residential.

Commercial. Commercial land uses represent the sale of goods and services and other general business practices. Commercial uses include retail and wholesale trade (car and boat dealers; furniture, electronics and appliance stores; building equipment and garden equipment; grocery and liquor stores; health and personal care stores; gasoline stations; clothing and accessories, sporting goods, hobby, book and music stores; general merchandise; miscellaneous store retailers; couriers; and masseuse), services (publishing; motion picture and sound recording; telecommunications; information systems; banks and financial institutions; real estate offices; insurance agencies and carriers; waste management; accommodations; restaurants and drinking places; repair and maintenance; personal and laundry; social assistance, etc.) and other uses (warehousing and automobile salvage and junk yards).

Industrial. Industrial land uses represent a broad category of activities which involve the production of goods. Industrial is divided into two separate categories: industrial and quarries. Industrial uses include construction; manufacturing (includes warehousing with factory or mill operation); mining operations and quarries; and other industrial facilities (truck facilities).

Transportation. Transportation includes land uses that directly focus on moving people, goods, and services from one location to another. Transportation is divided into two separate categories: transportation and airport. Transportation uses include highway and street rights of way; support activities for transportation (waysides, freight weigh stations, bus stations, taxi, limo services, park and ride lots); rail related facilities; and other related categories. Airports included areas that are dedicated specifically to air traffic.

Utilities/Communications. Utilities and communications are classified as any land use which aids in the generation, distribution, and storage of electric power (substations and transformers); natural gas (substations, distribution brokers); and telecommunications (radio, telephone, television stations and cell towers). It also includes facilities associated with water distribution (water towers and tanks); water treatment plants; wastewater processing (plants and lift stations); landfills (active and abandoned); and recycling facilities.

Institutional Facilities. Institutional uses are defined as land for public and private facilities dedicated to public services. Institutional land uses include educational facilities (schools, colleges, universities, professional schools); hospitals; assemblies (churches, religious organizations); cemeteries and related facilities; all governmental facilities used for administration (city, village, town halls, community centers, post office, municipal garages, social security and employment offices, etc.); and safety services (police departments, jails, fire stations, armories, military facilities, etc.). Public utilities and areas of outdoor recreation are not considered institutional facilities.

Recreational Facilities. Recreational facilities are defined as land uses which provide leisure activity opportunities for citizens. This category encompasses both active and passive activities. Recreational activities include designated hunting and fishing areas; nature areas; general recreational parks; sports facilities (playgrounds, ball diamonds, soccer fields, tennis courts, etc.); city, county and state parks; fairgrounds; marinas; boat landings; spectator sport venues; hiking trails; mini-golf; bowling; bicycling; skiing; golf courses; country clubs; performing arts centers; museums; historical sites; zoos; amusement parks; gambling venues; and other related activities.

Water Features. Water features include all surface water including lakes, streams, rivers, ponds, and other similar features. Intermittent waterways are also incorporated into this category.

Woodlands. Woodlands are forested areas which are characterized by a predominance of tree cover. Woodlands are divided into two subcategories: general woodlands and planted woodlands. General woodlands are naturally occurring; this category includes forests, woods, and distinguishable hedgerows. Planted woodlands include forestry and timber track operations where trees are typically planted in rows; this category includes tree plantations, orchards and land dedicated to Christmas tree production (nurseries are not included).

Other Open Land. This category includes land which is currently vacant and not developed in a manner similar to the other land use categories described within this section. Open land includes areas that are wet, rocky, or outcrop; open lots in a subdivision; or rural parcels and side or back lots on a residential property that are not developed.

Current Land Use Inventories

Developed land has been altered from its natural state to accommodate human activities. Although agricultural areas are considered undeveloped by land classification systems, these uses have different impacts on land use decisions than urbanized uses; thus, agricultural uses have been separated to obtain an accurate total of all related activities.

The Village of Lohrville encompasses approximately 782 acres (Table 8-1, Figure 8-1 and Exhibit 8-1). ***Thirty percent (30.0%) of the total area is developed.*** The primary developed uses include single family residential (55.1%) and transportation (30.0%). Collectively these uses account for just over 85 percent (85.1%) of the developed area. Recreational facilities (2.6%), commercial (1.6%), and industrial (0.5%) land uses account for the remaining developed lands.

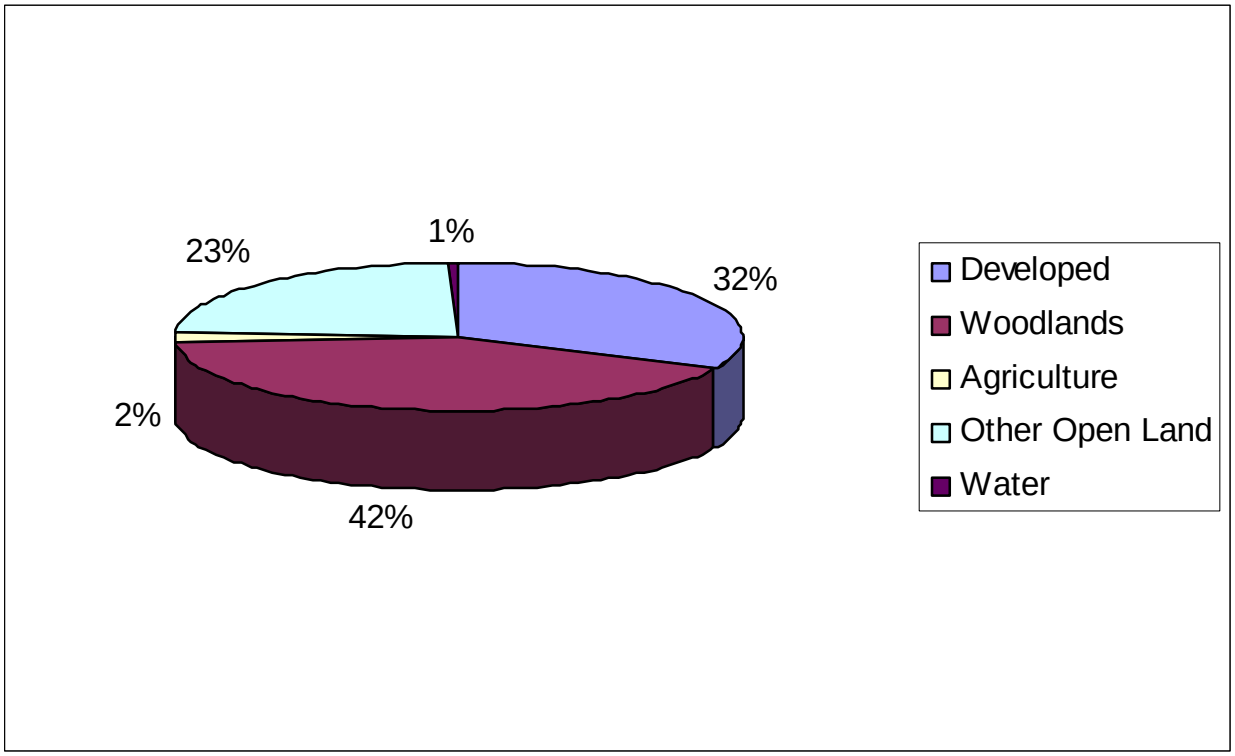
Overall, woodlots (planted and unplanted) account for nearly forty-two percent (41.6%) of total land use, while other open land accounts for about twenty-three percent (23.3%) of the total land use. Non-irrigated cropland (2.2%) and water features (0.7%) comprises the remaining three percent (2.9%) of the remaining land uses.

Table 8-1. Village of Lohrville Existing Land Use, 2008

Land Use	Total Acres	Percent of Developed Land	Percent of Total
Single Family Residential	139	55.1%	17.7%
Farmstead	0	0.1%	0.0%
Multi-Family Residential	0	0.0%	0.0%
Mobile Home Parks	0	0.0%	0.0%
Industrial	4	1.5%	0.5%
Recreational Facilities	20	8.0%	2.6%
Commercial	13	5.0%	1.6%
Institutional Facilities	0	0.1%	0.0%
Utilities/Communications	0	0.1%	0.0%
Transportation	76	30.0%	9.7%
Total Developed	**252**	**100.0%**	**32.2%**
Non-irrigated Cropland	18		2.2%
Irrigated Cropland	0		0.0%
Planted Woodlots	55		7.0%
Unplanted Woodlots	271		34.6%
Active Quarry	0		0.0%
Other Open Land	182		23.3%
Water Features	5		0.7%
Total Acres	**782**		**100.0%**

Source: ECWRPC, Village of Lohrville, 2008

Figure 8-1. Village of Lohrville Existing Land Use, 2008



Source: ECWRPC, Village of Lohrville, 2008

Zoning

Zoning is a major tool used to regulate land uses. A zoning ordinance regulates the use of property in order to advance public health, safety, and welfare through orderly development. Zoning is performed at several levels in Waushara County. Each incorporated city or village has general zoning powers.[1] Waushara County has general zoning jurisdiction within most unincorporated areas of the county; the ordinances are administered by the Zoning and Land Conservation Department (WCZLC).[2]

Village of Lohrville

The Village of Lohrville maintains their own zoning regulations.[3] The zoning ordinance was adopted by the Village Board of Trustees in May of 1998. A summary of the usage requirements and restrictions of the districts found within the area is listed below.

- *R – Residential District:* This district is designed primarily for residential uses of various densities. Permitted uses include agriculture, home occupations, group homes for 8 persons or less, and residential dwellings. Minimum lot size is 20,000 – 30,000 square feet.

[1] *Wisconsin Statues* 62.23 for cities and *Wisconsin Statute*s 61.35 for villages.
[2] *Wisconsin Statues* 69.69.
[3] WCZLC. 2003. *Code of Ordinances: Waushara County, Wisconsin.*

- *CC – Community Commercial District:* This district is intended to preserve and enhance the appearance and function of the community's commercial core by providing for a variety of commercial and institutional uses. Permitted uses include, banks, professional offices, dental/medical clinics, funeral homes, Laundromats, public buildings, residential accommodations for shopkeepers, restaurants (excluding drive-ins), and retail/grocery/specialty stores. Minimum lot size is 20,000 – 30,000 square feet.

- *HC – Highway Commercial District:* This district provides for commercial services and uses requiring larger land areas which are oriented toward highway transportation. Permitted uses include automobile sales/service, boat sales/service, hotels and motels, restaurants (including drive-ins), retail home and building supplies, retail stores, convenience stores, business/professional offices and studios. Minimum lot size is 20,000 – 30,000 square feet.

- *I – Industrial District:* This district establishes areas for industrial development that are compatible with adjoining land uses. Permitted uses include all uses permitted in the HC district, commercial bakeries, cleaning, pressing and dyeing establishments, commercial greenhouses, commercial recycling operations, light industrial operations, manufacturing an bottling of non-alcoholic beverages, printing and publishing establishments, transportation terminals, and warehousing. Minimum lot size is 20,000 – 30,000 square feet.

- *AH – Agricultural/Holding District:* This district provides for the continuation of general farming and related uses in areas of the village not yet committed to urban development. It is further intended to protect lands from urban development until their orderly transition into urban-oriented districts is required. Permitted uses include general farming, home occupations, and single-family farm dwellings. Minimum lot size is 20,000 square feet.

- *MH – Mobile Home Park District:* This district was established to promote improved environmental design in the establishment and development of mobile home parks, while insuring substantial compliance with the basic intent of zoning. Mobile home parks are the only permitted uses in this district. The park must total no less than 5 acres, and let size must be no less than 20,000 square feet.

Several generalizations can be made about zoning in the Village of Lohrville (Table 8-2 and Exhibit 8-2). ***The predominant zoning district in the village is Residential. This category comprised 51.9 percent of the area in the Village of Lohrville.*** Agriculture/Holding comprises the next largest area in the village (35.4%). Commercial accounted for 2.7 percent of the total area in the Village of Lohrville.

Table 8-2. Village of Lohrville Zoning

Zoning Classification	Acres	Percent
Agriculture/Holding District (AH)	277	35.4%
Commercial Districts (CC; HC)	21	2.7%
Residential (R)	406	51.9%
Roads*	78	9.9%
Total Acres	**782**	**100.0%**

Source: Village of Lohrville, 2008 (acreage estimates calculated by ECWRPC)

*The Village of Lohrville does not include roads in their zoning code

Development Trends

The growth and development of Waushara County has been influenced by a number of factors. These factors include the topography, the abundance of navigable surface waters, wooded lands and natural resources, the ability of the soils to support crops and the central location of the county in the state, and its proximity to the Fox Cities, Oshkosh, Stevens Point and Madison.

The earliest inhabitants of Waushara County were Native Americans. Considerable evidence of their civilization has been found throughout the county and still exists today. The Whistler Mound group, in the Village of Hancock, is included on the National Register, but many other sites are still present in the county.

On October 18, 1846, the Menominee Tribe ceded their land, including Waushara County to the U.S. Government. ***By the late 1840's and early 1850's, farming communities centered around small villages and hamlets could be found in the county.*** Many of these communities were established along existing logging and old military roads, and at creek and river crossings. A typical early farming community usually included a tavern, sawmill, stage house (a place for overnight accommodations), church, houses and a few commercial establishments.

In the 1880's, the county experienced a surge of activity with the coming of the railroad and the discovery of red granite. Overnight houses and businesses materialized in the Redgranite/Lohrville area as skilled workers, their families and others made Waushara County their home. The boom ended in the 1920's as concrete replaced stone as the nation's preferred paving material.

Today, agriculture and tourism has grown to become the county's major industries. While the county has seen a decline in the number of farms over the years, in 1997 over half of the county was taxed as farmland. Waushara County's 136 lakes make up about 7,000 acres of surface water. The greatest concentration of lakes is found among the moraines and drumlins in central and western portions of the county. These lakes, along with over 500 miles of rivers and streams and 185,000 acres of woodlots provide for a diversity of boating, fishing, hunting, hiking and other recreational opportunities.

Similar to other rural areas in the state, Waushara County has faced development pressures. ***Large portions of farm and woodlands are being converted to small parcel residential development.*** Easy access to STH 21 and the expansion of USH 10 has shortened the time/distance between Waushara County and the Fox Cities and Oshkosh. As a result, towns along the eastern tier have experienced growth in housing starts by people working outside the county. While communities along the western tier of the county, have closer ties to Stevens Point, Westfield and other areas along the I-39 corridor.

As growth occurs, land use changes in intensity and net density. Analyzing the patterns in land use provides valuable information to local communities in determining how the community has changed and assessing current needs. This information can be used to plan for the appropriate development in the future. To analyze land use changes, East Central Wisconsin Regional Planning Commission (ECWRPC) looked at a number of different data sources, including its own

land use inventories of the area, revenue data from the Wisconsin Department of Revenue (DOR), and building permit records from the Wisconsin Department of Administration (DOA).

Several limitations with the information in the data sets necessitate utilizing general summaries for land use trends. A brief discussion of the limitations follows.

ECWRPC conducted land use inventories in 1980 and again in 2000. This information was updated by the local communities when the land management plans were developed. Two distinct classification systems were used in the 1980 and in 2000 and the subsequent land use updates. This made it difficult to compare specific categories between the two inventories. Secondly, computer technology has changed the degree of specificity in which data is collected. In 1980, computerized parcel data was not available. Current land use utilizes parcel data; therefore if a house is located in a subdivision, the entire parcel may be included as residential. Residential areas in 1980 may have included only a portion of these areas.

A comparison of Wisconsin Department of Revenue (DOR) data was used to analyze land use changes between 1990 and 2005[4] The DOR collects information by real estate class for each minor civil division in the state.[5] Acreage figures from DOR do not include Department of Natural Resource (DNR) lands or other tax-exempt properties.[6] Acreage data for incorporated communities is also incomplete, as their information is frequently provided in number of parcels, as opposed to the total acreage of the parcels. Beginning in 1996, the DOR also changed their classification system. Wisconsin Act 27 mandated that agricultural land was categorized from a standard based on use value instead of a standard based on full market value.[7] Therefore, some land use changes between 1990 and 2005 are a direct result of Act 27 and do not necessarily reflect a change in land use but a change in the way that the land was classified. Following the implementation of the use value standard, agricultural land with improvements was moved to other categories. If these improvements included residential, then the agricultural land with improvements was moved to residential. Additionally, following the use value assessment, less productive land was moved out of agriculture and reclassified as swamp and waste land. Furthermore, the increasing popularity of privately owned recreational land caused a shift of lands from agriculture to both forestland and swamp and wasteland.

The Wisconsin Department of Administration (DOA) collects building permit information for new construction as well as demolition information from communities within the state.[8] This data is annually reported by communities and includes single-family, two-family, multi-family and mobile homes. The data is an inventory of the net change in the number of residential units for each community that were reported to DOA. This data set includes information that is reported by individual communities to the DOA. If a community does not accurately report its building permit information, it is infeasible to determine actual land use changes.

While the historical data from ECWRPC, DOR and DOA gives us an incomplete picture of the total amount of land historically devoted to the various land uses, it does give us a picture of land consumption patterns within the communities. According to these data sources, several

[4] DOR. 1980. *1980 Statistical Report of Property Values Waushara County, Wisconsin.*
[5] DOR. 1990, 2000, and 2005. *Statement of Equalized Values.*
[6] DOR. 1990, 2000, and 2005. *Statement of Assessments.*
[7] Wisconsin State Assembly. 1995. *Wisconsin Act 27 (Assembly Bill 150)*.
[8] Wisconsin Demographics Service Center. 1990 to 2004. *Annual Housing Units Surveys.*

trends can be seen. The collective summary utilizing all three sources is presented for each individual community; general trends are discussed.

Land Use Trends

As stated above, some of the changes in land use trends utilizing ECWRPC data can be directly attributed to changes in technology and changes in the way land use data was categorized. To determine overall trends in land use between the 1980 and 2001 years the following land use categories were grouped together:

- Residential: Single family, multi-family, farmsteads, mobile homes, mobile home parks, duplex, group quarters, part-time and seasonal;
- Industrial: Industrial and quarries;
- Parks and Recreation: Parks, recreational activities, conservation and preservation areas, resorts and camps;
- Institutional Facilities: Educational, public assembly, government facilities, cemeteries, churches, hospitals, libraries and institutional;
- Cropland: Irrigated cropland, pastureland, and non-irrigated cropland; and
- Residual: Residual, streets, highways, water features, utilities, planted woodlots, unplanted woodlots, other open land and transportation.

After grouping the land use categories, certain trends were evident: ***residential (39%), parks and recreation (158%), and commercial (17%) increased and institutional (-55%) and cropland (-76%) decreased between 1980 and 2008*** (Table 8-3).

Table 8-3. Land Use Trends (ECWRPC), 1980 to 2001

Existing Land Use	1980 Acres	2008 Acres	Change Acres	Percent Change
Residential	100.0	139.0	39	39%
Commercial	10.7	12.6	2	17%
Industrial	0.0	3.9	4	n/a
Parks and Recreation	7.8	20.1	12	158%
Institutitional Facilities	0.8	0.4	0	-55%
Cropland	73.5	17.6	-56	-76%
Residual	598.6	588.9	-10	-2%
Total	791.4	782.4		

Source: ECWRPC: 1980 and 2008 (with verification from Village Planning Committee)

Even though land use trends utilizing Department of Revenue data does not include WDNR data or tax exempt properties, certain broad trends can be seen and correspond to trends apparent in the data from ECWRPC. ***Residential and commercial acreages are increasing, while agricultural acres are decreasing*** (Table 8-4). While the table below indicates acreage totals as collected by ECWRPC, due to changes in methodology, the reader should be looking at trends only that these numbers represent.

Table 8-4. Land Use Trends (DOR), 1980 to 2005

Land Use	1980 Acres	2005 Acres	Percent Change 1980-2005
Residential	240	301	25%
Commercial	4	24	500%
Manufacturing	0	2	n/a
Agricultural	319	26	-92%
Undeveloped	0	158	n/a
Forest Land	0	54	n/a
Other	0	0	n/a
Total	563	565	

Source: WI DOR Final Statement of Assessment Report. 1980, 2005.

Building Permits

As stated above, net building permit data is available from the DOA. This data has been submitted by the jurisdictions that issue building permits. Net building data indicates the net change, not the total number of building permits. Therefore, if a building is demolished within a community, this information is subtracted from the new permit numbers. ***Between 1990 and 2007, 38 net units were added within the Village of Lohrville. This averages to about 2.1units per year (units/yr)*** (Table 8-5). The largest growth in single family units occurred between 1997 and 1999. During these three years, an average of 4 units was added per year. It is important to note that the accuracy of the data source is dependent on timely reporting by local officials.

Table 8-5. Residential Building Permits, 1990 to 2007

Year	Additions Number	Deletions Number	Net Number
1990	1	0	1
1991	3	0	3
1992	4	1	3
1993	1	0	1
1994	2	0	2
1995	2	0	2
1996	3	0	3
1997	4	0	4
1998	4	0	4
1999	5	2	3
2000	3	1	2
2001	2	1	1
2002	5	2	3
2003	2	0	2
2004	1	0	1
2005	2	0	2
2006	0	0	0
2007	1	0	1

Source: State of Wisconsin Demographic Services Center
Annual Housing Unit Surveys.

Utilizing ECWRPC, DOR and DOA data, the following trends are apparent between 1980 and 2007/2008: residential land use and commercial land use are increasing while agricultural land uses are decreasing.

Density and Intensity

Density

Density is broadly defined as "a number of units in a given area".[9] For the purposes of this report, residential densities are defined as the number of housing units per square mile of total land area (units/square mile), excluding water. ***Between 1990 and 2000, residential densities increased throughout the county, state, and the Village.*** As the population of the area has grown, so has the overall housing density (Table 8-6). ***Within the Village of Lohrville, residential densities increased by about ten percent from 142.2 units per square mile to 156.9 units per square mile during this time period.*** Similarly, residential densities in Waushara County increased by about 12 percent from 19.56 units per square mile to 21.83 units per square mile. While residential densities in Wisconsin increased by about 13 percent from 37.85 units per square mile to 42.74 units per square mile.

Table 8-6. Residential Density, 1990 to 2000

Jurisdiction	Land Area Sq. Miles	1990		2000	
		Total Units	Units/Sq. Mi.	Total Units	Units/Sq. Mi.
Wisconsin	54,313.7	2,055,774	37.9	2,321,144	42.7
Waushara County	626.1	12,246	19.6	13,667	21.8
Village of Lohrville	1.2	174	142.2	192	156.9

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

Intensity

Intensity is the degree of activity associated with a particular land use. Generally, higher intensity land uses also have higher environmental impacts. Due to limited information available, this report will compare the intensities of single-family versus multi-family developments in the various communities. To calculate land intensities, the ECWRPC categorizes single and two-family residential, farmsteads, and mobile homes as "single family."

Incorporated communities or areas served by public sewer often have more intense development patterns than rural towns. Incorporated areas in Waushara County are smaller in overall land area than the surrounding towns, resulting in a more intensive land use. In addition, most incorporated municipalities, have areas of older development that were constructed during a period when society was less dependent on cars for transportation. This necessitated the need for smaller lot development that allowed for closer proximity to neighbors and services.

Utilizing 2000 U.S. Census data and adding 10 net single family units per the data from DOA, in 2007 there were 198 single family units in the Village of Lohrville on a total of 139 acres. ***This***

[9] Measuring Density: Working Definitions for Residential Density and Building Intensity, November 2003. Design Center for American Urban Landscape, University of Minnesota.

resulted in a single family intensity of 2.43 units per acre in the Village in 2007/2008.

Table 8-7. Intensity, 2007/2008

Municipality	Single Family			Multi-Family		
	Units	Acres	Units/Ac.	Units	Acres	Units/Ac.
Village of Lohrville	198	139	1.42	4	0	*

Source: Village of Lohrville Land Use data, 2008. U.S. Census, 2000. State of Wisconsin Demographic Services Center, Annual Housing Unit Surveys.

DEVELOPMENT CONSIDERATIONS

Recommended State, Regional, and County Goals

State and regional goals were developed to provide communities with a framework on which land use decisions could be based. These goals make the planning process and decision defensible to the general public when formulating alternate scenarios for developing parcels within a community.

State of Wisconsin

The State of Wisconsin requires that communities address 14 specific goals in their comprehensive plans.[10] These goals encourage development to occur in an orderly well-planned manner. The goals are:

- Promoting the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouraging neighborhood designs that support a range of transportation choices.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protecting economically productive areas, including farmlands and forests.
- Encouraging land uses and development patterns that promote cost-efficient government services and utility costs.
- Preserving cultural, historic, and archaeological sites.
- Encouraging coordination and cooperation with neighboring communities.
- Building community identity by improving overall appearance and attractiveness to visitors.
- Providing an adequate supply of affordable housing for all income levels.
- Providing adequate infrastructure, public services, and a supply of affordable land to meet existing needs and accommodate future growth.
- Promoting the expansion or stabilization of the current economic base and the creation of additional and better employment opportunities.
- Balancing individual property rights with community interests and goals.

[10] *Wisconsin State Statutes 66.1001.*

- Planning and developing a pattern of land use that preserves and creates a pleasing and unique setting.
- Providing all citizens, including those that are transportation dependent, a variety of economical, convenient, and safe transportation options adequate to meet their needs.

East Central Wisconsin Regional Planning Commission

East Central Wisconsin Regional Planning Commission has developed a regional comprehensive plan.[11] As a part of this planning process, East Central has identified several key land use goals:

- Educate the public on potential conflicts and trade-offs associated with alternative development patterns.
- Encourage efficient development in order to reduce land use conflicts and contain community costs.
- Encourage actions and incentives which preserve and protect natural and cultural resources.
- Educate all decision makers regarding what their property rights are and how they can influence the public arena.
- Educate the public on potential cultural, economic and land use conflicts.
- Encourage intergovernmental cooperation and coordination.
- Encourage building code standards which preserve historical and cultural character.
- To protect and improve the aesthetic qualities and high-value scenic resources of the region and its communities while balancing the needs of private industry, government, and the general public.
- Identify techniques, which can be used to preserve local community character.
- Encourage a balance between individual property rights and community interest and goals.
- Encourage public participation in comprehensive planning.
- To ensure the region and its communities develop in a manner which is sustainable in nature.
- Comprehensive plan updates have considered the voluntary incorporation of sustainable concepts.
- Communities are informed and educated on the benefits of developing sustainable plans and regulations.

Local Land Use Issues

Environmental Impacts and Public Utilities

Development costs vary based on density, design, social, economical, political and environmental constraints. Public opposition can increase costs through project delays. Development often necessitates the expansion of public infrastructure such as sewer, water, streets, schools, parks and services such as fire and police protection. Increased development can infringe on wetland and floodplain areas, destroy wildlife habitat, and increase runoff to streams and lakes.

[11] ECWRPC, 2008. *Milestone Report #3: Goals, Strategies and a Plan for Action.*

To protect and enhance the natural resource base, communities should identify and protect environmental corridors found within the planning area. Environmental corridors are areas in the community that contain and connect natural areas, open space, and other resources. They often lie along streams, rivers, and other natural features. Environmental corridors provide a beneficial buffer between sensitive natural resources and human development. These areas can provide flood control and valuable wildlife habitat and can significantly benefit the aesthetic appeal of the community.

Land Supply

The amount of land available for development within the Village is limited, but for annexation of neighboring towns. Factors that limit the amount of developable land include environmental restrictions (floodplains, high groundwater, wetlands, steep slopes, and water quality), zoning (setbacks, conservancy and development easements, permitted uses), and conflicts between uses.

Market Trends

The price of developable land varies depending on the surrounding land uses, location, access, services, and other subjective factors. Natural amenities such as water frontage, forests, and open space may increase the overall value. Land prices are subject to market demand and fluctuations. As such, land values show periodic variations. Housing affordability is dependant on land prices.

Table 8-8. Equalized Values, 1998 to 2008

Year	Village of Lohrville Land Value	Percent Increase	Waushara County Land Value	Percent Increase
1998	1,187,300	-	494,927,000	-
1999	1,431,900	21%	531,492,800	7%
2000	1,512,700	6%	532,430,300	0%
2001	2,448,100	62%	649,433,500	22%
2002	2,559,100	5%	684,983,500	5%
2003	2,748,900	7%	737,864,100	8%
2004	2,242,200	-18%	758,648,000	3%
2005	2,182,700	-3%	774,526,900	2%
2006	2,406,700	10%	838,017,300	8%
2007	2,470,000	3%	890,245,700	6%
2008	2,830,000	15%	1,003,757,200	13%

Source: WDOR: Statement of Equalized Values; 1998 - 2008.

The Wisconsin Department of Revenue (DOR) annually reports equalized value as set by the department by real estate class per municipality in Wisconsin. Table 8-8 shows the equalized value of all classes of land in the Village of Lohrville and Waushara County. Overall, both the Village and County experienced steady increases in land value between 1998 and 2008. ***During this time period, the value of land in the Village of Lohrville increased by 138 percent, while land values in the County went up by 103 percent.*** 2001 Proved to be the year of largest increases for both the Village of Lohrville and Waushara County, where land values in Waushara County increased by 22 percent compared to 62 percent in the Village of

Lohrville. ***From 2006 to 2008, the Village's land value (17.6%) increased at a slightly lower rate than the County (19.8%), indicating that land in Lohrville is appreciating less rapidly and is in less demand.***

State of Wisconsin housing statistics provided by the Wisconsin Realtors Association's provide information on the number of home sales and median price over a period of time. ***Between 1998 and 2008 there were 2,666 home sales in Waushara County, with an average of 242 home sales per year*** (Table 8-9). ***During this time period the median sale price increased from $81,800 in 1998 to $105,000.*** This represents a 28 percent increase.

Table 8-9. Waushara County Home Sales, 1998 to 2008

Year	Number of Home Sales	Median Sale Price
1998	176	$81,800
1999	226	$82,100
2000	235	$86,600
2001	198	$98,600
2002	234	$95,700
2003	250	$107,700
2004	314	$97,100
2005	261	$131,100
2006	296	$121,800
2007	278	$109,100
2008	198	$105,000

Source: Wisconsin Realtor Association Consumer Resources
Http://www.wra.org/Consumer_Resources/about/housingstats.asp
Note: Fourth quarter information note available for 1998 and is not included in total.

Energy demands

Development is dependant on the availability of a cost-effective, abundant, efficient energy supply. Industry needs to know that reliable energy will be available to run equipment and people rely on affordable energy to heat and power their homes. Not only is energy important for heating and power, but the cost and availability of gasoline may also impact development in Lohrville. Tourism is a major revenue generator for the county, and many people within the county also regularly commute to work. Over half the people in the county regularly travel further than 27.1 minutes to work. In 2000, there were about 11 seasonal units in Lohrville. ***An increase in gas prices may cause some residents to move closer to their place of employment and out of Waushara County or cause others to consider closer locations from home for their vacation destinations.*** Therefore, energy availability can have an impact on new and sustained development in the village.

FUTURE LAND USE

Future Land Use Map

Future land use needs and the resulting future land use map represents a compilation of the previous elements (Exhibit 8-4). This map was developed using:

- Existing land use maps and patterns;
- Demographics (population and housing);
- Natural resource areas with limiting conditions (wetlands, floodplains and water resources);
- Future land use projections;
- Results from public input;
- Committee input; and
- Village of Lohrville Zoning Code.

The following land use categories were used on the Future Land Use Map:

Future Public/Institutional: Land within this category is intended for uses dedicated to public service, such as village buildings, museums, churches, etc., or public use, such as parks or open space.

Future Residential/Community Commercial Use: Land within this category is intended for single-family residential, or community oriented commercial uses, such as banks, medical offices, restaurants, and other such uses as defined in the village's "CC-Community Commercial District."

Future Highway Commercial/Industrial Mix: Land within this category is intended for highway-oriented (STH 21) land uses, such has automobile sales, motels, and other commercial uses as defined in the village's "HC-Highway Commercial District." In addition this designation allows for future industrial uses, which are those that involved the production of goods.

Future Single Family Residential: Future single family residential land is classified as land that will be used primarily for future human habitation. Future residential land uses are limited to single family residential, which includes mobile homes.

Continued Woodlands: The continued woodlands designation is for the purpose of preserving certain woodlands that the community feels have particular value to the character of the community. These woodlands are primarily concentrated around the quarry.

Resource Protection Areas: Areas designated resource protection areas are those that are not suitable for development. As such, development should be discouraged in these areas. Wetlands, high ground water, floodplains, and high bed rock, among others, were items that were considered when developing this resource protection area.

The future land use map should be used as a planning tool in accordance with the "smart growth" legislation. Elected and appointed officials should use this map as a guide for making future land use decisions.

Future Land Use Projections

Wisconsin statutes require comprehensive plans to include five year projections for residential, commercial, industrial, and agricultural uses over the length of the plan.[12] A summary of future land use projections and criteria follows.

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

The actual rate of growth and amount of future growth communities experience can be influenced by local policies which can slow or increase the rate of growth. Regardless of whether communities prefer a no growth, low growth or high growth option, it is recommended they adequately prepare for future growth and changes to provide the most cost-effective services possible. Furthermore, individual communities can maximize the net benefits of their public infrastructure by encouraging denser growth patterns which maximize the use of land resources while minimizing the impact on the natural resource base.

Expected increases in residential and commercial acreage and resulting decreases in agricultural acreage can be estimated by analyzing and projecting historical data into the future. An anticipated range of population and housing growth and the amount of land that would be required to accommodate that increase in growth were made using past housing and population trends and future population and household projections.

In 2000, 408 permanent residents resided in the Village of Lohrville in a total of 192 dwelling units.[13] Of these units, 168 dwelling units were occupied year round and 24 were vacant. Vacant units are comprised of seasonal units and other (for rent, for sale, other). Eleven units or 45.8 percent of the vacant units were considered seasonal in 2000. The 168 occupied dwelling units (households) had an average household size of 2.43 people. Based on ECWRPC projections, the population is expected to increase by 41 to 449 people by 2030; these people are expected to live in a total of 207 households. Due to a number of reasons including the aging population base and a decrease in the number of children that people are having, the average household size is expected to decrease to 2.17 people per housing unit. It is important to remember that the number of total dwelling units does not equal the total number of households. The total number of dwelling units in the village is a combination of occupied units and vacant units (for sale, rent, seasonal and other), while the total households is equal to the number of dwelling units times a vacancy rate***. Assuming a constant vacancy rate of 12.5 percent (vacancy rate from 2000 Census held constant), it is anticipated that there will be a total of 233 dwelling units in the Village of Lohrville by 2030 or 41 new***

[12] *Wisconsin State Statutes 66.1001.*
[13] U.S. Census 2000.

units created (since 2000). Over a 30 year period this assumes that an average of 1.4 dwelling units will be added in the village per year.

Historical building permit data from the DOA indicates that between 1990 and 2007, a net total of 35 units (Table 8-5) were added in the Village of Lohrville (2.1 dwelling units per year). According to U.S. Census data, a total of 18 additional dwelling units were built in the village between 1990 and 2000 (1.85 dwelling units per year). While historical building permit data from DOA indicates that the village averaged 2.1 dwelling units per year between 1990 and 2007, given the current economic conditions it seems unlikely that these trends would continue.

Based on existing information, there are approximately 198[14] single/two-family residential units that occupy 139 acres.[15] As a result, the average size of a residential parcel in the Village of Lohrville is approximately 1.42 acres. Per the Villages residential zoning code, the minimum units per acre is 0.46 units per acre. Tables 8-10 and 8-11 show higher density (0.38 units/acre) and lower density (1.42 units per acre) scenarios for residential land consumption.

Future commercial and industrial growth was estimated using a ratio of existing population to existing commercial and industrial land use and projecting it forward based on future population estimates. ***It is assumed that about 1.4 acres of commercial and 0.5 acres of industrial development will be added over the life of the plan.*** Future agricultural was calculated based on the assumption that future residential, commercial, and industrial growth would occur in vacant agricultural, woodlots, and open "other" land. Currently, agriculture comprises 3.3 percent of these three land classifications; hence only 3.3 percent of land consumption was allocated to agriculture. ***Based on these assumptions, approximately 0.6 to 2.1 acres of agricultural land will be lost over the life of the plan.***

Table 8-10. Higher Density Residential Land Consumption

	2008 Acres	2010 Acres	2015 Acres	2020 Acres	2025 Acres	2030 Acres
Residential	139.0	140.8	145.1	149.5	153.9	158.3
Commercial	12.6	12.7	13.0	13.4	13.7	14.0
Industrial	3.9	3.9	4.0	4.1	4.2	4.3
Agriculture	17.6	17.5	17.3	17.2	17.0	16.8

Source: ECWPRC Land Use 2008, Household Projections 2004, Census 2000, DOA 2007

Table 8-11. Lower Density Residential Land Consumption

	2005 Acres	2010 Acres	2015 Acres	2020 Acres	2025 Acres	2030 Acres
Residential	139.0	144.4	157.9	171.4	184.9	198.4
Commercial	12.6	12.7	13.0	13.4	13.7	14.0
Industrial	3.9	3.9	4.0	4.1	4.2	4.3
Agriculture	17.6	17.4	16.9	16.4	16.0	15.5

Source: ECWPRC Land Use 2008, Household Projections 2004, Census 2000, DOA 2007

[14] U.S. Census 2000 (192) plus DOR net building data (6).
[15] ECWRPC existing land use 2008.

Land Use Issues and Conflicts

Waushara County communities, sanitary districts, school districts, planning commissions and others should monitor and provide comments to communities and the County during the ongoing comprehensive planning process which is currently underway. Potential land use conflicts may arise as new development occurs. Local officials and county employees will need to collaborate to ensure that the overall density of development within the county is consistent with the overall land use visions.

Natural resource preservation and development may be in conflict with each other. High quality wetlands, floodplains, and other features comprise the natural resource base. Increased development near these resources could lead to displacement of wildlife; degradation of surface and groundwater; and loss of forest, farmland and other open lands and resources.

Incompatibilities may arise between adjacent land uses as development continues. Future land use maps designate specific areas for various uses. To minimize these conflicts, other land use controls such as setbacks, screening, and buffering should be utilized to limit potential conflicts. Many of these controls are detailed within the respective zoning ordinances. Any subdivision that is approved should be designed in a manner that preserves the rural character of the area while enhancing the natural resource base.

Key Findings

Existing Land Use

- The Village of Lohrville existing land use map was last updated by the Village's Comprehensive Planning Committee in fall of 2008.
- The Village of Lohrville encompasses approximately 782 acres. Thirty percent (30.0%) of the total area is developed
- Overall, woodlots (planted and unplanted) account for nearly forty-two percent (41.6%) of total land use, while other open land accounts for about twenty-three percent (23.3%) of the total land use.

Zoning

- The Village of Lohrville maintains their own zoning regulations.
- The predominant zoning district in the village is Residential. This category comprised 51.9 percent of the area in the Village of Lohrville.

Development Trends

- The earliest inhabitants of Waushara County were Native Americans.
- By the late 1840's and early 1850's, farming communities centered around small villages and hamlets could be found in the county.
- In the 1880's, the county experienced a surge of activity with the coming of the railroad and the discovery of red granite.
- Today, agriculture and tourism has grown to become the county's major industries.
- Large portions of farm and woodlands are being converted to small parcel residential development.

Land Use Trends

- According to data collected by ECWRPC, residential (39%), parks and recreation (158%), and commercial (17%) increased and institutional (-55%) and cropland (-76%) decreased between 1980 and 2008.
- According to data collected by the DOR, residential and commercial acreages are increasing, while agricultural acres are decreasing.

Building Permits

- According to the DOA, between 1990 and 2007, 38 net units were added within the Village of Lohrville. This averages to about 2.1units per year (units/yr)

Density and Intensity

- Between 1990 and 2000, residential densities increased throughout the county, state, and the Village. Within the Village of Lohrville, residential densities increased by about ten percent from 142.2 units per square mile to 156.9 units per square mile during this time period.
- This resulted in a single family intensity of 2.43 units per acre in the Village in 2007/2008.

Local Land Use Issues

- Development costs vary based on density, design, social, economical, political and environmental constraints.
- The amount of land available for development within the Village is limited, but for annexation of neighboring towns.
- Between 1998 and 2008, the value of land in the Village of Lohrville increased by 138 percent, while land values in the County went up by 103 percent.
- From 2006 to 2008, the Village's land value (17.6%) increased at a slightly lower rate than the County (19.8%), indicating that land in Lohrville is appreciating less rapidly and is in less demand.
- Between 1998 and 2008 there were 2,666 home sales in Waushara County, with an average of 242 home sales per year. During this time period the median sale price increased from $81,800 in 1998 to $105,000.
- Development is dependant on the availability of a cost-effective, abundant, efficient energy supply.
- An increase in gas prices may cause some residents to move closer to their place of employment and out of Waushara County or cause others to consider closer locations from home for their vacation destinations.

Future Land Use Projections

- Assuming a constant vacancy rate of 12.5 percent (vacancy rate from 2000 Census held constant), it is anticipated that there will be a total of 233 dwelling units in the Village of Lohrville by 2030 or 41 new units created (since 2000). Over a 30 year period this assumes that an average of 1.4 dwelling units will be added in the village per year.

- It is assumed that about 1.4 acres of commercial and 0.5 acres of industrial development will be added over the life of the plan.
- Approximately 0.6 to 2.1 acres of agricultural land will be lost over the life of the plan.

INTERRELATIONSHIPS WITH OTHER PLAN ELEMENTS

Land use cannot be considered in isolation from other elements. Economic development; housing; transportation; community and public facilities; and agricultural, natural and cultural resources all interact with one another. A vibrant economy brings people to the area in search of jobs and housing. Additional jobs may require the construction of more businesses, while additional people may demand other housing and services. Infrastructure such as roads and sewer and water extensions may be needed to serve these areas and people. This development may impact existing farm lands, forest areas, and other natural features.

Economic Development

Commercial and industrial land uses should be located in areas that are compatible with adjacent land uses, minimize environmental impacts, and utilize existing infrastructure. Additionally, industrial and concentrated commercial land uses should be situated in areas, if possible, where public sanitary sewer and water are available. While public sewer is not available in the Village of Lohrville, commercial and light industrial uses should be concentrated near similar land uses.

Housing

It is critical that an adequate supply of reasonably priced land be available for residential development. The amount of land that is required depends on the density, design, and placement of development. Residential development should be placed to minimize environmental impacts and utilize existing infrastructure. Scattered residential development increases the cost to provide public services such as fire, police and emergency protection; consumes and fractures large tracts of agricultural and forested areas; and increases conflicts between agricultural and residential uses.

Demand for property with access to natural resources has driven up land values and the cost of housing in the area. New residential development may not be affordable to residents who depend on the area for jobs. The provision of a mix of residential units must be available for all income ranges. Affordable housing including smaller homes on smaller lots and reasonably priced rental properties must be provided for individuals on low or fixed incomes. These areas should be located within walking distance of schools, stores, and other services.

Transportation

A well planned transportation system provides access to housing, schools, work and through traffic. As part of this transportation system, bike and pedestrian facilities should be expanded in existing areas to provide safe access to schools and business. When new subdivisions or roads are built or existing roads are reconstructed, pedestrian and bike access should be incorporated into these new designs.

Communities should carefully consider the creation of a system of recreational trails for both non-motorized and motorized traffic. Bicycling and pedestrian trails provide alternative transportation methods for local residents and potential tourist attractions. A year-round trail system for ATVs will also increase recreational opportunities for local residents and tourists alike.

Utilities and Community Facilities

New development should occur in proximity to existing infrastructure. Unsewered development should not be allowed to occur in areas that can be cost effectively and readily served by public sewer. In rural areas, scattered residential development increases the cost or makes costs prohibitive for services such as fire, police and emergency protection and public transportation (school bus and elderly/disabled). The road network should provide easy access to all areas as valuable time is lost when emergency vehicles must travel on winding local roads.

Agricultural Resources

Agriculture not only supports the economy of the county, but also defines the rural character that residents of the area value. The county is experiencing a decrease in the number of farming operations as farmland is converted to other uses. Farmland areas are being fragmented by scattered residential development which often results in agriculture operational conflicts and limits farm expansion for farmers who wish to remain in farming.

Natural Resources

An abundance of natural resources including Lake Poygan, Willow Creek, the Fox River, streams, woodlands, wetlands, wildlife habitat, agricultural land and other open spaces can be found in the area. People who visit and live in the area value these resources. Increased development can adversely affect these very resources that drew people to the area and caused them to remain. New development should be directed away from sensitive environmental areas including floodplains and wetlands. Care should be taken to minimize the effects of new construction on the existing environment by strictly enforcing erosion control practices. Older septic systems should be inspected regularly to minimize the consequences of failing systems on water quality.

Cultural Resources

The historical past of the area helps to define the present. Care should be taken to preserve, protect, and enhance the cultural resources, historic areas, and buildings that remain. New development should be incorporated into existing development so that it enhances the historic components that remain. The downtown areas of Tustin, West Bloomfield and Auroraville could be developed to enhance the historical significance of the area.

Intergovernmental Cooperation

Land use decisions that are made within one municipality often affect the decisions and land use of another. For example, the development of a heavy industrial activity near the border of one community has the potential to affect the land use, natural resources and economy of an adjacent community. In this example, a residential use may not be compatible with the heavy

industrial use, the industry may pollute a stream that flows through another community, or the business may purchase raw products or supplies from a business in an adjacent community. To minimize conflicts, communities should solicit input and find an effective form of communication with neighboring communities and residents.

POLICIES AND PROGRAMS

Regional, County and Local Policies

Zoning Ordinances

The Wisconsin enabling legislation requires that zoning ordinances must be reviewed and modified if necessary to be consistent with a community's comprehensive plan.

Local municipalities and counties can enact wind energy zoning ordinances to proactively plan for siting future wind energy projects.[16] Wind energy zoning ordinances can establish setbacks from property lines, roads, communication and electricity transmission systems, and residential structures. Additionally, setbacks can be established for undeveloped residential properties. Although noise level effects may be difficult to determine due to differences between individuals, it is possible to establish maximum allowable decibel levels at residential dwellings and specific public facility sites. Height restrictions can be placed on individual turbines. Height restrictions must be used cautiously since a restriction could lead to an increased number of turbines and decreased land use efficiencies. Several safety features can be incorporated into a zoning ordinance. For example, restrictions can be placed controlling the accessibility (lockable, non-climbable towers), electrical connection systems, and appropriate warning signage installation to cite a few examples. Ordinances can also include specific plans for site reclamation if a turbine is abandoned or its use is discontinued.

Other zoning tools can also be utilized to limit the number of potential sites for wind energy facilities. Extra-territorial airport zoning can restrict the maximum height of structures to a distance of three miles from a public airport facility. In addition, overlay zoning can be utilized to further protect significant natural or cultural resources by limiting the conditional uses within a specific area.

County Policies

County Zoning. The Waushara County Code of Ordinances regulates private on-site wastewater treatment systems, land divisions and land uses. A few of the chapters that relate to land use are summarized below.

Waushara County Utilities Ordinance is contained within Chapter 54 of the Waushara County Code of Ordinances. This ordinance regulates all private on-site wastewater treatment systems within the county. Although this ordinance does not directly determine land uses, it influences the location of future development according to soil suitability.

[16] *Wisconsin State Statutes 66.0401.*

Waushara County's Subdivision Ordinance is contained in Chapter 42 of the Waushara County Code of Ordinances. The ordinance facilitates division of larger parcels of land into smaller parcels of land. Land divisions create less than three lots of 15 acres or less. Land divisions can be classified as either major or minor subdivisions. A major subdivision creates five or more lots which are each 5 acres or less in area by successive divisions within a 10-year period. A minor subdivision contains three or more lots that are 15 acres or less in area by successive divisions within a 10-year period. The ordinance also contains design standards for streets, setbacks, utility easements, stormwater management techniques, and erosion control.

The **Floodplain Zoning Ordinance** is contained within Chapter 18 of the Waushara County Code of Ordinances. The purpose of the floodplain ordinance is to protect life, health, and property; to minimize the costs associated with flood control projects; and to minimize the costs associated with relief and reconstruction efforts. The ordinance regulates residential uses, storage of hazardous materials, sewage disposal, wells for drinking water, and uses mentioned in NR 116.

The **Shoreland Zoning Ordinance** is contained within Chapter 58 of the Waushara County Code of Ordinances. Shorelands are defined as unincorporated areas which are: 1,000 feet from the ordinary high water elevation mark of navigable lakes, ponds, or flowages; or 300 feet from the ordinary high water elevation mark of navigable rivers or streams. If the landward side of the floodplain exceeds either of these two measurements, this is used as the zoning standard. This ordinance controls the lot size, building setbacks, landfills, agricultural uses, alteration of surface vegetation, sewage disposal, filling, grading, lagooning, and other uses which may be detrimental to this area.

Chapter 58 also addresses **wind energy generation facilities**.[18] The existing ordinance permits wind energy facilities for on-premise consumption in areas that have been zoned for either general agricultural (A-G) or forestry (O-F) uses. Off-premise consumption requires a conditional use. As such, the landscape within these areas must be dominated by agricultural practices or woodlots. Several setbacks, safety restrictions, and ground clearance requirements have been established. The County and local municipalities may wish to collaborate to designate specific sites appropriate for future wind energy facilities.

Farmland Preservation Plan. Waushara County adopted the county Farmland Preservation Plan on June 9, 1981.[17] The goal of the plan is to preserve productive and potentially productive agricultural land, forest land, and environmentally sensitive areas while providing other areas for well planned growth in other appropriate areas of the county. Agriculturally productive areas are defined as existing farms consisting of a minimum of 35 contiguous acres of productive farmland. This plan allows farmers in preservation areas to sign agreements on a voluntary basis under the state's Farmland Preservation Act for tax credits.

Pine River/Willow Creek/Poygan South Priority Watershed Plan. The Pine River/Willow Creek/Poygan South Priority Watershed was selected as a priority watershed in 1995.[18] The watershed drains 308 square miles in Waushara and Winnebago Counties. Both waterways are clear, hard water streams that drain the southern two-thirds of Waushara

[17] WCZLC. 1980. *Waushara County Farmland Preservation Plan.* http://www.co.waushara.wi.us/more_lcd.htm.
[18] WDNR. 1995. *Pine River and Willow Creek Watershed.* http://dnr.wi.gov/org/gmu/wolf/surfacewaterfiles/watersheds/wr02.htm.

County. The local soils, geology, and other physical resources present in the watershed are highly susceptible to groundwater and surface water contamination from poor land use practices. The high occurrence of agricultural uses exacerbates this vulnerability. The overall goal of the High Priority Watershed program is to reduce sedimentation and nutrient loading to local water resources. The project will end in 2009. In 1997, the Pine River/Willow Creek/Poygan South Priority Watershed Plan was adopted to protect these watersheds.

Land and Water Resource Management (LWRM) Plan. The Waushara County LWRM plan was written in 1999.[19] In 2005, it was revised in response to a legislative call to redesign Wisconsin's programs to reduce pollution from unknown sources. The revised plan was adopted in February 2006. The plan identifies long term goals and implementation strategies to reduce non-point source pollution into rivers, streams, and lakes in Waushara County. The four goals that were identified include: 1.) Reduce soil erosion and continue to protect natural resources; 2.) protect and enhance in-stream, riparian, wetland and upland habitat; 3.) protect surface waters from construction site erosion control & non-metallic mining; and 4.) implement the animal waste prohibition.

Local Policies

Official Map. An official map is intended to implement a master plan for a city, village, or town. The master plan helps direct development by designating areas for streets, highways, parkways, floodplains, and other pertinent land uses. Official maps direct development away from sensitive areas which are designated for future public use.

Village Zoning. The village adopted is current zoning code in May of 1998; the code is discussed in more detail earlier in this chapter.

Federal, State and Regional Programs

State of Wisconsin

Land and Water Resource Management Planning Program (LWRM). The land and water resource management planning program (LWRM) was established in 1997 by Wisconsin Act 27 and further developed by Wisconsin Act 9 in 1999.[20] Although both Acts are designed to reduce non-point pollution, Wisconsin Act 27 regulates rural and agricultural sources while Wisconsin Act 9 regulates urban sources.[21] Counties are required to develop and periodically revise LWRM plans. Citizens and professionals in each county identify local needs and priorities in regards to conservation needs through watershed based planning. All LWRM plans must be approved by the Wisconsin Department of Agriculture, Trade, and Consumer Protection.

Wisconsin Act 204. Recent blackouts and other incidents throughout the United States have raised concerns regarding both the supply of energy and the adequacy of the transmission grid. Wisconsin Act 204 mandates that a portion of electricity generation facilities be from renewable resources. To ensure that the renewable energy goals set forth in Wisconsin Act 204 are not

[19] WCZLC. 2005. *Waushara County Land and Water Resource Management Plan.* http://www.co.waushara.wi.us/more_lcd.htm.
[20] Wisconsin Legislative Reference Bureau. 1997. *Budget Brief 97-6*.
[21] Wisconsin Legislative Reference Bureau. 2000. *Budget Brief 00-7*.

unduly hindered, the State passed additional legislation restricting the ability of local governments to prohibit or curtail the development of wind and solar energy systems.[22] Municipalities can only impose restrictions on the construction and operation of wind turbines to protect public health and safety. Furthermore, communities cannot impose regulations which increase construction/operation costs, decrease the efficiency of wind generation systems, or specifically prohibit installation of alternate energy systems.

Although traditional approaches such as coal and natural gas are still utilized, other options are being explored that include renewable resources. Under this mandate, other sources of energy such as wind are currently being proposed at several locations throughout Wisconsin. While there is an extensive review process for the placement of large electrical generation facilities, smaller facilities, such as wind turbines, often fall below the size limitation and bypass this review process. Thus, many communities find themselves unprepared to handle future wind turbine proposals.

[22] Wisconsin Statures 66.0401

LAND USE – Village of Lohrville

GOAL LU 1. Ensure that land use decisions are made in a fair and consistent manner.

STRATEGY LU 1.1. Once formed, utilize the Planning Commission to make land use recommendations to the full Village Board.

- ***Recommendation LU 1.1.1. Ensure that the Planning Commission is educated regarding the purpose of the Planning Commission and basic legal concepts regarding land use.*** *Items include: the relationship between the comprehensive plan, zoning code, and zoning map; the concept of legal "precedence". UW-Extension could be utilized for continuing education of the Planning Commission, as membership changes over time.*

- ***Recommendation LU 1.1.2. Develop mechanisms for common land use issues; ensure this information is readily available to citizens.*** *It should be clear how to request rezonings, permits for conditional uses uses, variances etc. Ensure that printed material is available from the Village Clerk; if a website for the village is adopted, this information should be posted.*

STRATEGY LU 1.2. Ensure that any changes made to the zoning code and/or map are consistent with each other, and to the comprehensive plan.

- ***Recommendation LU 1.2.1. Ensure that changes to districts on the zoning map reflect specific districts, as defined in the Villages zoning code.***

- ***Recommendation LU 1.2.2. Ensure that all changes made to the zoning map or zoning code are consistent with the Comprehensive Plan.***

- ***Recommendation LU 1.2.3. Consider rezoning parcels to reflect its current use, if consistent with the comprehensive plan and compatible with neighboring land uses.*** *This includes pre-existing non-conforming uses/developments and conditional uses.*

- ***Recommendation LU 1.2.4. Consider creating a "Public Institutional" District where public uses, such as parks, village buildings, and trails are permitted.***

GOAL LU 2. Encourage a pattern of community development and growth that preserves and enhances the quality of life for the residents of the Village.

STRATEGY LU 2.1. Protect environmentally sensitive areas such as wetlands, floodplains, woodlands, Willow Creek and the Lohrville quarry. Wetlands, found near Willow Creek (class I trout stream) and a few other locations in the southern half of the Village, act as a natural filtering system to remove nutrients. They also minimize the potential for flooding by providing an area free of development for water to safely go. Floodplains, found along Willow Creek and elsewhere, are susceptible to flooding and are usually considered

unsuitable for development due to potential health risks and property damage. While both of these features are found near Willow Creek, the Village should consider adopting a buffer of native vegetation to cover areas that are not included within designated wetland areas or floodways from development.

- ***Recommendation LU 2.1.1. Consult the environmental features map (Exhibit 6-6), which depicts environmentally sensitive areas, prior to approving a proposed development.***

- ***Recommendation LU 2.1.2. Discourage development within the "resource protection area" and in areas designated for "continued woodlands," as identified in Exhibit 8-4.***

- ***Recommendation LU 2.1.3. Discourage future shoreline development of Willow Creek.***
  - Encourage the Village, WDNR and land trusts to purchase stream bank easements.
  - Consider joining the National Flood Insurance Program (NFIP), which requires the adoption of a floodplain overlay zoning ordinance.

STRATEGY LU 2.2. Protect and preserve the areas groundwater supply. The residents of the area depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten and/or degrade groundwater quality.

- ***Recommendation LU 2.2.1: Consider adopting a wellhead protection ordinance.*** *The Village of Lohrville's water supply is provided through private wells; the ordinance should address land uses that should be kept away from private and public wellheads.*

STRATEGY LU 2.3. Promote economic growth and vitality while preserving the Village's natural amenities and historic and cultural heritage.

- ***Recommendation LU 2.3.1. Identify areas within the Village for future industrial and commercial growth that are compatible with existing land uses.***

STRATEGY LU 2.4. Protect and enhance the visual aesthetics of existing development.

- ***Recommendation LU 2.4.1. Protect existing development from incompatible land uses through the Zoning Code & Map.***

STRATEGY LU 2.5. Provide a sufficient supply of land for housing choices. An adequate supply of housing choices is needed to meet the needs and preferences of a growing community. Providing areas for future residential development helps assure that these needs will be met.

- ***Recommendation LU 2.5.1. Identify areas within the Village for residential development, which includes manufactured homes.***

STRATEGY LU 2.6. Ensure that the future transportation system is integrated with the existing and future land use plan. A quality transportation system provides mobility to the various types of land uses within the Village. These land use patterns are dependent upon the condition and effectiveness of the transportation system.

- ***Recommendation LU 2.6.1. Monitor and keep informed about any plans that may affect the STH 21 corridor.***

- ***Recommendation LU 2.6.2. Identify areas for possible park and ride lot (e.g. the Village Hall).***

- ***Recommendation LU 2.6.3. Ensure that new development incorporates a street pattern that provides connection to existing and future areas of the village.***

STRATEGY LU 2.7. Encourage new development to utilize areas that can be conveniently and efficiently served by existing infrastructure and public services. It is more cost effective to locate new development in areas where infrastructure (street and utility) exists or is readily available. Costs to provide garbage pickup, snow plowing and police and fire protection are also less when densities are higher and located closer to the origin of these services.

- ***Recommendation LU 2.7.1. When evaluating new proposals, give preference to developments immediately adjacent to existing infrastructure.***

- ***Recommendation LU 2.7.2. Give preference to pedestrian friendly designs to allow residents more transportation choices.***

STRATEGY LU 2.8. Provide adequate active and passive recreational opportunities for Village residents. Parks and open space not only preserve and protect green areas for future generations, they also provide opportunities for residents to relax, exercise and socialize.

- ***Recommendation LU 2.8.1. Consider developing a comprehensive park and open space plan.***

- ***Recommendation LU 2.8.2. Survey residents to determine the need for additional recreational opportunities within the community.*** *If the need exists, investigate the use of school facilities for evening and weekend activities for adults and children. These activities can include adult volleyball, basketball, fitness, and hobbies (holiday crafts, sewing, etc.).*

STRATEGY LU 2.9. Consider the land use patterns and policies of neighboring towns, villages, and Waushara County when making land use decisions.

- ***Recommendation LU 2.9.1. Work to ensure that land use decisions made in the Village of Lohrville are compatible with land uses outside of the Village's jurisdiction.*** *This will help to protect village residents from incompatible land uses.*

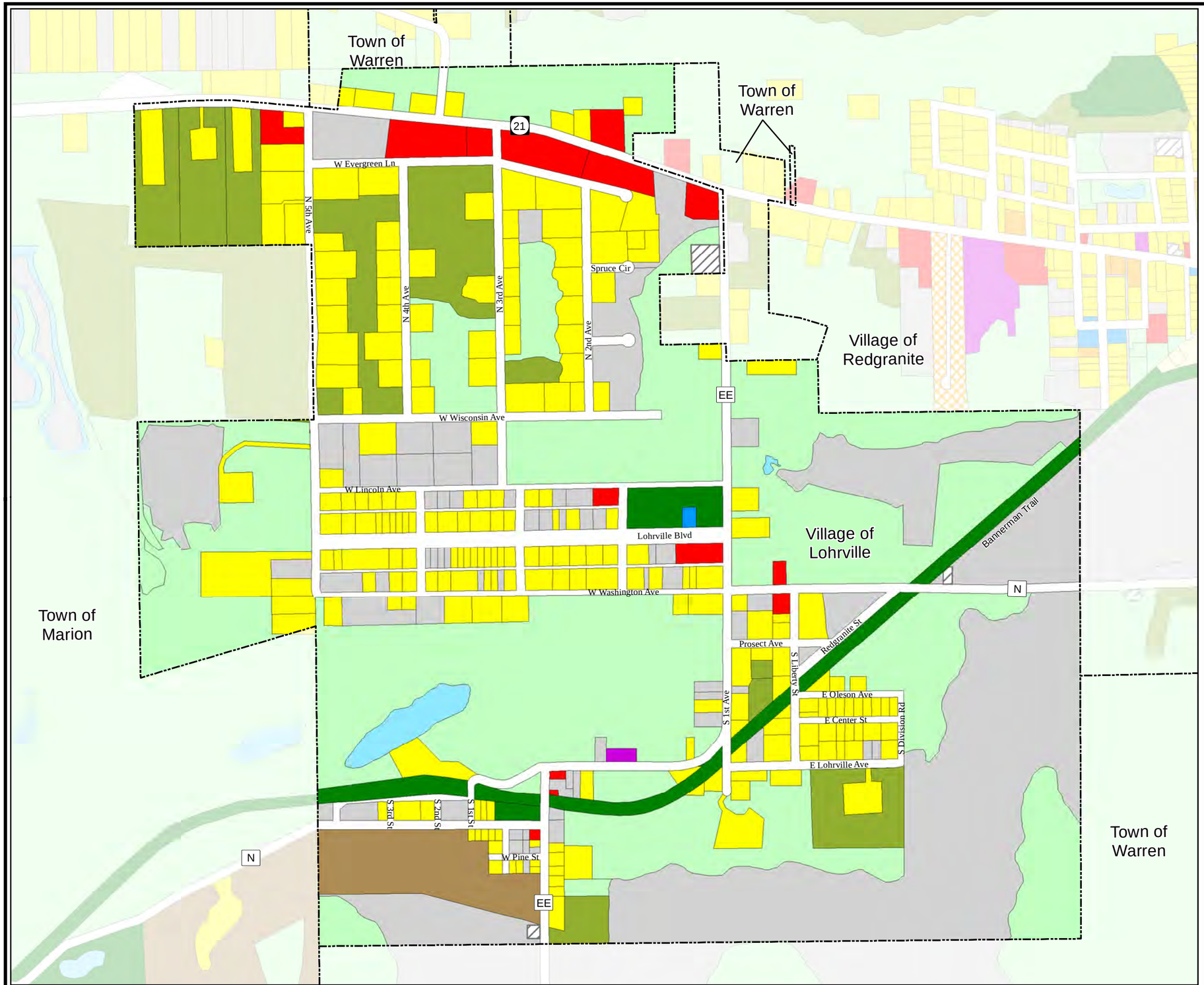


Exhibit 8-1
Village of Lohrville
Existing Land Use - 2008

- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Water Features
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land

Source: Digital Base Data provided by Waushara County, 2000.
Existing land use created by ECWRPC, 2004: updated 2008.

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Scale in Feet

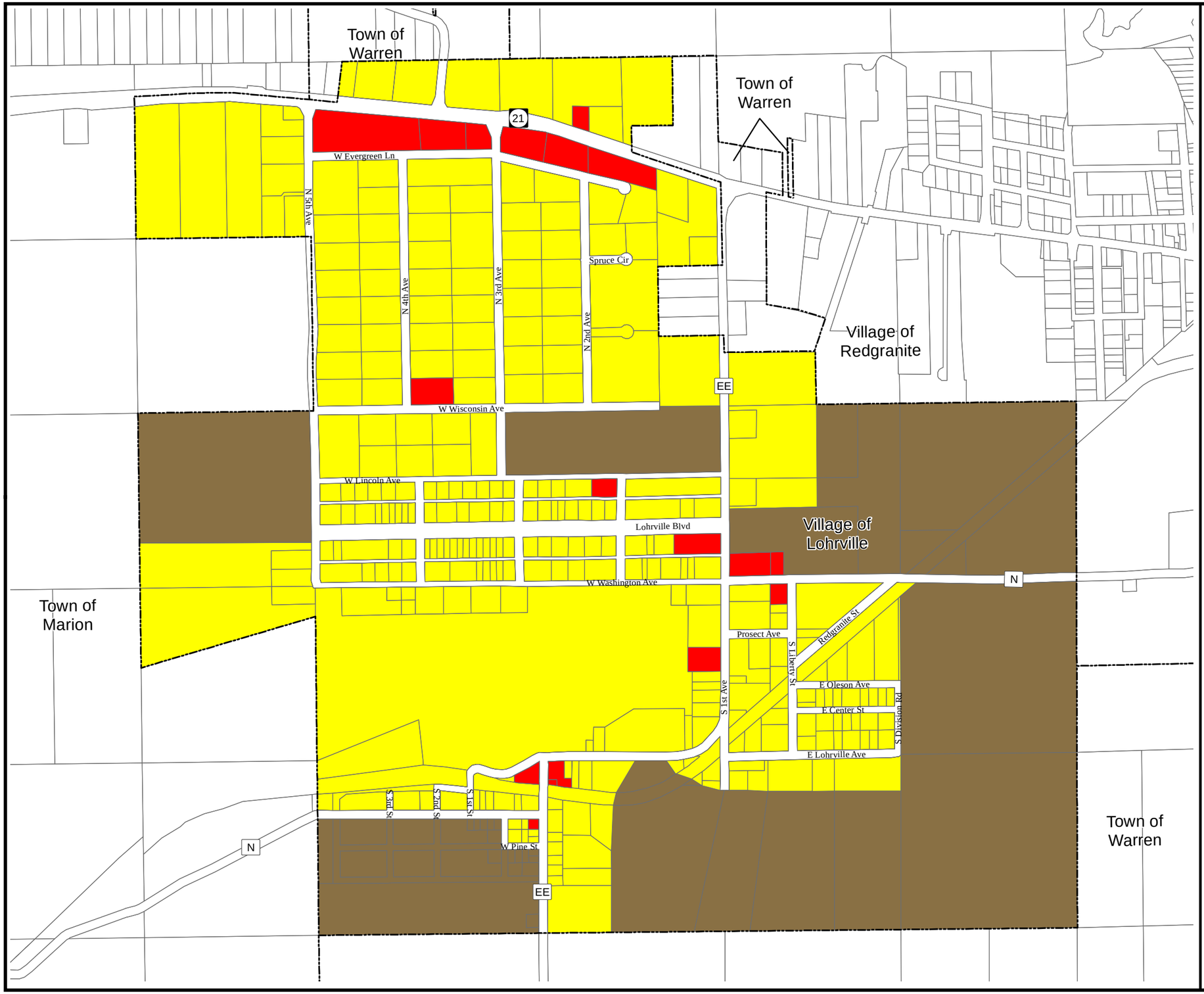
This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By
EAST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION-AUGUST 2009

Plan Adopted November, 2009

AP d:/Lohrville/Land_use_11x17.mxd

Exhibit 8-2
Village of Lohrville
Existing Zoning - 2000



Parcels
Agriculture
Commercial
Residential
Road

Source: Zoning data created from Village of Lohrville map dated 10/12/2000.
Digital base data provided by Waushara County, 2008.

This map is a representation of the zoning code
and should not be used as an official zoning document.

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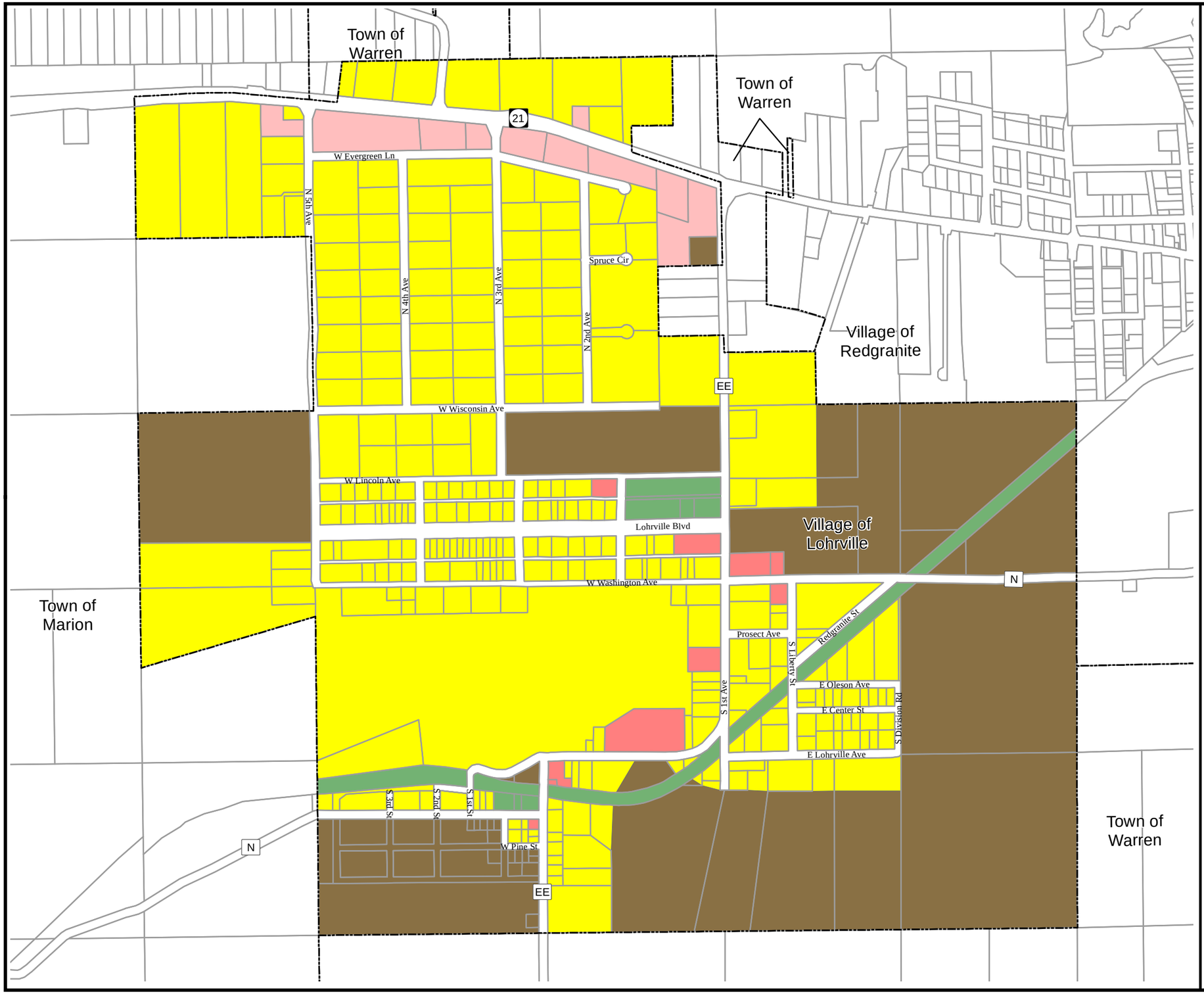
Prepared By
EAST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION-MARCH 2009

Plan Adopted November, 2009

AP d:/Lohrville/Zoning_11x17.mxd

Exhibit 8-3
Village of Lohrville
Recommended Zoning



- Parcels
- Agriculture / Holding
- Community Commercial
- Highway Commercial
- Public Institutional District
- Residential
- Road

Source: Zoning data based on Village of Lohrville map dated 10/12/2000 and created 04/2009 by ECWRPC.
Digital base data provided by Waushara County, 2008.

This map is a representation of the zoning code and should not be used as an official zoning document.

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REGIONAL PLANNING COMMISSION-AUGUST 2009

Plan Adopted November, 2009

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Exhibit 8-4
Village of Lohrville
Future Land Use Plan

Existing Land Use

- Transportation
- Single Family Residential
- Commercial
- Industrial
- Public / Institutional
- Parks / Open Space
- Woodlands
- Undeveloped
- Communications / Utilities
- Water Features

Proposed Land Use*

- Public / Institutional
- Residential / Community Commercial Mix
- Highway Commercial / Industrial Mix
- Single Family Residential
- Continued Woodlands
- Resource Protection Areas

Source: Digital Base Data provided by Waushara County, 2000.
Existing land use created by ECWRPC, 2004: updated 2008.
Proposed land use created by ECWRPC, 2009.

* Proposed land use is shown as a transparent layer over the existing developed areas.

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Scale in Feet

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By
EAST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION-AUGUST 2009

Plan Adopted November, 2009

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CHAPTER 9: INTERGOVERNMENTAL COOPERATION

TABLE OF CONTENTS

Introduction 9-1
Vision Statement 9-1
Inventory and Analysis 9-1
Governmental Units and Relationships to Communities 9-1
Communities 9-1
School Districts 9-1
Community Facilities 9-2
County 9-2
Region 9-3
State of Wisconsin 9-3
Intergovernmental Comprehensive Planning Efforts 9-3
Laws, Ordinances and Regulations 9-3
Key Findings 9-4
Communities 9-4
School Districts 9-5
Community Facilities 9-5
County 9-5
Region 9-5
Interrelationships with other Plan Elements 9-5
Economic Development 9-5
Housing 9-5
Transportation 9-6
Utilities and Community Facilities 9-6
Agriculture Resources 9-6
Natural Resources 9-6
Cultural Resources 9-7
Land Use 9-7
Policies 9-7
State, Regional, and County Policies 9-7
State 9-7
Regional 9-8
County 9-8
Goals, Strategies, and Recommendations 9-9

CHAPTER 9: INTERGOVERNMENTAL COOPERATION

INTRODUCTION

The relationship a municipality has with school districts, neighboring communities, the county, the Regional Planning Commission, the state, and the federal government can impact residents in terms of taxation, planning, service provision, and siting of public facilities. An examination of these relationships and the identification of existing or potential conflicts can help a municipality address these situations in a productive manner.

Intergovernmental Vision for 2030

In 2030, the Village of Lohrville is a community which has built strong working relationships with neighboring municipalities, districts, and government bodies, including the drainage district, school district, Village of Redgranite and Waushara County. The Village embraces and builds upon these relationships to ensure that the most cost effective and highest quality municipal services are delivered, that related efforts can be combined, and that intergovernmental issues are addressed before problems arise.

INVENTORY AND ANALYSIS

Governmental Units and Relationships to Communities

Communities

The Village of Lohrville shares its borders with the towns of Warren and Marion, and the Village of Redgranite in Waushara County. The Village has no boundary agreements with any surrounding communities.

School Districts

The Village is served by the Wautoma Area School District. While school districts are working with area communities, additional communication and cooperation can be done that will benefit both the school districts and the communities. This may include sharing recreational facilities, utilizing existing school facilities for after school meeting space, and working together to coordinate the siting and utilization of new school facilities. Communities, school districts and local businesses can also establish agreements to work together on other issues. This can include partnerships to construct local buildings (sheds, garages, houses) that not only give students valuable life and work skills but also benefit individuals within the local community. Community service type projects by local students strengthen young people's senses of civic engagement and have life long implications. Local governments and school districts should establish a method of communication and explore ways in which they can work together. Joint cooperation between school districts will allow the goals of the comprehensive plan to be met while providing safe, efficient transportation, community services, and related amenities.

Although the village is served by the Fox Valley Technical College (FVTC), no classes are held within the Village of Lohrville. The nearest FVTC regional campus is in the City of Wautoma. Although not within the service district, the Village of Lohrville is within close proximity the Moraine Park Technical College's Berlin and Ripon regional campuses.

Community Facilities

Due to the rural nature of Waushara County, many facilities and services are shared jointly between neighboring communities as well as provided through agreement with the county. ***Police protection for the Village of Lohrville, and the many other communities within Waushara County, is provided by the Waushara County Sheriff's Department that dispatches officers from the City of Wautoma.***

Fire protection and First Responders, are shared jointly between the Village of Lohrville, the Village of Redgranite, and parts of neighboring towns (Marion, Mt. Morris, Leon, Warren), through the Redgranite Area Fire District. To better serve its communities, the fire department maintains mutual aid agreements with neighboring fire districts. ***Emergency medical services for the majority of the county are provided by the Waushara County EMS.*** Finally, libraries within Waushara County are part of the Winnefox Federated Library System. The federated library system is designed to provide expanded library service to more people without making additional large expenditures. For this reason, libraries do not need to purchase the same collection materials or multiple copies since patrons are able to order materials from any library in the system.

Communication and coordination between communities and utility infrastructure providers (gas, electric, telephone, etc.), the WisDOT and the Waushara County Highway Department ensures that upcoming road construction and utility upgrades will run smoothly and ensure that all work is done before restoration is completed. This lessens the chance that new road surfaces and restored terraces will need to be excavated shortly after construction is completed. Likewise, local governments, school districts and businesses working together on technological upgrades, ensure that these upgrades are made in concert without duplication of efforts so that a common goal can be achieved.

As indicated above, the Village of Lohrville has various intergovernmental agreements with others in regard to public services and facilities. Communities should continue to look for ways that limited resources can be shared. New intergovernmental agreements which involve senior citizens and other social services; park and recreational facilities; stormwater management; or other topics may be issues that are explored in the future.

County

The Village of Lohrville is located in Waushara County. ***The Village of Lohrville has adopted their own zoning. However, within the village, the County is the permitting agent for on-site wastewater systems.*** The Village works with the various county departments to coordinate road construction and maintenance, solid waste and recycling efforts, among other things. The communities and the County should continue to maintain open communications with one another to foster good working relationships and mutual respect.

Region

Waushara County is a member of the East Central Wisconsin Regional Planning Commission (ECWRPC). ECWRPC provides planning and technical assistance to counties, communities, businesses, interest groups and individuals within its region. These services include environmental management, housing, demographics, economic development, transportation, community facilities, land use, contract planning, and others. ECWRPC staff prepared this comprehensive plan in cooperation with the Village of Lohrville and Waushara County.

State of Wisconsin

Wisconsin Department of Natural Resources (WDNR). The WDNR is responsible for the regulation, protection, and sustained management of natural resources within the state. The WDNR operates various programs in water and air quality management, habitat preservation, recreational trail development, and other programs. The WDNR helps local landowners successfully manage their woodlots for wildlife habitat and timber production throughout Waushara County. The WDNR also maintains environmental corridors which enhance surface water quality and stream habitat throughout the planning area. The WDNR maintains a service center in the Wautoma Industrial Park.

Department of Agriculture, Trade, and Consumer Protection (DATCP). The overall mission of DATCP is multi-fold. The agency oversees programs which ensure the safety and quality of food, fair business practices for buyers and sellers, consumer protection, efficient use of agricultural resources in a quality environment, healthy animal and plant populations, and the vitality of Wisconsin agriculture and commerce. Since agriculture will continue to be an important economic industry within the area, many of the programs DATCP offers will benefit and help local citizens.

Wisconsin Department of Transportation (WisDOT). WisDOT deals with issues related to all transportation uses. Within the Village's planning area, STH 21 is a state highway operated and maintained by WisDOT. Bicycle and pedestrian accommodations along state highways are evaluated and determined by WisDOT as part of improvement projects. WisDOT usually solicits help from the local community(ies) when deciding on the type of accommodations.

Intergovernmental Comprehensive Planning Efforts

Periodically, representatives from various agencies, businesses and Waushara County (WisDOT, WDNR, CAP Services, Waushara Area Chamber of Commerce, Waushara County Economic Development Corporation, Tri-County Regional Economic Development Corporation) should be invited to village board or plan commission meetings to talk and/or provide input into the implementation process.

Laws, Ordinances and Regulations

Cooperative Boundary Plans and Agreements. Cooperative boundary plans and agreements are joint planning efforts in which two or more municipalities establish a mutually agreeable plan to establish boundary lines, provide public services and facilities, share

revenues, and establish land use criteria.[1] The majority of municipal boundary agreements are conducted between a town and an incorporated village or city. Cooperative boundary plans, which are subject to a minimum of a ten-year period, must be approved by the Wisconsin Department of Administration.

Extraterritorial Subdivision Regulation. Incorporated villages and cities can exercise plat review authority in unincorporated areas adjacent to their communities, however, only the City of Wautoma has effectuated this.[2] This allows incorporated areas the same authority to approve or reject a specific plat or CSM as if it were within its own jurisdiction. This authority extends to a distance of 1.5 miles from the incorporated boundary for villages and small cities and 3.0 miles for cities with population of greater than 10,000. The incorporated area must have a subdivision ordinance in place in order to exercise this authority.

Cities and villages can work to ensure that land use conflicts be minimized near the incorporated boundaries. If the incorporated area has more restrictive guidelines than the adjacent town, the city/village can require that the subdivisions meet the more restrictive regulations. A plat can be rejected if it conflicts with a city/village ordinance, fails to comply with state statutes, or fails to comply with the city/village master plan.

Extraterritorial Zoning. Incorporated villages and cities have been given authority to practice extraterritorial zoning authority if they have developed a zoning ordinance for the incorporated areas, however, only the City of Berlin has effectuated this.[3] This authority extends to a distance of 1.5 miles from the incorporated boundary for villages and cities with populations less than 10,000 and 3.0 miles for cities if the population exceeds 10,000. Extraterritorial zoning allows for smooth transitions between suburban and rural areas, reduces conflicting land uses, and promotes intergovernmental cooperation in planning for future community needs. The Village of Lohrville does not exercise extraterritorial zoning authority.

Three major steps are involved in the adoption of an extraterritorial zoning ordinance.[4] First, the incorporated area must adopt and publicize a resolution to establish its intent to exercise its zoning authority within the extraterritorial area. Second, a joint committee with members from both the incorporated municipality and town must develop the specific zoning ordinance. Finally, the final plan must be adopted through the joint committee. The joint committee consists of three members from the city or village and three members from each affected town. This ensures that zoning cannot happen unless everyone agrees.

Key Findings

Communities

- The Village of Lohrville shares its borders with the towns of Warren and Marion, and the Village of Redgranite in Waushara County.

[1] *Wisconsin State Statutes* s.66.0307.
[2] *Wisconsin State Statutes* s.236.10.
[3] *Wisconsin State Statutes* s.62.23.
[4] Ohm, B. 1999. *Guide to Community Planning in Wisconsin*.

School Districts

- The Village is served by the Wautoma Area School District.

Community Facilities

- Police protection for the Village of Lohrville, and the many other communities within Waushara County, is provided by the Waushara County Sheriff's Department that dispatches officers from the City of Wautoma.
- Fire protection and First Responders, are shared jointly between the Village of Lohrville, the Village of Redgranite, and parts of neighboring towns (Marion, Mt. Morris, Leon, Warren), through the Redgranite Area Fire District.
- Emergency medical services for the majority of the county are provided by the Waushara County EMS.

County

- The Village of Lohrville has adopted their own zoning. However, within the village, the County is the permitting agent for on-site wastewater systems.

Region

- Waushara County is a member of the East Central Wisconsin Regional Planning Commission.

INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS

Economic Development

Communities should partner with community, county, and regional economic development groups; the local chamber of commerce; organizations such as CAP Services; state agencies such as Wisconsin Department of Commerce and UW-Extension; area school districts and technical schools; local businesses and others which promote economic development. Since the economy of the individual communities in central/eastern Waushara County is dependent on the economy of all the municipalities in the area, all communities within Waushara County and the Tri-County region must work together.

Housing

Housing choices that reflect the needs of individual households are an integral part of comprehensive planning. Economic development professionals, housing providers, local government officials, county departments and consumers should work together to promote the development of housing that meets the needs of all income levels within the area. Communities should continue to work with and forge new ties with agencies such as CAP Services, United Migrant Opportunity Services (UMOS), the Federal Department of Housing and Urban Development, and private entities to ensure that an adequate amount of affordable housing is present.

Transportation

Communities should work with WisDOT, Waushara County and ECWRPC to resolve local, regional and state transportation related issues. Roadway projects must be jointly coordinated with public utilities, local emergency rescue departments, community departments, school districts and others to ensure that repairs are made cost-effectively and on a timely basis.

Utilities and Community Facilities

Coordination of road construction projects and utility upgrades can save everyone time and money. If a community is aware of a needed utility upgrade on a local street, they may also decide that it would be cost-effective for them to resurface the roadway after construction has occurred. Likewise, if a utility knows that a local road is going to be under construction, they may decide to upgrade their facilities at the same time.

Coordination of new school facilities is also vital. Communities need to plan for increased traffic, reuse of former buildings, and needed public infrastructure (roads, sewer, water, police and fire protection). Multi-use and extended use of buildings can also save the community money. A school facility is an ideal location to hold evening classes for adults, as well as recreational programs and public meetings. In some instances, school districts have worked with communities to construct joint library projects and recreational facilities (swimming, gym and weight room).

Communities and the County should work together on joint and regional park and recreational programs and facilities. Some of the larger facilities such as a ski or tubing hill, ice rink and swimming pool maybe too costly for one entity to tackle alone. Moreover, the use of these facilities is not limited to the residents of one community but is usually enjoyed by the residents and visitors of the entire area. Countywide recreational leagues may also be something that can be investigated. One community alone may not have enough participation to field a sufficient number of teams to support league play, but with input from a number of communities in the area, this may become feasible. Some things that could be investigated may include soccer (adult and youth), baseball (adult and youth), volleyball, or others.

Agricultural Resources

The economy and the character of the area are dependent on a viable agricultural community. Preserving productive agricultural land and maintaining a critical mass of farmers in the area to sustain the local agribusiness are tasks that can not be tackled alone. It will take input and support from communities, farmers, economic development groups, local agencies, and citizens alike.

Natural Resources

Preserving the natural resources of the area is a joint effort. Natural resources do not stop at municipal boundaries. The actions and policies of one community impact the resources of another.

Cultural Resources

The cultural and historical features of a community help define it. Preserving these resources that residents feel have made meaningful contributions to the community's heritage allows a connection to the past and an opportunity to pass this heritage onto future generations. Communities should work together to seek funding from the Wisconsin Historical Society to identify and evaluate historical, architectural and archeological resources in the area. Joint efforts should be made to ensure consistency between communities on planning related issues that affect cultural and historical resources. Finally, communities and the County should work together to educate citizens and elected officials about the importance of these resources and how they can be protected.

Land Use

Land use brings the other elements together. The future land use map illustrates existing and future development based on the goals, objectives and strategies that each community has established. Land use decisions of one community have a direct impact on other communities. Communities should work together to jointly develop visions of how land along common borders should be developed or preserved. When new development or land divisions occur in these areas, joint input should be obtained before decisions are made.

POLICIES

State, Regional and County Policies

State

The Wisconsin Department of Natural Resources (WDNR) and the Wisconsin Department of Transportation (WisDOT) routinely engage in master planning for natural resource management and transportation purposes. The University of Wisconsin Extension office located in Wautoma serves as an educational resource for County residents.

Waushara County is located within the Northeast Region of the WDNR. The Northeast Region has a regional office in Green Bay and a service center in Wautoma. A master plan is developed for each property that WDNR owns. This plan establishes goals and objectives for how the property will be managed and developed.[5] In addition, the master plan delineates adjacent lands or related parcels that should be acquired in the future to expand the property. The master plan discusses not only the proposed future of the property, but also the benefits it will provide to local communities. In order for the WDNR master planning process to be effective, local participation from the affected communities is needed. All citizens affected by the WDNR owned land should consider becoming involved in the planning process or attending meetings related to the projects.

Waushara County is located within the North Central Region of the Wisconsin Department of Transportation (WisDOT). The North Central Region has regional offices in Wisconsin Rapids and Rhinelander. WisDOT has prepared several master plans specifically for various modes of

[5] Wisconsin DNR. 2005. *Property Master Planning*. http://dnr.wi.gov/master_planning/.

transportation as well as a highway improvement plan.[6] Although the plans are adequate to 2020, these plans will be periodically updated. Additionally, the Connections 2030 Plan, currently in draft form, and expected to be approved in fall 2009, identifies I-39 as an intercity bus network connecting Madison, Stevens Point, and Wausau.[7] The Village of Lohrville should take a proactive role in all transportation planning processes in the future to ensure that, as existing transportation facilities are expanded to meet the existing and future needs of the individual communities, the planning area, Waushara County, and the State of Wisconsin, other local concerns are addressed.

Regional

East Central Wisconsin Regional Planning Commission. East Central Wisconsin Regional Planning Commission has completed all milestones in their regional comprehensive planning process. Communities should use the information identified in the first two milestone reports and review the goals set in the third milestone report.

County

Waushara County Comprehensive Plan. Waushara County is currently in the process of creating and adopting a smart growth comprehensive plan in accordance with s.66.1001. It is the responsibility of the Village of Lohrville to actively participate in the county-wide plan and to promote the incorporation of their land use planning decisions into the overall Waushara County plan.

Waushara County Land and Water Management Plan. Waushara County has adopted a County Land and Water Management Plan. This plan was developed by the County Land Conservation Committee with assistance from a citizen advisory committee that included representatives from the WDNR, USDA Natural Resources Conservation Service, Central Wisconsin Windshed Partners, and Watershed Lakes Council. It is the responsibility of Waushara County communities to review and implement this plan within their respective jurisdictions.

[6] Wisconsin DOT. 2009. *Plans and Projects*. http://www.dot.state.wi.us/projects/mode.htm.
[7] Wisconsin DOT. 2009. *Connections 2030 Plan, draft.* http://www.dot.wisconsin.gov/projects/state/connections2030.htm.

INTERGOVERNMENTAL COOPERATION – Village of Lohrville

GOAL IC 1: Work with neighboring municipalities, Waushara County, state and federal departments and agencies when opportunities and/or issues arise that can be more effectively addressed cooperatively.

STRATEGY IC 1.1: Strengthen existing partnerships and build new relationships to promote economic growth in the village, area and county. Many local and regional economic development organizations and groups are working to promote economic develop in the state, region and county. Since the Village of Lohrville's economy is dependent on the economy of the municipalities in the area; the Village can benefit from these efforts and should be an active participant.

- ***RECOMMENDATION IC 1.1.1: Participate in regular meetings with Tri-County Regional Economic Development Corporation and Waushara County Economic Development Corporation.***

- ***RECOMMENDATION IC 1.1.2: Maintain contact with Waushara County's representative to NEWREP (Northeast Wisconsin Regional Economic Partnership).***

- ***RECOMMENDATION IC 1.1.3: Continue to work with the Waushara Area Chamber of Commence to market area tourism opportunities.*** *Tourism opportunities could include:*
  - *Local markets;*
  - *Community events;*
  - *The Bannerman Trail;*
  - *Snowmobile trails;*
  - *Bicycling facilities; and*
  - *Unique shopping or dining experiences.*

- ***RECOMMENDATION IC 1.1.4: Work with the county and regional economic development groups to promote the central statewide location of the area.***

- ***RECOMMENDATION IC 1.1.5: Encourage the Wautoma School District, FVTC, UW-Extension, CAP Services and the business community to work together to provide programs that strengthens the economy of the area and promote life long learning opportunities.*** *Program areas could include:*
  - *Business Development*
  - *Financing*
  - *Financial Planning*
  - *Business Plan Development*
  - *Job Skill Training*
  - *Technical Curriculum Development*
  - *Job Shadowing*
  - *Career Direction*
  - *"At Risk" Students*
  - *Youth Apprenticeship*
  - *Junior Achievement*
  - *FFA*

- **RECOMMENDATION IC 1.1.6: Work with the Waushara County Economic Development Corporation, the Tri-County Regional Economic Development Corporation, local businesses, public service departments, Fox Valley Technical College and others to increase educational opportunities in Waushara County and the Lohrville area.**

- **RECOMMENDATION IC 1.1.7: Work with Waushara County Health and Human Services, Tri-County Economic Development Corporation, Waushara County Development Corporation, nearby communities, state representatives and others to increase medical services (dentist, chiropractor, hearing aide specialist, etc.) in the Lohrville**

STRATEGY IC 1.2: Improve communication within the Village and between utilities, the Wautoma School District, neighboring municipalities, Waushara County and state and federal agencies.

- ***RECOMMENDATION IC 1.2.1: Establish periodic meetings with the Village of Redgranite and surrounding towns to discuss issues of common interest.*** *Issues could include:*
  - *Police protection;*
  - *Fire protection;*
  - *Emergency services;*
  - *Parks and recreation;*
  - *Community events;*
  - *Development proposals; and*
  - *Others.*

- ***RECOMMENDATION IC 1.2.2: Establish annual meetings with community partners (civic organizations, local government, churches, the Wautoma School District and others) to discuss community needs.*** *These meetings could be used to share and solicit information such as:*
  - *Identify community needs;*
  - *Sharing of facilities;*
  - *Educational and recreational programs; and*
  - *Recruit manpower and funding.*

- ***RECOMMENDATION IC 1.2.3: Identify methods to increase community involvement through public participation in all relevant policy decisions.***

- ***RECOMMENDATION IC 1.2.4: Consider developing a Village website and/or newsletter.***

- ***RECOMMENDATION IC 1.2.5: Work with the Waushara County Highway Department to establish annual meetings between Waushara County communities, the Waushara County Highway Department, WisDOT and public and private utilities.***

- ***RECOMMENDATION IC 1.2.6: Work with the Wautoma School District, Waushara County and the state to plan new facilities when they are needed.***

STRATEGY IC 1.3: Provide a unified voice to secure state and federal funding.

- ***RECOMMENDATION IC 1.3.1: Support efforts lead by others to pursue federal funding to meet the affordable housing needs of the very low income households.***

- ***RECOMMENDATION IC 1.3.2: Work with the Village of Redgranite, CAP Services and others to pursue the construction of federally assisted rental units, assisted living and other housing options for the elderly.***

- ***RECOMMENDATION IC 1.3.3: Work with the Village of Redgranite and Waushara County to prepare joint funding applications for subsidized housing.***

- ***RECOMMENDATION IC 1.3.4: Collaborate with neighboring communities to apply for a grant from the Wisconsin Historical Society or other appropriate organization to complete a historical and cultural survey of the area.***

STRATEGY IC 1.4: Encourage joint efforts to protect the natural resources.

- ***RECOMMENATION IC 1.4.1 Encourage Waushara County to development a Water Management Plan that will evaluate the surface and groundwater quality within the county.***

- ***RECOMMENDATION IC 1.4.2: Support a countywide coordinated approach to deal with specific problem species on a countywide basis.***

STRATEGY IC 1.5: Work with Waushara County, WisDOT and adjoining municipalities to insure that the transportation system is safe and fills the diverse needs of area residents.

- ***RECOMMENDATION IC 1.5.1: Work with WisDOT, Waushara County and surrounding communities to coordinate short and long range transportation planning efforts.***

- ***RECOMMENDATION IC 1.5.2: Work with WisDOT, ECWRPC, Waushara County Highway Department and others along the STH 21 corridor to ensure local involvement in any future planning of the corridor.***

- ***RECOMMENDATION IC 1.5.3: Maintain contact with Waushara County Highway Department and WisDOT to ensure coordination on regional and statewide transportation issues that may affect the Village.***

- ***RECOMMENDATION IC 1.5.4: Continue to work with neighboring communities to share road maintenance contracts and maintenance of common roads.***

- ***RECOMMENDATION IC 1.5.5: Partner with the Village of Redgranite to establish a location for a park and ride lots near STH 21.***

- ***RECOMMENDATION IC 1.5.6: Work with WisDOT to help keep STH 21 safe and operating sufficiently through the Village.***

- ***RECOMMENDATION 1.5.7: Work with WisDOT to ensure the Village's short and long range plans for land uses along and in the vicinity of STH 21 consider the State's short and long range plans for the highway.***

STRATEGY IC 1.6: Explore opportunities for cost efficiencies through shared services.

- ***RECOMMENDATION IC 1.6.1: Continue to partner with Waushara County for law enforcement and emergency services, and the Redgranite Area Fire District for fire protection.***

- ***RECOMMENDATION IC 1.6.2: Continue to work with Waushara County to provide municipal solid waste and recycling collection to Village residents.***

- ***RECOMMENDATION IC 1.6.3: Continue to work with Waushara County Department of Aging and Human Services to provide needed services (transportation, meals, etc.) to Village residents.***

STRATEGY IC 1.7: Establish effective intergovernmental land use policies and cooperative agreements with adjoining municipalities.

- ***RECOMMENDATION IC 1.7.1: Establish a method of effective communication with the Village of Redgranite and surrounding towns.***

- ***RECOMMENDATION IC 1.7.2: Create an advisory committee with the Village of Redgranite to discuss planning issues within a half mile radius of Lohrville's and Redgranite's combined ½ mile radius.***

- ***RECOMMENDATION IC 1.7.3: Work with Waushara County to establish a policy to review development proposals within a half mile radius of the Village.***

CHAPTER 10: IMPLEMENTATION

TABLE OF CONTENTS

Introduction 10-1
Vision Statement 10-1
Role of the Plan 10-1
Responsibility 10-1
- Elected Officials 10-1
- Community Planning Commission 10-2

Internal Consistencies 10-2
External Consistencies 10-3
Monitoring Progress 10-3
Updating the Comprehensive Plan 10-4
Adoption of the Plan or Update 10-4
Land Use Planning Controls 10-5
- Zoning 10-6
- Official Maps 10-6
- Sign Regulations 10-7
- Erosion and Stormwater Control Ordinances 10-7
- Historic Preservation Ordinance 10-7
- Design Review Ordinance 10-7
- Building/Housing Codes 10-7
- Floodplain Ordinance 10-8
- Sanitary Systems 10-8
- Subdivision Ordinances 10-8
- Lighting Controls/Ordinances 10-8

Implementation Schedule 10-9
Goals, Strategies and Recommendations 10-11
Abbreviation List 10-13

TABLES

Table 10-1 Recommended Review Timeline 10-5
Table 10-2 Implementation Tables 10-15

CHAPTER 10: IMPLEMENTATION

INTRODUCTION

A Smart Growth comprehensive planning document serves a community by establishing priorities for the future, evaluating available resources, and providing a means for dealing with change. The purpose of the planning effort is to develop a plan that will guide both public and private decisions. In order to follow the plan as described in the previous chapters, it is necessary to implement the goals, strategies, and objectives as outlined. If a plan is to be successful it must be implemented.

This chapter prescribes a specific series of sequential actions to be completed by the individual communities within the planning cluster. Each goal serves as an identification of a priority based on committee discussions, issue identification, and the survey responses. The objectives define "why" the goal is important from a planning perspective. The strategies discuss a specific action plan on how the goal can be achieved via regulations, ordinances, incentives, expenditures, information, and education.

Implementation Vision for 2030

In 2030, the Village of Lohrville is a community which has built strong working relationships with neighboring municipalities, districts, and government bodies, including the drainage district, school district, Village of Redgranite and Waushara County. The Village embraces and builds upon these relationships to ensure that the most cost effective and highest quality municipal services are delivered, that related efforts can be combined, and that intergovernmental issues are addressed before problems arise.

ROLE OF THE PLAN

All land controls governing the village must be consistent with Lohrville's adopted comprehensive plan.[1] The Village Plan Commission is responsible for ensuring that current ordinances are in compliance with the 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 Plan Commission must ultimately make a decision that is inconsistent with the plan, the plan must be amended to reflect the change in policy.

RESPONSIBILITY

Elected Officials

Elected officials, such as the Village Board and the Plan Commission, must make their decisions on criteria regarding how development will affect the entire community as well as how it will influence a specific site. As a result, elected officials make complex decisions based upon the

[1] *Wisconsin State Statutes* 66.1001.

comprehensive plan, the goals of the applicant, technical advice from planning staff, citizen input from advisory boards, and their own judgment on the specific development. The comprehensive plan provides much of the factual information an elected official will need for decision making. Elected officials must familiarize themselves with the contents and overall goals of the plan in order to assure that the individual communities provide the support and resources to ensure the plan remains viable.

Community Plan Commission

The powers and duties of the individual planning commissions have been established by Wisconsin Statutes.[2] The plan commission is the primary entity responsible for implementing and updating the comprehensive plan. As such, the planning commission must promote good planning practices in its municipality. Commission members should be knowledgeable about the contents, visions, and goals of the comprehensive plan. Moreover, the commission must promote active citizen participation in future planning efforts. The commission must keep the citizens and elected officials informed of any technical issues and proceedings regarding the current planning issues. The planning commission is responsible for periodic amendments to the plan so that regulations and ordinances are in compliance with the plan. Likewise, the plan commission must review all new and existing ordinances to verify they are compliant with the goals and objectives of the plan.

INTERNAL CONSISTENCIES

The comprehensive plan was developed sequentially with supportive goals, objectives, and strategies. Utilizing the community survey and SWOT analysis as a basis, key issues were identified within each of the nine elements of the plan. Using these issues along with factual information regarding natural features; past population and housing data; population and housing projections; and an analysis of existing infrastructure, a desired vision for the communities was created. The identified vision, goals, strategies, and recommendations expressed in this plan were used to prepare the Future Land Use Map as well as the strategies and implementation actions which the individual communities need to employ throughout the lifespan of the plan. In several instances objectives and strategies pertain to more than one element and are therefore listed more than once. To maintain internal consistency, any amendment to the plan should be accompanied with an overall review of all nine elements and their associated goals, strategies, and recommendations.

Beginning January 1, 2010, if a local governmental unit engages in any of the following actions, those actions should be consistent with that local governmental unit's comprehensive plan[3]: official mapping, local subdivision regulation, town, city, village and county zoning ordinances, and zoning of shorelands or wetlands in shoreland areas.

[2] *Wisconsin State Statutes* 62.23 and 60.62.
[3] *Wisconsin State Statutes* 66.1001.

EXTERNAL CONSISTENCIES

Not only is it important to maintain internal consistencies but communities should also be aware of state and other planning documents and their relevance to their individual comprehensive plan. An attempt should also be made to maintain consistencies with these plans if possible. Some examples of these plans include:

State Plans:
- Wisconsin State Airport System Plan 2020
- Wisconsin State Bicycle Transportation Plan 2020
- Wisconsin State Highway Plan 2020
- Connections 2030: Wisconsin Long-Range Transportation Plan (adoption pending; will replace "2020" plans)

Regional Plans:
- East Central Wisconsin Regional Planning Commission Comprehensive Plan, 2030
- NorthEast Wisconsin (NEW) Economic Opportunity Study

County Plans:
- Waushara County Outdoor Recreation Plan, adopted 2006
- Waushara County Solid Waste Plan Update
- Waushara County Comprehensive Plan (when adopted)
- Waushara County Farmland Preservation Plan, adopted 1981
- Waushara County Land and Water Resource Management (LWRM) Plan, adopted 2006
- Waupaca County Comprehensive Plan, adopted 2008
- Pine River/Willow Creek/Poygan South Priority Watershed Plan, adopted 1995
- The State of the Upper Fox River Basin Report, adopted 2001

Local Plans*:

- Village of Redgranite Comprehensive Plan, adopted 2007
- Town of Marion Comprehensive Plan, adopted 2007

** The Town of Warren has no plans to complete a comprehensive plan*

MONITORING PROGRESS

It is the Village Plan Commission's responsibility to monitor the progress of implementation, utilizing the schedules that are found at the end of this chapter. The progress of plan implementation should periodically be reported to the Village Board. Additionally, the Planning Commission should annually review the goals, strategies, and recommendations and address any conflicts which may arise between the elements of the plan. While it is the Plan Commission's and Village Board's responsibility to monitor progress, others may also check progress, including community staff persons, zoning administrators, planners and citizen groups.

UPDATING THE COMPREHENSIVE PLAN

A comprehensive plan must be updated at least once every ten years.[4] However, it is strongly recommended that the plan commission annually review both the implementation schedule and current planning processes to ensure compliance with the overall goals and objectives of the plan and continued consistency with the overall vision of the community. This annual review should also be used to determine if a "major" plan amendment is required.

The comprehensive plan is a dynamic document. The plan should be updated when new demographic, economic, and housing data are released by the U.S. Census Bureau. It is anticipated that the land use element will likely require updating over the course of the plan due to growth and change that most communities are likely to experience. Other elements are less likely to need updates. Furthermore as community values change, some goals, strategies, and recommendations may no longer be relevant. The update to a plan should take less time than the comprehensive planning process, but should include public participation. A recommended review timeline is presented for the elements of this comprehensive plan (Table 10-1).

The first "major" update of the plan should be completed by 2019. The 2019 update should involve a review of the inventory and goals, objectives and strategies presented in each chapter, a revised future land use map, and a timetable of updated implementation strategies.

ADOPTION OF THE PLAN OR UPDATE

As directed by s.66.1001(4), any Plan Commission or other body of a local governmental unit authorized to prepare or amend a comprehensive plan shall adopt written public participation procedures that foster public participation, and adopt a resolution to recommend the plan by a majority vote of the entire commission or governmental unit. (The vote shall be recorded in the official minutes of the plan commission; the resolution shall refer to maps and other descriptive materials that relate to one or more elements of the comprehensive plan). One copy of the recommended plan shall be sent to the following:

- Every governmental body that is located in whole or part within the boundaries of the local governmental unit (county, utility districts, school districts, sanitary districts, drainage districts).
- The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan or update.
- The Wisconsin Department of Administration.
- East Central Wisconsin Regional Planning Commission.
- The public library that serves the area in which the local government unit is located.
- Others identified in the adopted public participation procedures.

[4] Wisconsin Statutes 66.1001

Table 10.1. Recommended Review Timeline

Plan Components	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018-2019
Issues and Opportunities		Review Chapter G/S/R	Review Chapter G/S/R	Review Chapter G/S/R	Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Population/Housing		Review Chapter G/S/R	Review Chapter Goals	Review Chapter G/S/R	Review Chapter Goals			Evaluate Against WDOA/ ECWRPC Estimates		Inventory & Evaluate; Update Recommendations
Economic Development		Review Chapter G/S/R	Review Chapter G/S/R	Review Chapter G/S/R	Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Agricultural, Natural, Cultural Resources		Review Chapter G/S/R	Review Chapter G/S/R	Review Chapter G/S/R	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Transportation		Review Chapter G/S/R	Review Chapter G/S/R	Review Chapter G/S/R	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Community Facilities		Review Chapter G/S/R	Review Chapter G/S/R	Review Chapter G/S/R	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Land Use		Review Chapter G/S/R	Review Chapter G/S/R	Review Chapter G/S/R	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Intergovermental Cooperation		Evalutate Shared G/S/R	Evalutate Shared G/S/R	Evalutate Shared G/S/R	Evaluate Shared Goals			Evaluate Shared Goals		Evaluate Shared Goals

*G/S/R = Goals, Strategies, and Recommendations

The Village Board may spend time reviewing, revising and requesting the Village Plan Commission make revisions to the recommended plan. The Village Board shall draft an ordinance adopting the plan. A class 1 public notice shall be published 30 days prior to the hearing on the proposed ordinance to adopt the final "recommended plan". The Village Board must provide an opportunity for written comments by the public and must respond to those comments. A public hearing must be held on the ordinance. By majority vote, the governing body must approve the ordinance. Finally, the adopted plan and the ordinance must be distributed to the list above.

LAND USE PLANNING CONTROLS

Although zoning and subdivision ordinances are the two most commonly utilized land use planning tools, there are several innovative tools which can be utilized to ensure that new development occurs in an organized and desired fashion. The Village can choose to utilize a few or several of these implementation tools. Lohrville may want to establish local ordinances

which regulate new development. Furthermore, Lohrville may want to collaborate with Waushara County to adopt uniform county-wide development tools.

Zoning

Land use plans and zoning perform differently. Land use plans provide a vision for 10 to 20 years, while zoning ordinances have an immediate impact on land use decisions. In order to rectify this difference, re-zoning is completed on an on-going basis in a manner that is consistent with the overall vision of the plan. The timing of re-zoning is dependent on market forces, political climate, and the accuracy of the plan's predictions.

As the Village of Lohrville maintains their own zoning regulations, its Plan Commission and Village Board must continually ensure that any future zoning changes are consistent with the local comprehensive plan as well as the future Waushara County Comprehensive Plan. Several actions can be taken to ensure that zoning, and other community decisions are made that accommodate the preferred future land uses as indicated on the Future Land Use Map, as well as the goals, strategies & recommendations of the plan.

- Compare intended future land uses with existing village zoning. Amend current zoning to reflect the intended future uses.
- Encourage local citizens and elected officials to actively participate in ongoing Village and Waushara County meetings regarding all zoning and planning issues.
- Amend existing ordinances and develop new ordinances which are reflective of the goals, strategies and recommendations of all elements in the comprehensive plan.

Official Maps

Cities, villages, and towns which have adopted village powers have the authority to develop an official map.[5] An official map is a diagram which delineates the current and future roadways such as local streets, highways, historic districts, parkways, and parks. Additionally, an official map may delineate railroad right-of-ways, waterways (only if included on a comprehensive surface water drainage plan) and public transit facilities. Furthermore the map may establish exterior lines of future streets, highways, historic districts, parks, parkways, public transit facilities, waterways, and playgrounds. Once an official map is adopted by ordinance, no building permits may be issued to construct or enlarge any building within the limits of the features listed above.

Official maps serve several important functions which ensure that future land use decisions will remain compliant with the comprehensive plan.

- Future costs for land acquisitions for city/village/town streets and other delineated features are lowered or minimized because the land will remain vacant.
- Future subdivisions of land will be streamlined because future streets have already been established; developers will be required to adhere to guidelines set forth within the official map unless it is amended by an ordinance.
- Potential home and land buyers can be readily informed that land has been designated for specific public uses.

[5] Wisconsin Statutes 62.23(6).

- Acceptable route(s) for a potential by-pass for a major state highway can be delineated. Local governments can preserve sensitive environmental features (i.e. trout streams) while establishing a preferred corridor for a by-pass.

Sign Regulations

Many communities are interested in regulating signage for local business in order to preserve a rural atmosphere and "community character." Restrictions are especially important in major transportation corridors, historic downtowns or neighborhoods, or other culturally or environmentally significant areas. As signs have become increasingly larger and bolder due to illumination, roadways have become more cluttered and communities have become less distinctive.

Erosion and Stormwater Control Ordinances

Local communities may adopt a construction site erosion control and stormwater management ordinance. The purpose of these ordinances is to protect surface water quality and minimize the amount of sediment and other pollutants in stormwater runoff from construction sites to lakes, streams, and wetlands.

Historic Preservation Ordinance

As development continues to modernize the appearance of an area, the use of an historic preservation ordinance can help a community protect and enhance key cultural and historical features. A historic preservation ordinance can designate local landmarks and protect these properties by regulating new construction, alterations or demolitions that affect them.

Design Review Ordinance

Design review can accompany many different development aspects and will assist communities in achieving an identified look and character expressed within the individual vision statements. These ordinances, however, need to be based upon well defined sets of criteria. Signage, lighting, exterior building material types, structural guidelines, colors, and other aspects will have to be specifically identified within any ordinance.

Building/Housing Codes

Waushara County enforces the Uniform Dwelling Code in the Village of Lohrville, along with the towns of Aurora, Bloomfield, Coloma, Dakota, Deerfield, Hancock, Leon, Marion, Mt. Morris, Oasis, Plainfield, Poy Sippi, Richford, Rose, Saxeville, Springwater, Wautoma, and the villages of Coloma, Hancock, Plainfield and Redgranite. The Uniform Dwelling Code promotes health, safety, and general welfare; protects property values; and provides for orderly, appropriate development and growth in the communities. The enforcement of the uniform dwelling code along with enforcement of other local codes can help ensure properties are adequately maintained and that property values are protected.

Floodplain Ordinance

Waushara County regulates development within FEMA designated floodplain areas in unincorporated areas of the county through a Floodplain ordinance. In some instances, it may be important to readjust the floodplain boundaries in specific areas. In order to do so, local communities must follow these steps:

1) Contract with an engineering firm to conduct hydrologic and hydraulic engineering studies and modeling to calculate the floodplain for the specified area. It is recommended that 2 foot contour intervals be utilized.
2) Submit the recalculated floodplain boundaries to the WDNR and FEMA for review.
3) If approved, amend existing zoning maps to reflect the re-calculated floodplain boundaries.

Sanitary Systems

Waushara County regulates private on-site wastewater treatment systems within the Village of Lohrville. Groundwater and surface water protection is of great importance to not only the immediate planning area, but also areas downstream of the numerous headwater streams. Uncontrolled waste can have detrimental and wide ranging impacts on health and property values. Communities will want to periodically review codes to ensure that current efforts are effective and to keep abreast of changes to new minimum code standards.

Subdivision Ordinances

Wisconsin State Statutes regulate the division of raw land into lots for the purpose of sale for building development. Currently, the Village does not have a subdivision ordinance. A subdivision ordinance is related to the zoning ordinance in that it regulates the platting, or mapping, or newly created lots, streets, easements, and open areas. A subdivision ordinance can help implement the comprehensive plan and must be consistent with and conform to the local comprehensive plan goals. Furthermore, subdivision ordinances can incorporate construction standards and timelines for completion of community facilities such as transportation networks or curb and gutter systems. Communities can also require dedication of parks, playgrounds, or open space or a fee-in-lieu of dedication as a condition of approval of a subdivision.

Lighting Controls/Ordinances

As development pressures occur, communities discover that not only are the natural features being altered, but also the scenic views of the night sky are being diminished. Both yard lighting and signage can change the character of a community as significantly as new development. This is especially true in areas where new lighting has become over-excessive in new commercial or industrial districts or residential subdivisions which have incorporated street lights. Newly developed lakefronts may also become over-lighted at night. Direct lighting or glare can and should be regulated in order to maintain the community character of rural and historic areas.

Currently, lighting and its evening glare is one of the chief complaints residents have in many communities across this state and nation. Many light manufactures have responded positively

to complaints about the increased amounts of light pollution in rural areas. There are many examples of development and lighting structures which have reduced scatter light through new non-glare technologies. Many light manufactures have light cutoff shields that will remove glare, thus increasing the light's effectiveness and reducing its overall energy consumption. Other lights may direct light at ground height only. Since non-glare lighting and other similar technologies are similarly priced to current lighting practices, communities should consider developing lighting ordinances which not only reduce light pollution, but also improve energy consumption and costs.

IMPLEMENTATION SCHEDULE

The goals established in the implementation schedule (Table 10-2) should be applied over the planning period which begins in 2009 with the adoption of the comprehensive plan and runs through the planning period. They represent priorities for the Village of Lohrville. Strategies provide more detailed and readily measurable steps toward reaching each goal, while recommendations are specific actions used to ensure plan implementation.

As seen in previous chapters, the goals, strategies and recommendations of each particular element are interrelated. To ensure that implementation of the plan is achieved in a timely fashion, landmark dates have been set for each recommendation. During periodic reviews, the plan commission should verify that these deadlines have been met and consider additional recommendations to better achieve the stated goal, if necessary. Specific landmark dates have been established to ensure that individual recommendations complement one another in their implementation. The landmark dates have been reviewed by the public, the Comprehensive Planning Committee, plan commission and village board to assure that they are feasible expectations.

The primary responsibility for implementing the plan recommendations contained in the implementation schedule lies with the Village Board. Secondary responsibility for performing the recommendations in the plan lies with the plan commission which is appointed by the elected officials, along with other key partners.

The following implementation tables indicate the comprehensive plan goals, strategies, and recommendations by element; primary and secondary responsibility for implementation; and a milestone date for completion. An abbreviation list precedes the tables; the list should be used to interpret the responsible parties involved with implementation of specific recommendations.

IMPLEMENTATION – Village of Lohrville

GOAL I 1. Implement to the extent possible recommendations contained within the Smart Growth Comprehensive Plan.

STRATEGY I 1.1. Closely monitor the implementation of plan recommendations to ensure they are followed.

- ***Recommendation I 1.1.1: The Village Plan Commission should periodically review the implementation schedule to ensure that deadlines are being met.*** *These reviews should be done at least quarterly to ensure that progress is being made to implement all aspects of the plan. After a majority of recommendations have been implemented, the Plan Commission may be able to lengthen the time between reviews.*

- ***Recommendation I 1.1.2.: The Village Plan Commission should periodically update the Village Board as to the progress that is being made to implement the plan.*** *These updates should be done annually.*

- ***Recommendation I 1.1.3: The Village Plan Commission should annually review the goals, strategies and recommendations and address conflicts which may arise between the elements of the plan.*** *During this review process, the plan commission should actively seek input from village board members, local citizens and others to gauge the effectiveness of the plan. This should include an assessment of the implementation success as well as a consideration of additional objectives and strategies.*

- ***Recommendation I 1.1.4: The Village Plan Commission should prepare a brief annual report.*** *This report should summarize how the comprehensive plan was used to direct major spending, regulatory, and construction decisions, how development has or has not coincided with the recommendations of the plan, and any comprehensive plan amendments that need to be made and why.*

- ***Recommendation I 1.1.5: The Village Board should periodically include an agenda item for "implementation" progress.*** *To ensure implementation of the plan and to monitor the progress, the board should initially include an implementation agenda item on at least a quarterly basis.*

- ***Recommendation I 1.1.6: The Village should solicit involvement from local residents to implement the plan.***

STRATEGY I 1.2. The Village of Lohrville should update the plan as necessary.

- ***Recommendation I 1.2.1: The Village Plan Commission, if necessary, should recommend modifications that will better meet the intent of the plan.*** *As the plan is implemented, the village may discover that the recommend strategies may not be achieving the desired goal. Additionally, as community values*

change, some goals, strategies and recommendations may no longer be relevant. They should be changed to best accomplish the changing vision of the village.

- ***Recommendation I 1.2.2: The village should update the plan within a maximum of every 10 years to meet the standards of Smart Growth legislation.***

- ***Recommendation I 1.2.3: As available, provide updated information to supplement the plan information.*** *This information could include new statistical information, population projections, updated census information, updated zoning map, existing land use map, etc.*

STRATEGY I 1.3. Emphasize the need for intergovernmental cooperation throughout the implementation process.

- ***Recommendation I 1.3.1: Solicit input from neighboring communities, Waushara County, governmental agencies and others regarding how their activities relate to the recommendations in the Village of Lohrville's comprehensive plan.*** *It is important to coordinate and communicate with others to ensure that the village's comprehensive plan is consistent with the activities of others.*

ABBREVIATION LIST

CAP – CAP Services
DOA – Wisconsin Department of Administration
DATCP – Wisconsin Department of Agriculture, Trade, & Consumer Protection
DHP – Wisconsin Department of Historic Preservation
DWD – Wisconsin Department of Workforce Development
ECWRPC – East Central Wisconsin Regional Planning Commission
FFA – formally Future Farmers of America
FVTC – Fox Valley Technical College
MWDD – Marian Warren Drainage District
NEWLT – Northeast Wisconsin Land Trust
NEWREP – Northeast Wisconsin Regional Economic Partnership
NN – New North, Inc.
NRCS-USDA – United States Department of Agriculture Natural Resources Conservation Service
RGAFD – Redgranite Area Fire District
RGSSD – Redgranite Area Sanitary Sewerage District
RGVB – Redgranite Village Board
TCREDC – Tri-County Regional Economic Development Corporation
UWEX – University of Wisconsin Extension
VB – Lohrville Village Board
VPC – Lohrville Plan Commission
WACC – Waushara Area Chamber of Commerce
WASD – Wautoma Area School District
WCDA – Waushara County Department of Aging
WCDHS – Waushara County Department of Human Services
WCEDC – Waushara County Economic Development Corporation
WCHD – Waushara County Highway Department
WCHH – Waushara County Habitat for Humanity
WCHTSC – Waushara County Highway Traffic and Safety Commission
WCHS – Waushara County Historical Society
WCPD/SWMI – Waushara County Park Development/Solid Waste Management Information
WCSD – Waushara County Sheriff Department
WCVB – Waushara Convention and Visitors Bureau
WCZLC – Waushara County Zoning and Land Conservation Department
WDHP – Wisconsin Department of Historic Preservation
WDNR – Wisconsin Department of Natural Resources
WHEDA – Wisconsin Housing & Economic Development
WHS – Wisconsin Historical Society
WisCOMM – Wisconsin Department of Commerce
WisDOT – Wisconsin Department of Transportation

PRIORITY/TIMELINE LEGEND

1: 1-2 Years
2: 2-5 Years
3: 5-10 Years
4: 10-20 Years
5: 20-30 Years
X: Ongoing/As Needed

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TABLE 10-2: IMPLEMENTATION SCHEDULE

Housing
Village of Lohrville
Overall Goals

GOAL H 1. Recognize that the provision of affordable housing is an integral part of a comprehensive economic development strategy for the village, county, and region.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
H 1.1	1.1.1: Consider the possibility of subsidized housing in appropriate areas.	Keep an open mind to subsidized housing in the village	VB, VPC	CAP , Habitat for Humanity, etc.	**Two in progress X**
H 1.1	1.1.2: Promote efforts that maintain the existing affordable housing stock.	Support CAP Services and other housing agencies	VB	CAP	**X**

GOAL H 2. Provide housing choices, which reflect the needs of and are financially attainable to individual households.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
H 2.1	2.1.1: Support efforts lead by others that pursue federal funding to meet affordable housing needs of the very low income households within the area.	Support efforts by others to pursue federal funding	VB, VPC		**X**
H 2.1	2.1.2: Refer to support and funding agencies, such as CAP Services, USDA Rural Development, and Waushara County's Veteran's Administrator to find out what assistance may be available.	Refer individ-uals to support & funding agencies	VB		**X**
H 2.1	2.1.3: Work with others to identify the type of housing and services needed for existing very low income residents.	Work with CAP Services, USDA, etc.	VB		**2X**
H 2.1	2.1.4: Work with the Village of Redgranite, CAP Services and others to pursue the construction of federally assisted rental units, assisted living and other housing options for the elderly.	Refer people to Moraine Park, CAP Services, etc.	VB		**3X**
H 2.2	2.2.1: Be aware of cultural and generational differences in housing preferences.	Refer people to Moraine Park & Fox Valley Tech. colleges	VB		**X**
H 2.2	2.2.2: Provide area(s) within the village for manufactured home development; ensure that the Village's zoning code addresses such development.	Include link from town website	VPC	VB	**X**
H 2.3	(strategy) Address the relationship between housing and other land uses in both private and public planning arenas.	Consult the elements of this plan when making land use decisions	VPC	VB	**1X**

GOAL H 3. Provide housing choices, which reflect the needs of individual households.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
H 3.1	3.1.1: Encourage the county to review existing requirements and consider less restrictive requirements for houses built prior to 1980.	Petition the WCZLC to consider less restrictive req.	VPC	VB	**1X**
H 3.2	3.2.1: Encourage non-threatening educational opportunities to teach people how to maintain their homes and yards through CAP Services, UW-Extension and others.	Encourage residents to seek assistance from CAP, UWEX & others	VB	CAP, UWEX, and others	**2X**
H 3.2	3.2.2: Encourage community/housing improvement activities.	Initiate com-munity wide improvement activities	VB		**2X**
H 3.2	3.2.3: Encourage individuals and local groups, such as church and civic organizations, to aid elderly residents with home maintenance issues.	Promote local service projects	VB		**2X**
H 3.2	3.2.4: Encourage preservation and renovation of historic homes.	Direct individ-uals to WSHS	VB		**3X**
H 3.2	3.2.5: The Village of Lohrville should review the existing zoning code regarding building maintenance and material storage.	Review code, research best practices in other communities	VPC, VB		**1X; In Progress**
H 3.2	3.2.6: Encourage better landlord/tenant communications and coordination.	Direct individual to DATCP	VB		**3X**
H 3.2	3.2.7: Help landlords recognize that maintaining properties is a good business decision.	Develop a method to provide reinforcement	VB		**3X**
H 3.2	3.2.8: Refer individuals to educational opportunities that assist with tenant training for life skills including property maintenance.	Referrals, post infor. on website	VPC	UWEX, CAP	**X**
H 3.2	3.2.9: Develop a set of procedures, based on Waushara County's model, to approve the replacement of old mobile homes with "used" mobile homes that are newer, but still old enough to require approval by the Village.	Secure Waushara Co. Model, modify for local use	VB	WCZLC	**1X; In Progress**
H 3.3	3.3.1: Identify funding sources that allow seniors and others who wish to do so to remain in their homes longer.	Contact WCDA, Post on website.	VPC	WCDA, WCDHS	**2X**
H 3.3	3.3.2: Encourage joint funding applications to meet identified needs.	Contact CAP	VPC	WCDHS, UWEX	**X**
H 3.3	3.3.3: Encourage existing nonprofits to work closer together and with the private sector to meet community needs.	Contact CAP	VPC	CAP, WCHH	**X**
H 3.4	(strategy) Encourage intergovernmental cooperation to promote cost effective redevelopment and growth that meets current and future business and community needs.	Communicate with neighboring communities	VB	V. of Redgranite, T. Warren and T. Marion	**X**
H 3.5	(strategy) Encourage public private partnerships that promote economic opportunities and provide for decent, safe affordable housing.	Identify private- sector entities to partner with	VB		**X**

GOAL H 4: Promote cooperation and coordination between government, non-profit and private sectors to increase housing affordability, choice and access.					
Related Strategy	Recommendations	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
H 4.1	(strategy) Identify additional opportunities for coordination and cooperation between governments and between the public, private and nonprofit sectors.	Search for areas of common interest	VB		**X**
H 4.2	4.2.1: Invite funding agencies, consultants and nonprofit agencies to attend village board meetings and explain their programs.	Consider inviting to village meeting.	VPC	VB	**1**
H 4.2	4.2.2: Identify volunteers, who may have the time, expertise and willingness to build the capacity to address identified issues.	Refer to CAP	VPC	VB, WCDA	**2X**
H 4.2	4.2.3: Establish a talent pool, which allows potential volunteers the opportunity to sign up for specific tasks. Notices could be included in area church bulletins and in the newsletter that is sent to senior citizens by the Waushara County Department of Aging.	Refer to CAP	VPC	VB, WCDA	**2X**
H 4.2	4.2.4: Invite agencies which will provide capacity building technical assistance to come speak to your community.	Consider inviting to village meeting.	VPC	VB	**2**
H 4.2	4.2.5: Identify broader, regional or state entities that have financial housing resources or grant writing capabilities, and link them up with local emerging partnerships that need development assistance.	Refer to CAP	VPC	VB, CAP	**1X**
H 4.3	(strategy) 4.3: Address the relationship between housing and other land uses in both private and public planning arenas.	Consult the elements of this plan when making land use decisions	VPC	VB	**1X**

Transportation
Village of Lohrville
Overall Goals

GOAL TR 1: The Village of Lohrville should ensure that its local transportation system is well maintained and safe for its residents.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
TR 1.1	1.1.1: The Village of Lohrville should contact the WisDOT regarding safety and access concerns along the STH 21 corridor.	Contact & work with WisDOT to resolve.	VPC	VB	**1X**
TR 1.1	1.1.2: The Village of Lohrville should inspect the signs within the village for compliance with existing size requirements.	Develop and Maintain an Inventory of Sings	Village Staff	VB	**X; Currently up-to-date**
TR 1.1	1.1.3: The Village should improve way-finding signage to the community, and to sites within the community.	Work with WisDOT for appropriate signage	VPC	VB	**1X**
TR 1.2	1.2.1: The Village Board should monitor and keep informed about any plans that may affect the STH 21 corridor.	Contact & work with WisDOT	VB	ECWRPC, WisDOT	**X (4/5)**
TR 1.2	1.2.2: As necessary, the Village should take appropriate action to ensure that the best interests of the Village are incorporated into any future plans.	Consider when appropriate.	VB	WisDOT	**X (4/5)**
TR 1.2	1.2.3: The Village should carefully consider the possible implications of a bypass and be prepared to take a proactive role with WisDOT.	Study & consider implications.	VB	WisDOT	**X (4/5)**
TR 1.2	1.2.4: The Village should work to ensure that an access point is given to the Village, possibly at CTH EE or CTH N, should a bypass occur to the south, and/or at the existing STH 21 alignment (e.g. a "Business" 21) in the event that a bypass is undertaken.	Keep under consideration; work with WisDOT if project moves forward	VB	WisDOT	**X (4/5)**
TR 1.3	1.3.1: The Village should adopt county standards for street/road construction.	Revise/Develop zoning, subdivision and/or streets Ord.	VB	VPC, RGAFD	**2**
TR 1.4	1.4.1: The Village of Lohrville should consider adoption of county standards for road and alley maintenance.	Revise zoning, subdivision, and/or streets ord.	VB	VPC RGAFD	**2**
TR 1.4	1.4.2: The Village should consider adopting a policy that would include written notification to property owners for maintenance and other violations (regarding alleys) that would obstruct the delivery of municipal services.	Revise zoning, subdivision, and/or streets ord.	VB	RGAFD	**2**
TR 1.4	1.4.3: The Village should disallow private road construction.	Create ordinance	VB	VPC	**1**
TR 1.5	1.5.1: The Village should continue to conduct a PASER evaluation of the existing road network every two years.	Utilize PASER.	Village Staff	ECWRPC, WisDOT	**X**

TR 1.5	1.5.2: The Village should utilize capital improvement programming to establish appropriate funding levels; if no CIP exists, consider developing one.	Develop and utilize a CIP.	Village Staff	VB	**2X**
TR 1.5	1.5.3: The Village should continue to replace missing and illegible road signs.	Id. & replace signs as needed.	Village Staff	VB	**X**
TR 1.5	1.5.4: The Village should continue to maintain contact with the Waushara County Highway Department and WisDOT to ensure coordination on regional and statewide transportation issues that may affect the Village.	Set up annual meetings.	VB	WCHD, WisDOT	**X**

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

Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
TR 2.1	2.1.1: Assess current transportation programs and needs.	Contact WCDA	VPC	VB	**1X**
TR 2.2	2.2.1: The Village of Lohrville, in cooperation with the Village of Redgranite, should identify strategic locations that can be used for "park and ride" lots.	Contact & work with WisDOT	VB	RGVB, ECWRPC, WisDOT	**2**

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

Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
TR 3.1	3.1.1: Consider incorporating paved and striped shoulders on key road segment upgrades or in the construction of new roads.	Consider on road projects.	VB, VPC	WCHD	**X**
TR 3.1	3.1.2: Consider addressing maintenance and snow removal issues for existing sidewalks.	Develop a sidewalk maintenance ordinance, and enforce	VPC	VB	**2X**
TR 3.2	3.2.1: Recommend that the County Park Department and the Village investigate the possibilities for improving and expanding the recreational trail system that is designed to accommodate a range of compatible uses.	Contact WCPD/SWMI Pursue parking at Bannerman.	VPC	VB; WCPD/ SWMI	**X**
TR 3.2	3.2.2 Incorporate several "areas of interest" into a recreational trail system including cultural and historical sites, geological sites, significant natural resources, etc.	Contact WCPD/SWMID.	VPC	VB	**X**

Utilities and Community Facilities
Village of Lohrville
Overall Goals

GOAL CF 1: Encourage orderly development by providing a level of municipal services and facilities adequate to maintain public health, welfare and sustain a vital economy.					
Related Strategies	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
CF 1.1	1.1.1: Prepare a Capital Improvement Program (CIP) to comprehensively and systematically address the community's future needs by programming the timing and funding for undertaking identified projects.	Prepare CIP, monitor growth, address inadequacy of maintain. fac., consider cons. practices.	Village Staff	VB	**2X**
CF 1.1	1.1.2: Continue to explore opportunities for shared services with Waushara County, neighboring municipalities, the school district, and other public entities.	Look for opp. to work with others.	VB	WASD,WCDA, non-profits, RGAFD	**1X**
CF 1.1	1.1.3: Promote the exchange of information with utilities, adjacent municipalities, Waushara County and WisDOT to encourage the coordinated scheduling of planned roadway and utility improvements.	Set up annual meeting	VB	VPC, RGSSDC, co. departs, utilities	**1X**
CF 1.1	1.1.4: Accommodate new development in ways that its infrastructural costs are not a tax burden for existing residents.	Update subdivision ordinance; consider developers agreements & impact fees	VB	VPC	**1X**
CF 1.1	1.1.5: Consider developing and maintaining an up-to-date municipal website to educate residents about available services and facilities.	Create & Update website.	VB	VPC; Interns/Volunteers	**In Progress; X**
CF 1.1	1.1.6: Encourage Waushara County to expand its normal countywide patrol operation from two squads to three.	Contact WCSD	VB		**1X**
CF 1.1	1.1.7: Communicate and coordinate with Redgranite regarding the potential for future extension of sanitary sewer to portions of the Lohrville.	Set up meeting(s) between Lohrville and Redgranite	VB	RGVB, RGSSDC	**1X**
CF 1.2	1.2.1: The Village should review and consider adopting the Waushara County cell tower ordinance.	Contact WCZLC. Dev. & adopt ord.	VB	VPC	**2X**
CF 1.2	1.2.2: Promote opportunities for shared mountings.	Consider as part of ord.	VB	VPC	**2X**
CF 1.3	1.3.1: Consider developing a comprehensive park and open space plan.	Contact ECWRPC for technical assistance	VPC	VB	**2X**
CF 1.3	1.3.2: Survey residents to determine the need for additional recreational opportunities within the community.	Survey residents & investigate options.	VPC	VB	**2X**

CF 1.3	1.3.3: Encourage Waushara County to maintain a quality county park system and provide improvements identified in its Outdoor Recreation Plan.	Contact WCPD/SWMID	VPC	VB	**X**
CF 1.3	1.3.4: Actively recruit the manpower and funding support of volunteers and service organizations for undertaking local park improvements.	Look for opp; collaborate with service organizations	VPC	VB; Kiwanis, Lions, Rotary, etc.	**X**
CF 1.3	1.3.5: Encourage local residents to consider estate planning techniques that gift land and/or money for local parks or specific park projects.	Promote on website.	VPC	VB	**2X**
CF 1.3	1.3.6: Encourage the County to reinvestigate the possibility of establishing a state park in the area.	Support co. efforts, contact WCPD/SMI	VPC	VB	**2X**
CF 1.3	1.3.7: Encourage the Village, County and State to continue to pursue the establishment of a public parking area for the Bannerman Trail, potentially at Albourn Park.	Contact WCPD/SWMI & continue to work toward resolution.	VPC	VB	**1X**
CF 1.4	1.4.1: Encourage the county to provide a "fast track" building permit process for structures being built on the village's preexisting road network.	Contact Waushara Co. Zoning	VPC, VB	WWCZLC	**2X**
CF 1.5	1.5.1: Encourage the County to consider stormwater management provisions, as part of their building permit process.	Contact Waushara Co. Zoning	VPC, VB	WWCZLC	**1X**
CF 1.5	1.5.2: Work with the Marian Warren Drainage District to ensure that the impacts from development can be accommodated without adversely impacting water quality.	Ensure MWDD is part of subdivision review process	VPC	VB	**1X**

Agricultural Resources
Village of Lohrville
Overall Goals

GOAL AG 1: Maintain the economic viability of the area's agricultural community.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
AG 1.1	(strategy) Preserve the area's most productive farmland for continued agricultural activities.	Stay abreast on the Working Lands Initiative	VPC, VB	DATCP	**2X**
AG 1.2	1.2.1. Encourage farmers in the county to explore opportunities for alternative crop production.	Prov. Support, Contact UWEX. AG agent.	VPC	WCEDC, TCREDC	**X**
AG 1.3	1.3.1. Support a County action to create protective zoning or "green belts" around productive farm areas.	Contact WCZLC	VPC		**X**
AG 1.4	1.4.1: The county and UW-Extension should provide information and resources to farmers who are seeking to innovate, modernize or maintain their operation.	Contact UWEX	VPC		**X**
AG 1.5	1.5.1: Consider organizing a local farmers market.	Work with the co. & neighboring communities, farmers, and other partners	VB	WCEDC, TCREDC, WACC, UWEX, V. Redgranite	**2X**
AG 1.5	1.5.2: Promote the expansion of commercial agribusinesses within the county.	Promote & work with others to expand. comm. agribus.	VB	WCEDC, TCREDC	**X**

GOAL AG 2: Minimize conflicts between ongoing agricultural operations and non-farm residents.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
AG 2.1	2.1.1: The Village of Lohrville should support Waushara County in its promotion of opportunities for viable agricultural operations that minimize potential for conflict with rural non-farm residential development.	Provide support (e.g. letters, verbal, etc) to WCZLC and their efforts	VPC	WCEDC; TCREDC, WCZLC	**3X**
AG 2.2	2.2.1: Encourage the Farm Bureau, UW-Extension and FFA to work with the non-farm community to promote rural lifestyles and activities.	Contact UWEX	VPC	FFA, UWEX	**3X**

Natural Resources
Village of Lohrville
Overall Goals

GOAL NR 1: Preserve the quality and quantity of our groundwater supplies.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
NR 1.1	1.1.1: Monitor on-site waste disposal systems.	Contact WCZLC	VPC	VB	**X**
NR 1.1	1.1.2: Consider developing an education campaign for testing wells.	Coordinate with local and state partners	VB	WDNR, UWEX, WCZLC	**3X**
NR 1.1	1.1.3: In the future, consider the possibility of tying the Village of Lohrville to a public water system (new or existing).	Maintain contact with Redgranite;	VB	V. Redgranite	**4/5**

GOAL NR 2: Maintain and improve the water quality of our quarry and neighboring stream.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
NR 2.1	2.1.1: Minimize nutrient runoff into Willow Creek and the Quarry.	Enc. local property owners to maintain buffer.	VPC	VB	**3X**
NR 2.1	2.1.2: Control storm water runoff from construction activities and impervious surfaces.	Provide info. wksht	County Staff	VB; MWSD	**X**
NR 2.1	2.1.3: Minimize nutrient contributions from private on-site septic systems.	Contact WCZLC	VPC	VB	**1X**
NR 2.1	2.1.4: Consider adopting an ordinance banning certain types of fertilizer that negatively impact water quality.	Identify model ordinances; modify for local use	VPC	VB	**3**

GOAL NR 3: Protect key natural features and resources.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
NR 3.1	3.1.1: Increase public awareness of its role/responsibility in introducing/containing invasive species.	Contact UWEX & WDNR	VB; VPC	UWEX, WDNR	**3X**
NR 3.1	3.1.2: Encourage property owners and other groups to address their local problems.	Contact UWEX & WDNR, coor. annual work days	VB; VPC	UWEX, WDNR	**2X**
NR 3.1	3.1.3: Structure a coordinated approach to deal with specific problem species on a countywide basis.	Contact WDNR & support village participation.	VB; VPC	WDNR	**3X**
NR 3.2	3.2.1: Discourage future shoreline development of area water bodies identified by the community as worth preserving in their natural state.	Provide info. – see future land use map	VB; VPC		**1X**

NR 3.3	3.3.1: Encourage the Village, WDNR and land trusts to purchase stream bank easements.	Id funding sources.	VPC; VB	WDNR, NEWLT	**3X**
NR 3.3	3.3.2: Encourage landowners to maintain shoreline buffers in natural vegetation.	Gather ed materials, enf. setbacks.	VPC; VB	WDNR	**2X**
NR 3.4	3.4.1: Maintain a buffer of native vegetation adjacent to all designated wetlands.	Review zoning ord. & enforce.	VPC	VB	**2X**
NR 3.4	3.4.2: Control the spread of invasive species such as purple loosestrife.	Support WDNR	VB	UWEX, WDNR, VPC	**X**

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

Related Objectives	Strategy	Required Action	Responsibility		Priority/ Timelines
			Primary	Secondary	
NR 4.1	4.1.1: Target areas of importance for protection.	Id areas, prop. & enc. others to pres. same	VPC	WHS, WCHS, neighboring communities	**1X**
NR 4.1	4.1.2: Restrict development of these areas.	Id & use zoning to protect	VPC	VB	**1X**
NR 4.2	4.2.1: Enforce existing nuisance/litter ordinances and building codes.	Strengthen commitment	VB		**X**
NR 4.2	4.2.2: Reduce roadside littering.	Review village ord./inc. ed.	WCSD; Village Staff		**1X**

Cultrual Resources
Village of Lohrville
Overall Goals

GOAL CR 1: **Preserve the community's important cultural resources**					
Related Objectives	Strategy	Required Action	Responsibility		Priority/ Timelines
			Primary	Secondary	
CR 1.1	1.1.1: The Village of Lohrville should consider seeking - either independently or collectively with neighboring municipalities – grant money to fund architectural and historical surveys.	Contact Neighbors, explore funding	VPC	VB, Neighbors	**1X**
CR 1.1	1.1.2: The Village of Lohrville should consider seeking Certified Local Government (CLG) status through the DHP.	Contact DHP for more information	VPC	VB, DHB	**1**
CR 1.2	1.2.1: Consider establishing mechanisms for collecting local history.	Create a checklist of history collection mechanisms	Local Service Organizations	VB	**2**
CR 1.2	1.2.2: Show support for the existing museum (Berman's) in the Lohrville/Redgranite Area.	Identify ways to support the museum (e.g. in-kind, letters of support, etc.)	VB	Museum Staff	**X**
CR 1.3	1.3.1: The Village of Lohrville should include cultural resources and historic preservation in any local land use plans it may undertake in the future.	Any updates to this plan must consider these items	VPC	VB	**3**
CR 1.3	1.3.2: The Village of Lohrville should consistently seek the input of a local historic preservation groups and other informed individuals when making decisions that involve existing sites and structures.	Identify and develop relationships with local historic preservation groups	VPC	VB; Local Historic Preservation Groups	**1X**
CR 1.4	1.4.1: Work with owners of historic properties to seek available grants and other favorable funding sources.	Inform owners of their historic status; inform them of available funds and tax credits	VPC; Village Staff	VB; Property Owners	**2X**
CR 1.4	1.4.2: Provide educational materials related to the benefits available to properties enrolled on the National Register.	Monitor National Register for new inclusions; provide materials when warranted	VPC; Village Staff	DHP; Property Owners	**2X**

Economic Development
Village of Lohrville
Overall Goals

GOAL ED 1. Partner with area economic development organizations.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
ED 1.1	1.1.1: Encourage landowners to post available lots on Waushara County Economic Development Corporation, Tri-County Regional Economic Development Corporation websites and Forward Wisconsin's Locational One Information Systems Database (LOIS).	Work with WCEDC, TCREDC & WisComm/FW to. Update as nec.	VB	VB	**1X**
ED 1.1	1.1.2: Encourage landowners to promote available village sites in the Fox Cities.	Consider listing with new agent.	VB, TCREDC	VB	**1X**
ED 1.1	1.1.3: A link with the Wisconsin Department of Commerce website, and to the Village Website, should one be created in the future.	Work with WisComm.	VB	Village Staff, Interns	**1X**
ED 1.2	1.2.1: Consider organizing a local farmers market. (See Agricultural Element)	Work with neighboring communities to plan & implement regional farmers market	VB	WACC, C. Wautoma, V. Redgranite, WCEDC, TCREDC, UWEX	**2X**
ED 1.2	1.2.2: Organize, promote and market the areas rich quarrying history as a tourist attraction.	Work with county/ regional EDC	VB	WCEDC, TCREDC, WACC	**2X**
ED 1.2	1.2.3: Consider organizing a local flea market in conjunction with neighboring communities.	Contact & work with UWEX.	VB	UWEX, WACC	**2X**
ED 1.3	1.3.1: Develop a fact sheet that highlights the amenities, and have it posted on the Tri-County Regional Economic Development Corporation, and any future Village website.	Post & request fact sheet inclusion on local websites.	VB, Village Staff, interns	UWEX, WACC, WCEDC, TCREDC,	**2**
ED 1.4	1.4.1: Encourage TCREDC to refer to the local comprehensive plan recommendations and priorities when evaluating loan applications.	Contact TCREDC to determine potential; coordinate with other communities with "smart growth" plans	VB	TCREDC	**2X**
ED 1.5	1.5.1: Encourage the development of agricultural support industries.	Promote & work with others to expand/create agr. support industries.	VB	WCEDC, TCREDC, local munici-palities	**2X**
ED 1.5	1.5.2: Encourage area grocers, restaurants, schools, nursing homes, and other food providers to purchase locally grown and produced foods.	Contact area ec. dev. corp. & WACC.	VB, VPC	WCEDC, WACC. TCREDC	**3X**

GOAL ED 2. Build community identity.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
ED 2.1	2.1.1: Conduct a windshield survey through the village to target available sites.	Id. avail. sites	VB; VPC		**2X**
ED 2.1	2.1.2: Set up a forum to bring building and business people together.	Cont. bus. & bus. owners.	VB; VPC	Local bldg./bus.	**3X**
ED 2.2	2.2.1: Develop a check list that can be used when considering areas for future or expanding business/industrial sites.	Develop criteria. Revise zoning ord.	VPC	VB	**2X**
ED 2.2	2.2.2: When identifying future or expanding business/industrial sites, consider the environmental conditions of the area such as wetland, ground water, and floodplain status.	Consider as part of design criteria.	VPC	VB	**1X**
ED 2.3	2.3.1: Compile a check list to evaluate the entrances to the village.	Dev. criteria.	VPC	VB	**2X**
ED 2.3	2.3.2: Encourage a civic organization to adopt a village entrance.	Contact civic org.	VPC	VB; Civic Organizations	**2X**
ED 2.3	2.3.2: Work with WisDOT to improve locational signage for the Village's entrances (see Transportation element)	Work with WisDOT for appropriate signage	VPC	VB	**1X**
ED 2.4	ED 2.4.1: In the future, reinvestigate the possibility of establishing a state park in the area (see Natural Resources Element)	Support county efforts, contact WCPD/SWMI.	VPC	VB	**3X**
ED 2.4	2.4.2: Promote the Bannerman Trail.	Work with Co. & other mun.	VPC	VB	**1X**
ED 2.4	2.4.3: Promote the history of the Village of Lohrville (see Cultural Resources Element).	Investigate options.	VPC	VB	**2X**

GOAL ED 3. Partner, when possible, with educational institutions to promote life long learning for the area's youth and adults.					
Related Strategy	Recommendations	Required Action	Responsibility		Priority/ Timelines
			Primary	Secondary	
ED 3.1	3.1.1: Work with CAP Services in Wautoma, and the Fox Valley Technical College Venture Center, which provide resources to entrepreneurs.	Continue to work with CAP	VB	CAP, FVTC	**X**
ED 3.1	3.1.2: Encourage the Wautoma Area School District to initiate a Junior Achievement Program.	Contact WASD	VB	WASD	**3X**
ED 3.1	3.1.3: Encourage the Wautoma Area School District to continue to provide and initiate programming for new business development and financing planning.	Contact WASD	VB	WASD	**X**
ED 3.1	3.1.4: Encourage individuals to seek support from other sources as needed.	Provide information	VP	TCREDC, CAP, FVTC, ECWRPC	**X**

ED 3.2	3.2.1: Encourage local high schools and guidance counselors to promote technical programs/job skill training through FVTC and the local high school.	Encourage Economic Development organizations to press this issue with economical institutions	VB	WCEDC, TCREDC, UWEX, WASD	**X**
ED 3.2	3.2.2: Encourage high schools to continue to provide career direction programming.	Contact WASD	VB	TCREDC, UWEX, FVTC, CESA 5, WASD	**3X**
ED 3.2	3.2.3: Encourage high schools to work with CESA 5, CAP Services and the business community to initiate a youth apprenticeship program or other similar program to provide students with valuable skills.	Contact WASD	VB	CESA 5, FVTC, CAP Services, WCEDC	**3X**

GOAL ED 4. Begin to look at a possible STH 21 bypass.					
Related Strategy	Recommendations	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
ED 4.1	4.1.1: If the village supports a STH 21 bypass, it should take a proactive role with the Wisconsin Department of Transportation (see Transportation Element).	Contact & work with WisDOT & others to pursue bypass.	VPC, VB	ECWRPC	**3X**

Land Use
Village of Lohrville
Overall Goals

GOAL LU 1. Ensure that land use decisions are made in a fair and consistent manner.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
LU 1.1	1.1.1. Ensure that the Plan Commission is educated regarding the purpose of the Plan Commission and basic legal concepts regarding land use.	Form & educate PC with help of UWEX	VB, UWEX	ECWRPC	**1X**
LU 1.1	1.1.2. Develop mechanisms for common land use issues; ensure this information is readily available to citizens.	Document land use decisions; reference comp. plan in staff memo; post code, agendas, minutes, and staff memos on village website	VPC	VB, interns	**1X**
LU 1.2	1.2.1. Ensure that changes to districts on the zoning map reflect specific districts, as defined in the Villages zoning code.	Utilize existing districts when defining zones; create new districts where needed	VPC	VB	**1X**
LU 1.2	1.2.2. Ensure that all changes made to the zoning map or zoning code are consistent with the Comprehensive Plan.	Refer to comp plan when making zoning changes; amend the plan as appropriate	VPC	VB	**1X**
LU 1.2	1.2.3. Consider rezoning parcels to reflect its current use, if consistent with the comprehensive plan and compatible with neighboring land uses.	Identify parcels for rezoning	VPC	VB	**2X**
LU 1.2	1.2.4. Consider creating a "Public Institutional" District where public uses, such as parks, village buildings, and trails are permitted.	Identify model language, modify for local use	VPC	VB, ECWRPC	**1X**

GOAL LU 2. Encourage a pattern of community development and growth that preserves and enhances the quality of life for the residents of the Village.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
LU 2.1	2.1.1. Consult the environmental features map (Exhibit 6-6), which depicts environmentally sensitive areas, prior to approving a proposed development.	Ensure review of map occurs for each land use decisions	VPC	VB	**X**
LU 2.1	2.1.2. Discourage development within the "resource protection area" and in areas designated for "continued woodlands," as identified in Exhibit 8-4.	Ensure review of map occurs for each land use decisions	VPC	VB	**1X**

LU 2.1	2.1.3. Discourage future shoreline development of Willow Creek.	Encourage purchasing stream bank easement; utilize "resource protection area" as tool	VB	WDNR	**1X**
LU 2.2	2.2.1: Consider adopting a wellhead protection ordinance.	Identify model language, modify for local use	VB, VPC		**3X**
LU 2.3	2.3.1. Identify areas within the Village for future industrial and commercial growth that are compatible with existing land uses.	Utilize future land use map & revise as nec.	VPC	VB	**1X**
LU 2.4	2.4.1. Protect existing development from incompatible land uses through the Zoning Code & Map.	Utilize zoning; refer to future land use map	VPC	VB	**1X**
LU 2.5	2.5.1. Identify areas within the Village for residential development, which includes manufactured homes.	Utilize future land use map & revise as nec	VPC	VB	**X**
LU 2.6	2.6.1. Monitor and keep informed about any plans that may affect the STH 21 corridor.	Contact & work with WisDOT.	VPC	ECWRPC; WisDOT	**X**
LU 2.6	2.6.2. Identify areas for possible park and ride lot (e.g. the Village Hall).	Investigate pre-existing public parking areas that can be utilized for this purpose	PC	VB	**1X**
LU 2.6	2.6.3. Ensure that new development incorporates a street pattern that provides connection to existing and future areas of the village.	Consider when reviewing future dev. proposals.	VPC	VB	**X**
LU 2.7	2.7.1. When evaluating new proposals, give preference to developments immediately adjacent to existing infrastructure.	Consider in dev. proposals.	VPC	VB	**X**
LU 2.7	2.7.2. Give preference to pedestrian friendly designs to allow residents more transportation choices.	Consider in dev. proposals.	VPC	VB	**X**
LU 2.8	2.8.1. Consider developing a comprehensive park and open space plan.	Contact ECWRPC	VPC	VB	**3x**
LU 2.8	2.8.2. Survey residents to determine the need for additional recreational opportunities within the community.	Survey & evaluate.	VPC	VB	**X**
LU 2.9	2.9.1. Work to ensure that land use decisions made in the Village of Lohrville are compatible with land uses outside of the Village's jurisdiction.	Coordinate with neighboring communities and consult their comp. plans (where applicable)	VPC, VB	Neighbors (V. Redgranite, T. Marian, T. Warren)	**X**

Intergovernmental Cooperation
Village of Lohrville
Overall Goals

GOAL IC 1: Work with neighboring municipalities, Waushara County, state and federal departments and agencies when opportunities and/or issues arise that can be more effectively addressed cooperatively.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
IC 1.1	1.1.1: Participate in regular meetings with Tri-County Regional Economic Development Corporation and Waushara County Economic Development Corporation.	Assign representative	VB	WCEDC, TCREDC, WACC	**1X**
IC 1.1	1.1.2: Maintain contact with Waushara County's representative to NEWREP (Northeast Wisconsin Regional Economic Partnership).	Make contact with TCREDC	VB, Village Staff	TCREDC	**1X**
IC 1.1	1.1.3: Continue to work with the Waushara Area Chamber of Commence to market area tourism opportunities.		VB	WACC	**1X**
IC 1.1	1.1.4: Work with the county and regional economic development groups to promote the central statewide location of the area.	Engage in regional efforts	VB	TCREDC, WCEDC, ECWRPC, NEWREP, NN	**1X**
IC 1.1	1.1.5: Encourage the Wautoma School District, FVTC, UW-Extension, CAP Services and the business community to work together to provide programs that strengthens the economy of the area and promote life long learning opportunities.	Initiate contact & support efforts.	VB	WCEDC, TCREDC, WASD, FVTC, UWEX, CAP, bus.	**2X**
IC 1.1	1.1.6: Work with the Waushara County Economic Development Corporation, the Tri-County Regional Economic Development Corporation, local businesses, public service departments, Fox Valley Technical College and others to increase educational opportunities in Waushara County and the Lohrville area.	Initiate contact & support efforts; communicate local needs	VB	WEDC, TCREDC, FVTC, WASD	**2X**
IC 1.1	1.1.7: Work with Waushara County Health and Human Services, Tri-County Economic Development Corporation, Waushara County Development Corporation, nearby communities, state representatives and others to increase medical services (dentist, chiropractor, hearing aide specialist, etc.) in the Lohrville area.	Initiate contact & support efforts; communicate local needs	VB	TCREDC, WCHHS, TCREDC, CAP	**2X**
IC 1.2	1.2.1: Establish periodic meetings with the Village of Redgranite and surrounding towns to discuss issues of common interest.	Set up meeting with nearby municipalities.	VB	Nearby municipalities	**1X**
IC 1.2	1.2.2: Establish annual meetings with community partners (civic organizations, local government, churches, the Wautoma School District and others) to discuss community needs.	Contact comm. org. & others to set up meeting.	VB		**1X**

IC 1.2	1.2.3: Identify methods to increase community involvement through public participation in all relevant policy decisions.	Enc. newspaper coverage, consider village newsletter, incl. info. on website, ad. Website on sign.	VB	VPC	**1X**
IC 1.2	1.2.4: Consider developing a Village website and/or newsletter.	Develop and maintain with free resources	VB	Village Staff, interns	**In Progress; X**
IC 1.2	1.2.5: Work with the Waushara County Highway Department to establish annual meetings between Waushara County communities, the Waushara County Highway Department, WisDOT and public and private utilities.	Contact & set up annual meeting.	VB	VPC, Village Staff	**X**
IC 1.2	1.2.6: Work with the Wautoma District, Waushara County and the state to plan new facilities when they are needed.	Set up annual meetings &/or annual contacts to keep abreast of new projects & needs.	PC	WASD, WCSD, Waushara County	**X**
IC 1.3	1.3.1: Support efforts lead by others to pursue federal funding to meet the affordable housing needs of the very low income households.	Provide verbal and written support to CAP and others, when needed	VB	CAP, other non-profits	**X**
IC 1.3	1.3.2: Work with the Village of Redgranite, CAP Services and others to pursue the construction of federally assisted rental units, assisted living and other housing options for the elderly.	Collaborate with CAP and Redgranite on mutually beneficial projects	VPC, VB	CAP, V. Redgranite	**X**
IC 1.3	1.3.3: Work with the Village of Redgranite and Waushara County to prepare joint funding applications for subsidized housing.	Collaborate with CAP and Redgranite on mutually beneficial projects	VPC, VB	CAP, V. Redgranite	**X**
IC 1.3	1.3.4: Collaborate with neighboring communities to apply for a grant from the Wisconsin Historical Society or other appropriate organization to complete a historical and cultural survey of the area.	Identify joint needs; apply for joint funds	VPC, VB	V. Redgranite, T. Warren, T. Marion	**2X**
IC 1.4	1.4.1 Encourage Waushara County to development a Water Management Plan that will evaluate the surface and groundwater quality within the county.	Support WCZLC in preparing the report	VPC, VB	WCZLC, WDNR	**X**
IC 1.4	1.4.2: Support a countywide coordinated approach to deal with specific problem species on a countywide basis.	Work with WCZLC, WDNR and Neighbors	VB	WDNR, WCZLC	**3X**

IC 1.5	1.5.1: Work with WisDOT, Waushara County and surrounding communities to coordinate short and long range transportation planning efforts.	Contact WisDOT, ECWRPC, & Neighbors	VB	ECWRPC, Neighbors, WisDOT	**2X**
IC 1.5	1.5.2: Work with WisDOT, ECWRPC, Waushara County Highway Department and others along the STH 21 corridor to ensure local involvement in any future planning of the corridor.	Coordinate with WisDOT and others when appropriate	VB	WisDOT, WCHD, ECWRPC	**3/4X**
IC 1.5	1.5.3: Maintain contact with Waushara County Highway Department and WisDOT to ensure coordination on regional and statewide transportation issues that may affect the Village.	Coordinate with WisDOT and others when appropriate	VB	WisDOT, WCHD, ECWRPC	**3X**
IC 1.5	1.5.4: Continue to work with neighboring communities to share road maintenance contracts and maintenance of common roads.	Coordinate with V. Redgranite, Waushara County and Neighboring Towns for maintenance projects	VB	V. Redgranite, WCHD, T. Marian, T. Warren	**In Progress; X**
IC 1.5	1.5.5: Partner with the Village of Redgranite to establish a location for a park and ride lots near STH 21.	Contact Village to discuss joint effort	VB	V. Redgranite	**2X**
IC 1.5	1.5.6: Work with WisDOT to help keep STH 21 safe and operating sufficiently through the Village.	Maintain communication with WisDOT	VB	WisDOT	**X**
IC 1.5	1.5.7: Work with WisDOT to ensure the Village's short and long range plans for land uses along and in the vicinity of STH 21 consider the State's short and long range plans for the highway.	Consult Connections 2030 Plan; Contact WisDOT Staff & ECWRPC	VB	WisDOT; ECWPRC	**4X**
IC 1.6	1.6.1: Continue to partner with Waushara County for law enforcement and emergency services, and the Redgranite Area Fire District for fire protection.	Maintain partnership	VB	RGAFD, WCSD	**X**
IC 1.6	1.6.2: Continue to work with Waushara County to provide municipal solid waste and recycling collection to Village residents.	Maintain partnership	VB	WCPD/SWMI	**X**
IC 1.6	1.6.3: Continue to work with Waushara County Department of Aging and Human Services to provide needed services (transportation, meals, etc.) to Village residents.	Maintain and strengthen partnership	VB	WCDA & HS	**1X**
IC 1.7	1.7.1: Establish a method of effective communication with the Village of Redgranite and surrounding towns.	Set up regular meetings	VB	V. Redgranite, T. Marian, T. Warren	**X**
IC 1.7	1.7.2: Create an advisory committee with the Village of Redgranite to discuss planning issues within a half mile radius of Lohrville's and Redgranite's combined ½ mile radius.	Create joint committee	VB, VPC	V. Redgranite, T. Marina, T. Warren	**1X**
IC 1.7	1.7.3: Work with Waushara County to establish a policy to review development proposals within a half mile radius of the Village.	Discuss opportunities with WCLCD, and implement when appropriate	VB, VPC	WCLCD	**2X**

Implementation
Village of Lohrville
Overall Goals

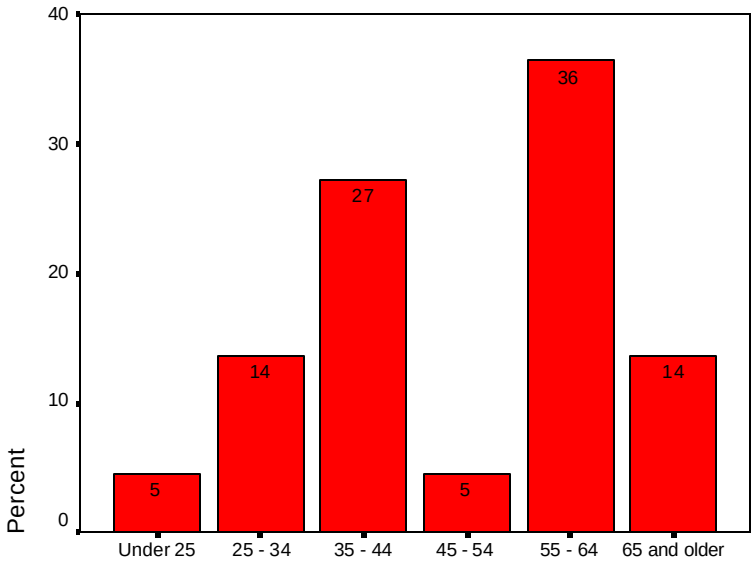
GOAL I 1. Implement to the extent possible recommendations contained within the Smart Growth Comprehensive Plan.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
I 1.1	1.1.1: The Village Plan Commission should periodically review the implementation schedule to ensure that deadlines are being met.	Quarterly review schedule for compliance.	VPC	VB	**X; (Quarterly)**
I 1.1	1.1.2.: The Village Plan Commission should periodically update the Village Board as to the progress that is being made to implement the plan.	Provide quarterly updates.	VPC	VB	**X; (Quarterly)**
I 1.1	1.1.3: The Village Plan Commission should annually review the goals, strategies and recommendations and address conflicts which may arise between the elements of the plan.	Annually review and address conflicts.	VPC	VB	**1X**
I 1.1	1.1.4: The Village Plan Commission should prepare a brief annual report.	Prepare a report & submit to VB.	VPC	VB	**1X**
I 1.1	1.1.5: The Village Board should periodically include an agenda item for "implementation" progress.	Quarterly include impl. on agenda.	VB		**1X**
I 1.1	1.1.6: The Village should solicit involvement from local residents to implement the plan.	Solicit comm. involvement.	VPC	VB	**1X**
I 1.2	1.2.1: The Village Plan Commission, if necessary, should recommend modifications that will better meet the intent of the plan.	Monitor plan & make recomm.	VPC	VB	**X**
I 1.2	1.2.2: The village should update the plan within a maximum of every 10 years to meet the standards of Smart Growth legislation.	Review ex. plan & update per state statutes.	VPC	VB	**3**
I 1.2	1.2.3: As available, provide updated information to supplement the plan information.	Update plan as needed.	VPC	VB	**1X**
I 1.3	1.3.1: Solicit input from neighboring communities, Waushara County, governmental agencies and others regarding how their activities relate to the recommendations in the Village of Lohrville's comprehensive plan.	Contact others annually to solicit input.	VPC	VB	**1X**

APPENDIX A

VILLAGE OF LOHRVILLE
CITIZEN'S QUESTIONNAIRE
Analysis

GENERAL INFORMATION

1. Please identify your age group:

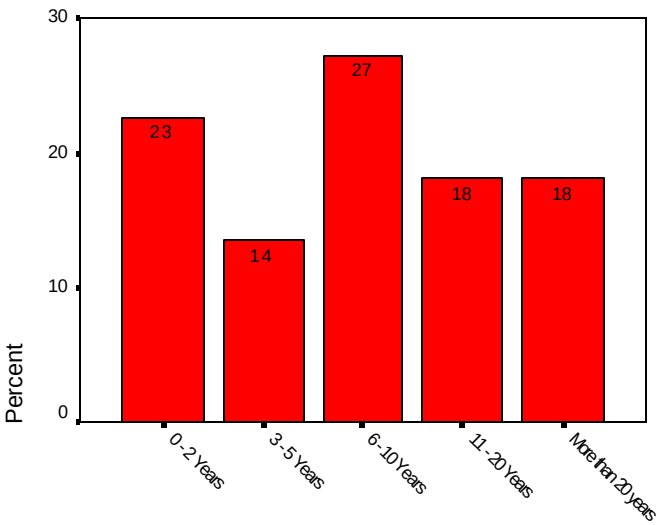


Age

2. Which best describes you?

a) **100%** Year-round (full time) resident of the Village of Lohrville
b) 0% Seasonal (part time) resident of the Village
c) 0% Property owner only (do not reside here)

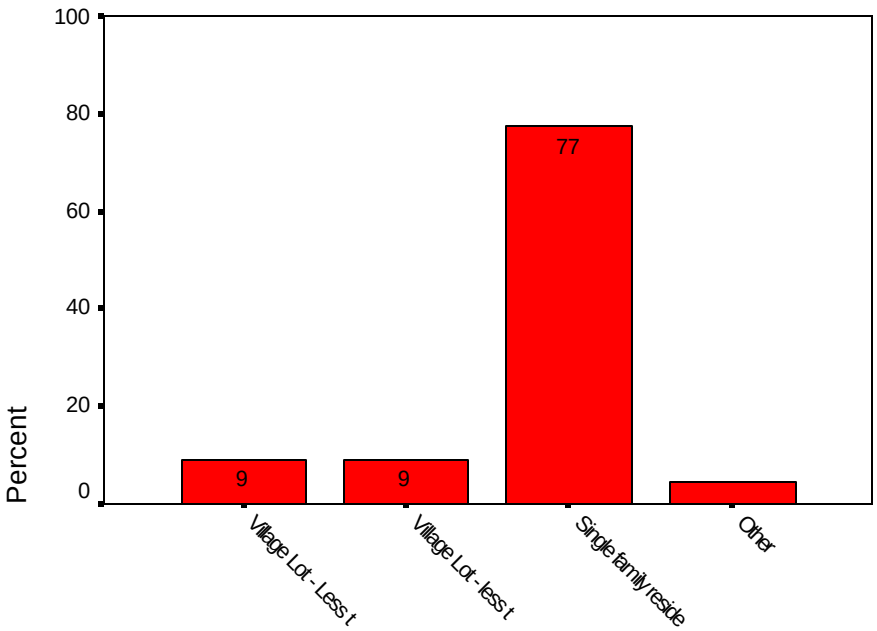
3. If a full-time or part time resident, how long have you lived in the Village of Lohrville?



Resident

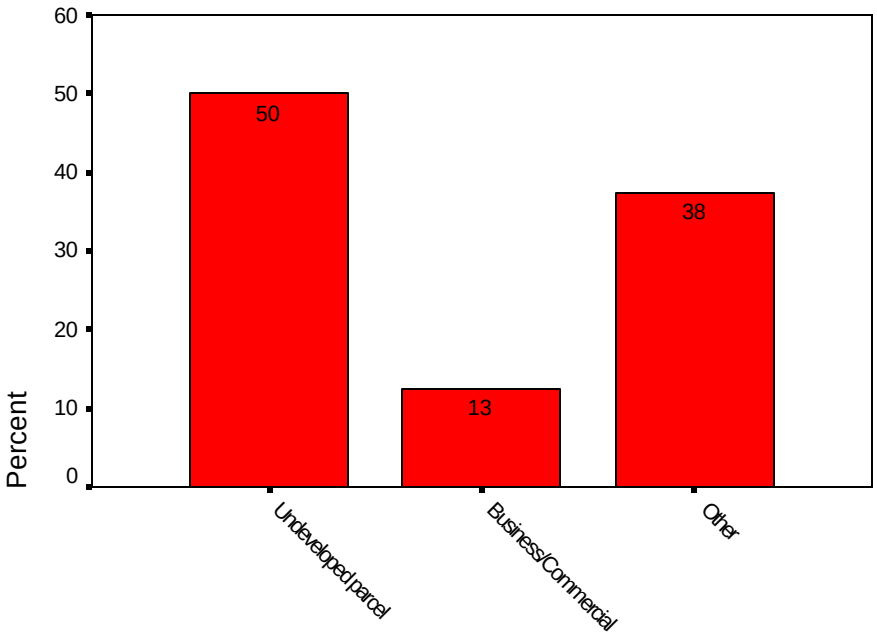
4. Do you a) **100% own** or b) 0% rent your current place of residence?

5. What best describes your place of residence?



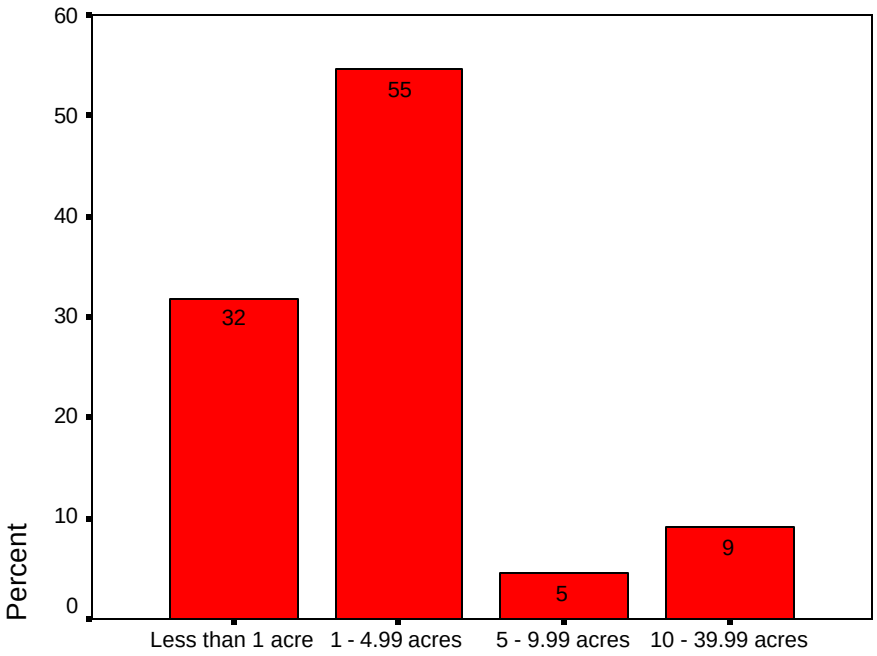
Description of present use

6. If you own non-residential property in the Village of Lohrville, what best describes its present use?



Present Use

7. What is the size of the largest property you currently own (including your residence)?



EXISTING DEVELOPMENT

8. Which one of the following statements best expresses how you feel about:

	IN THE VILLAGE OF LOHRVILLE: (**Check one for each item**)				**WITHIN THE OVERALL AREA: (Check one for each item)**			
	Too Much	About Right	Not Enough	NA	Too Much	About Right	Not Enough	NA
Residential Development	0%	**91%**	4.5%	4.5%	5%	**80%**	10%	5%
Commercial Development	9%	32%	**41%**	18%	0%	40%	**45%**	15%
Industrial Development	9%	27%	**41%**	23%	5%	**40%**	**40%**	15%
Agricultural Activities	0%	**55%**	14%	32%	5%	**50%**	25%	20%
Recreational Opportunities	0%	36%	**59%**	5%	0%	45%	**50%**	5%

9. Please indicate your preference regarding the following issues:

	Support	Do Not Support, But Accept	Do Not Support	No Opinion
Managed Forest Law	**71%**	10%	14%	5%
Farmland Preservation	**81%**	0%	14%	5%
Wetland Preservation	**81%**	4.5%	10%	4.5%
Forestland Preservation	**86%**	4%	10%	0%
Park & Open Space	**95%**	0%	0%	5%
Ice Age Trail	**76%**	0%	14%	10%
Historic/Cultural Site Preservation	**81%**	10%	4.5%	4.5%
Public Hunting Lands	**86%**	0%	10%	4%
Snowmobile Trails	**71%**	19%	0%	10%

10. Please indicate your preference regarding the following development issues in the Village of Lohrville or surrounding area:

	Support	Do Not Support, But Accept	Do Not Support	No Opinion
Single Family Housing	**86%**	0%	9%	5%
Multi-Family Housing	23%	32%	**41%**	5%
Elderly Housing	**67%**	0%	14%	19%
Mobile Homes	32%	**36%**	27%	5%
Hunting Cabins	**45%**	5%	41%	9%
Small Business Opportunities	**73%**	5%	23%	0%
Large Livestock Operations	27%	18%	**55%**	0%
Natural Resource Extraction	36%	5%	**55%**	5%

11. How would you rate the facilities and public services available to Village residents:

	Above Average	Acceptable	Not Acceptable	Not Used
Local Roads, Maintenance and Condition	14%	36%	**50%**	0%
Local Roads, snow removal	9%	**45%**	**45%**	0%
Parks and Other Public Recreational Land	9%	**68%**	18%	5%
Garbage/Recycling	0%	**48%**	38%	14%
State Highways/County Roads	5%	**76%**	19%	0%
Fire Protection	18%	**64%**	18%	0%
Law Enforcement	5%	43%	**52%**	0%
Emergency Medical Services (Ambulance)	18%	**64%**	18%	0%

12. Please rate the relative importance of the following land use issues in the Village of Lohrville or surrounding area. **(Check one for each land use issue)**

Land Use Issues	Not Important	Somewhat Important	Very Important
Protection of environmentally sensitive resources, such as wetlands, floodplains, steep slopes, natural springs & wildlife habitat.	0%	19%	**81%**
Preservation of farmland and avoidance of conflict between agricultural and residential uses.	14%	19%	**57%**
Preservation of natural areas and open spaces.	5%	20%	**75%**
Promotion of compact residential growth by discouraging scattered subdivision & scattered lots.	15%	25%	**60%**
Promotion of compatible land use patterns by discouraging the location of conflicting land uses adjacent to each other, such as residential and industrial.	10%	38%	**52%**
Cooperation between the town, village and Waushara County when making land use decisions.	5%	0%	**95%**

LOCAL COMPREHENSIVE PLANNING GOALS

13. To enable your planning committee to more effectively focus on issues most critical to your community, please indicate how important you feel that the Village of Lohrville plan address each of the goals listed below. **(Circle the number that best applies - See following number code)**

1 Very Important 2 Important 3 Not Important

		1	2	3
a	Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.	20%	**60%**	20%
b	Encourage neighborhood designs that support a range of transportation choices.	20%	**40%**	**40%**
c	Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.	**90.5%**	9.5%	0%
d	Protect economically productive areas, including farmland and forests.	**67%**	33%	0%
e	Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.	33%	**57%**	10%
f	Preserve cultural, historic and archaeological sites.	**71%**	29%	0%
g	Encourage coordination and cooperation among nearby units of government.	**50%**	40%	10%
h	Build community identity by revitalizing main streets and enforcing design standards.	40%	**35%**	25%
i	Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.	**47.5%**	24%	28.5%
j	Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.	10%	**60%**	30%
k	Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.	**48%**	38%	14%
l	Balance individual property rights with community interests and goals.	**48%**	33%	19%
m	Planning and development of land uses that create or preserve varied and unique urban and rural communities.	28.5%	**47.5%**	24%
n	Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transportation-dependent and disabled citizens.	33%	**57%**	10%

What else would you like to tell us?

14. What do you like best about the Village of Lohrville?

ID No.	*Response*
1	blank
2	blank
3	Small town community
4	Quiet for the most part (except barking dogs) and small in size
5	For the most part it's a quiet little town where people get along and its residents feel safe at least most of the time
6	The freedoms of people leaving others alone
7	Small, quiet, economical, natural, wild life habitat
8	Small & friendly
9	It's a small and quiet town without all the politics
10	It's a small, clean village
11	Everyone is close and accepting
12	Small home town feeling
13	It's quiet and peaceful & not overpopulated
14	There's not a lot of people, it's quiet, there not a lot of crime or violence
15	blank
16	There is less government here then most of the county, which keeps taxes down
17	blank
18	Very quiet
19	blank
20	Low property taxes
21	Some freedom to do whatever and low taxes
22	The quietness and country feel

15. What would you like to see changed in the Village of Lohrville?

ID No.	*Response*
1	blank
2	blank
3	Better Board Decisions
4	Open up the quarry to the public
5	Better care of the roads, and public areas like the parks, more things for residents to do, better playground equipment and other things for our children to do
6	More community events so people can get to know each other
7	Get rid of equipment, cars, junk things that are not being used, clutter of stuff, keep junk & equipment "neat" on the property
8	More business i.e. gas station, grocery store
9	All of the board members being related
10	I would like to see only one member per family on the board
11	Only one family member per family on the village board
12	Get rid of the power, control, dictatorship, leave the big city control in the big cities
13	Nothing. If you want change move. Village board way over staffed
14	Less staff members on the board, less family members on the board. Fix the park up to code, fix the sidewalks before someone gets hurt and sues the Village of Lohrville and we have to pay higher taxes
15	blank
16	If you don't like it leave it
17	blank
18	More police patrolling Lohrville streets
19	blank
20	Village clean up
21	Zoning
22	The trash and unused cars, the tarps some people put up to block garbage or old tires

Miscellaneous Comments *(and what question they appeared near):*

Question	*ID No.*	*Comment*
7	16	I think the ECWRPC should be dissolved and let the local governing body take care of their own villages. It would be a lot cheaper on tax payers and a lot more responsible
12	16	I think that if a person owns there land they should be able to do what they want with it, too much government control on every level
13	16	The less government the better, I think the government is too involved in these matters already and spending way too much tax payer money on them

SUMMARY OF VILLAGE OF LOHRVILLE SWOT (September 17, 2008)

STRENGTHS	Votes
Sense of Community	
Safety	1
Small Town	0
Nice place to raise kids	0
Community watches out for each other	2
Community of people	1
Quiet, safe and rural setting	4
Community History	0
Subtotal	*8*
Economic Development	
Potential for development	1
Subtotal	*1*
Housing	
Property values are reasonable	3
Subtotal	*3*
Transportation	
Busing for children (*also under community facilities*)	0
Quality roads and maintenance (*also under community facilities*)	1
Accessability	1
Subtotal	*2*
Community Facilities, Utililies & Services	
Bannerman Trail (*also under natural & cultural resources*)	2
Parks	0
Quality Schools	0
Busing for children (*also under transportation*)	0
Quality roads and maintenance (*also under transportation*)	1
Quality child care	0
Village Hall	0
Parks	0
Subtotal	*3*
Natural Resources	
Bannerman Trail (*also under community facilities & natural resources*)	2
Quarries & their history (*also under cultural resources*)	2
Subtotal	*4*
Cultural Resources	
Bannerman Trail (*also under community facilities & natural resources*)	2
Quarries & their history (*also under natural resources*)	2
	4
Government	
Low tax rate	4
Subtotal	*4*

SUMMARY OF VILLAGE OF LOHRVILLE SWOT (September 17, 2008)

WEAKNESSES	Votes
Sense of Community	
Animal Control	3
Burning Control	1
Unknown location	0
Clean up	0
Dead Trees	2
Bad image in other communities	2
Community involvement	0
Subtotal	*8*
Economic Development	
More businesses are needed	2
Light Industrial	0
Subtotal	*2*
Community Facilities, Utililies & Services	
Village Services	7
Snow Plowing	2
Subtotal	*9*
Land Use	
Good zoning plan	1
Subtotal	*1*
Government	
Short of revenue/Finances	4
Subtotal	*4*

SUMMARY OF VILLAGE OF LOHRVILLE SWOT (September 17, 2008)

OPPORTUNITIES	Votes
Sense of Community	
Developing a neighborhood watch	*5*
Increased community involvement	*0*
Opportunities for our youth & their involvement	*1*
Creat a float in a parade	*1*
subtotal	*7*
Economic Development	
Development of a flea market	0
Local businesses	4
Subtotal	*4*
Housing	
Residential development (*also under land use*)	5
Property Improvement	0
Subtotal	*5*
Community Facilities, Utililies & Services	
Improve services in the Village	4
Improve Parks	4
Subtotal	*8*
Land Use	
Residential development (*also under housing*)	5
Subtotal	5
Cultural Resources	
Chance to highlite our history	0
Subtotal	*0*
Government	
Opportunities to increase revenues	2
Build our tax base	0
Tax relief	3
Subtotal	*0*

SUMMARY OF VILLAGE OF LOHRVILLE SWOT (September 17, 2008)

THREATS	Votes
Economic Development	
Rising cost of oil/gasoline (*also under transportation*)	1
Subtotal	*1*
Housing	
Mobile Home Tax Base (*also under government*)	2
Age of Residences & Structures	*1*
Subtotal	*3*
Transportation	
Rising cost of oil/gasoline (*also under economic development)*	*1*
Subtotal	*1*
Community Facilities, Utililies & Services	
Sewer and Water	4
Maintaining Existing Services	2
Subtotal	*6*
Land Use	
Community Size	1
Annexation	0
Zoning	0
Subtotal	*1*
Government	
State Mandates	10
Lack of Revenue	5
Lawsuit by unknown party	1
Mobile Home Tax Base (*also under housing*)	2
Subtotal	*18*

APPENDIX B

ISSUES & OPPORTUNITIES
APPENDICES

Table B-1 Waushara County Population by MCD, 1950 to 2005

Table B-2 Net Migration by Sex and Age, Waushara County, 1990 to 2000

Table B-3 Population Density, 2000

Table B-4 Population by Age Cohort, 1990

Table B-5 Population by Age Cohort, 2000

Table B-6 Persons per Household, 1990

Table B-7 Persons per Household, 2000

Table B-8 Households by Type, 1990

Table B-9 Households by Type, 2000

Table B-10 Waushara County Population by Race, 1990

Table B-11 Waushara County Population by Race, 2000

Table B-12 Persons of Hispanic Origin, 1990 and 2000

Table B-13 Earnings as a Portion of Household Income, 1999

Table B-14 Comparative Income Characteristics, 1989 and 1999

Table B-15 Household Income by Range, 1999

Table B-16 Poverty Status, 1989

Table B-17 Persons in Poverty by Age as a Share of the Total Population, 1989

Table B-18 Poverty Status, 1999

Table B-19 Persons in Poverty by Age as a Share of the Total Population, 1999

Table B-20 Population Estimates, Waushara County 1970 to 2030

Table B-21 Total Number of Households in Waushara County, 1970 to 2000

Table B-22 Estimated Households by MCD, Waushara County, 2000 to 2030

Table B-1. Waushara County Population by MCD, 1950 to 2005

Jurisdiction	1950	1960	1970	1980	1990	2000	DOA 2001	DOA 2002	DOA 2003	DOA 2004	DOA 2005	Percent Change 1990-2000
C. Berlin (pt.)	33	45	41	91	67	83	83	85	86	84	83	23.9%
C. Wautoma	1,376	1,466	1,624	1,629	1,784	1,998	2,070	2,118	2,110	2,115	2,096	12.0%
V. Coloma	338	312	336	367	383	461	460	467	461	467	469	20.4%
V. Hancock	449	367	404	419	382	463	462	463	462	460	453	21.2%
V. Lohrville	206	225	213	336	368	408	409	409	415	414	411	10.9%
V. Plainfield	680	660	642	813	839	899	898	896	899	894	893	7.2%
V. Redgranite	648	588	645	976	1,009	1,040	1,037	2,001	2,011	2,019	2,051	3.1%
V. Wild Rose	582	594	585	741	753	765	754	756	759	758	746	1.6%
T. Aurora	731	780	802	890	846	971	980	1,005	1,038	1,061	1,057	14.8%
T. Bloomfield	801	770	798	931	922	1,018	1,020	1,027	1,032	1,045	1,043	10.4%
T. Coloma[a]	339	355	382	437	499	660	758	699	704	722	735	32.3%
T. Dakota	400	521	752	994	1,092	1,259	1,262	1,273	1,272	1,265	1,269	15.3%
T. Deerfield	417	340	367	445	454	629	639	650	653	653	666	38.5%
T. Hancock	480	354	346	426	467	531	539	547	546	560	566	13.7%
T. Leon	546	520	651	844	992	1,281	1,312	1,355	1,371	1,389	1,411	29.1%
T. Marion	746	700	877	1,333	1,478	2,065	2,077	2,121	2,129	2,163	2,207	39.7%
T. Mount Morris	451	422	517	685	767	1,092	1,112	1,133	1,125	1,121	1,119	42.4%
T. Oasis	389	364	346	403	389	405	403	403	402	396	399	4.1%
T. Plainfield	476	449	447	574	529	533	534	547	549	549	558	0.8%
T. Poy Sippi	830	809	823	913	929	972	974	974	971	974	971	4.6%
T. Richford	386	317	322	404	455	588	595	602	606	608	608	29.2%
T. Rose	420	287	319	515	486	595	597	600	606	611	615	22.4%
T. Saxeville	535	506	612	776	846	974	982	991	997	999	1,014	15.1%
T. Springwater	389	366	584	924	1,011	1,389	1,401	1,405	1,413	1,420	1,423	37.4%
T. Warren	636	708	637	573	550	675	693	707	710	712	708	22.7%
T. Wautoma	636	672	723	1,087	1,088	1,312	1,314	1,326	1,329	1,347	1,347	20.6%
Waushara County[a]	13,920	13,497	14,795	18,526	19,385	23,066	23,365	24,560	24,656	24,806	24,918	19.0%
Region[a]	366,887	413,397	475,090	511,033	542,712	609,438	614,213	622,920	628,125	633,581	638,699	12.3%
Wisconsin[a]	3,434,575	3,951,777	4,417,821	4,705,642	4,891,769	5,363,701	5,400,004	5,453,896	5,490,718	5,532,955	5,580,000	9.6%

[a] 2000 Census numbers have been adjusted through the Count Question Resolution Program (CQR) 8/30/02.

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

Table B-2. Net Migration by Sex and Age, Waushara County, 1990 to 2000

Age, 1990	Age, 2000	Male Net Migration	Female Net Migration	Total Net Migration		Age Group	Total Pop Change
B95-00	0-4	-1	23	22		0-4	-83
B90-95	5-9	153	128	281		5-9	62
0-4	10-14	288	246	534		10-14	333
5-9	15-19	132	86	218		15-19	428
10-14	20-24	-246	-299	-545		20-24	-3
15-19	25-29	-93	-70	-163		25-29	-242
20-24	30-34	164	184	348		30-34	-177
25-29	35-39	316	227	543		35-39	396
30-34	40-44	247	210	457		40-44	548
35-39	45-49	184	216	400		45-49	694
40-44	50-54	175	176	351		50-54	599
45-49	55-59	176	222	398		55-59	303
50-54	60-64	273	257	530		60-64	209
55-59	65-69	268	134	402		65-69	101
60-64	70-74	103	48	151		70-74	250
65-69	75-79	5	-45	-40		75-79	130
70-74	80-84	-30	-36	-66		80-84	87
75-79	85-89	-46	-33	-79		85-89	34
80-84	90-94	-16	-16	-32		90 & Over	100
85-89	95-99	-3	-20	-23			
90 & over	100 & over	0	0	0			
Total Population		2,049	1,638	3,687		Total	3,769

Source: WI DOA, 2005.

Table B-3. Population Density, 2000

Jurisdiction	Pop '00	Land area in sq. mi	Persons per sq mi
C. Berlin (pt.)	83	0.76	109
C. Wautoma	1,998	2.5	799
V. Coloma	461	1.06	435
V. Hancock	463	1.09	425
V. Lohrville	408	1.22	334
V. Plainfield	899	1.3	692
V. Redgranite	1,040	2.22	468
V. Wild Rose	765	1.32	580
T. Aurora	971	34.23	28
T. Bloomfield	1,018	35.41	29
T. Coloma	660	33.07	20
T. Dakota	1,259	33.16	38
T. Deerfield	629	34.67	18
T. Hancock	531	33.45	16
T. Leon	1,281	36	36
T. Marion	2,065	33.55	62
T. Mount Morris	1,092	34.22	32
T. Oasis	405	35.03	12
T. Plainfield	533	33.95	16
T. Poy Sippi	972	32.3	30
T. Richford	588	34.57	17
T. Rose	595	34.88	17
T. Saxeville	974	36.07	27
T. Springwater	1,389	33.53	41
T. Warren	675	32.54	21
T. Wautoma	1,312	33.94	39
Waushara County	23,066	626.04	37
Wisconsin	5,363,701	65497.82	82

Source: U. S. Census, 2000.

Table B-4. Population by Age Cohort, 1990

Jurisdiction	Less Than 5 yrs	5 to 19 yrs	20 to 24 yrs	25 to 44 yrs	45 to 64 yrs	65 yrs and Older	Total Population	Median Age
C. Berlin (pt.)	5	19	6	22	10	5	67	30.3
C. Wautoma	114	314	90	479	286	501	1,784	40.0
V. Coloma	15	87	12	111	68	90	383	39.7
V. Hancock	34	74	22	85	89	78	382	36.4
V. Lohrville	24	83	23	116	66	56	368	34.0
V. Plainfield	59	217	43	234	132	154	839	33.9
V. Redgranite	71	224	48	255	189	222	1,009	36.7
V. Wild Rose	40	127	31	165	131	182	676	42.0
T. Aurora	49	203	59	245	178	112	846	35.3
T. Bloomfield	60	232	51	263	202	114	922	33.6
T. Coloma	28	119	16	146	131	59	499	37.6
T. Dakota	84	244	57	298	242	167	1,092	35.2
T. Deerfield	32	79	11	131	113	88	454	41.2
T. Hancock	34	95	24	130	102	82	467	37.8
T. Leon	56	180	45	274	273	164	992	40.7
T. Marion	57	233	51	369	423	345	1,478	46.8
T. Mount Morris	50	119	16	193	214	175	767	45.8
T. Oasis	26	96	14	116	83	54	389	35.2
T. Plainfield	51	126	37	156	105	54	529	31.1
T. Poy Sippi	65	200	45	286	175	158	929	35.1
T. Richford	54	108	27	125	91	50	455	31.4
T. Rose	20	110	17	139	107	93	486	39.6
T. Saxeville	49	185	47	229	210	126	846	37.3
T. Springwater	58	152	36	237	300	305	1,088	50.6
T. Warren	34	112	19	154	126	105	550	40.3
T. Wautoma	70	222	34	301	240	221	1,088	40.5
Waushara County	1,239	3,960	881	5,259	4,286	3,760	19,385	38.6
Wisconsin	365,622	1,077,027	363,969	1,544,897	890,098	650,156	4,891,769	32.9

Source: U. S. Census, 1990.

Table B-5. Population by Age Cohort, 2000

Jurisdiction	Less Than 5 yrs	5 to 19 yrs	20 to 24 yrs	25 to 44 yrs	45 to 64 yrs	65 yrs and Older	Total Population	Median Age
C. Berlin (pt.)	8	13	4	34	15	9	83	35.5
C. Wautoma	116	426	126	509	351	470	1,998	38.8
V. Coloma	37	86	20	125	98	95	461	39.1
V. Hancock	21	111	12	112	114	93	463	40.9
V. Lohrville	21	83	15	100	107	82	408	42.5
V. Plainfield	60	222	59	255	168	135	899	34.5
V. Redgranite	57	230	53	256	215	229	1,040	39.3
V. Wild Rose	42	156	26	174	163	204	765	43.2
T. Aurora	51	226	41	285	259	109	971	37.6
T. Bloomfield	57	226	38	297	275	125	1,018	40.1
T. Coloma[+]	20	140	21	154	223	190	748	48.2
T. Dakota	78	282	56	320	314	209	1,259	39.8
T. Deerfield	18	126	9	168	189	119	629	44.1
T. Hancock	21	124	11	123	171	81	531	42.8
T. Leon	68	216	41	307	417	232	1,281	45.4
T. Marion	78	353	58	447	629	500	2,065	48.4
T. Mount Morris	43	201	32	228	356	232	1,092	47.2
T. Oasis	16	108	14	99	105	63	405	39.4
T. Plainfield	23	140	27	142	134	67	533	36.8
T. Poy Sippi	53	208	42	289	227	153	972	38.7
T. Richford	42	176	22	139	128	81	588	37.2
T. Rose	26	108	25	150	187	99	595	44.0
T. Saxeville	53	188	22	263	281	167	974	42.6
T. Springwater	43	252	35	293	417	349	1,389	48.7
T. Warren	39	139	32	176	180	109	675	40.3
T. Wautoma	71	253	44	328	363	253	1,312	43.4
Waushara County	1,162	4,793	885	5,773	6,086	4,455	23,154	42.1
Wisconsin	342,340	1,189,753	357,292	1,581,690	1,190,047	702,553	5,363,675	36.0

[+]Coloma Pop not yet corrected for age cohort data

Source: U. S. Census, 2000.

Table B-6. Persons per Household, 1990

Jurisdiction	Household Size												Total Households	Average Household Size
	1 Person		2 Person		3 Person		4 Person		5 Person		6 or more Person			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
C. Berlin (pt.)	4	18.2%	8	36.4%	0	0.0%	3	13.6%	7	31.8%	0	0.0%	22	3.05
C. Wautoma	254	34.0%	256	34.2%	109	14.6%	78	10.4%	35	4.7%	16	2.1%	748	2.25
V. Coloma	53	33.3%	44	27.7%	24	15.1%	23	14.5%	14	8.8%	1	0.6%	159	2.41
V. Hancock	58	35.4%	52	31.7%	18	11.0%	22	13.4%	10	6.1%	4	2.4%	164	2.33
V. Lohrville	30	21.1%	55	38.7%	23	16.2%	18	12.7%	11	7.7%	5	3.5%	142	2.59
V. Plainfield	94	29.0%	95	29.3%	49	15.1%	47	14.5%	29	9.0%	10	3.1%	324	2.55
V. Redgranite	130	30.9%	146	34.7%	60	14.3%	50	11.9%	18	4.3%	17	4.0%	421	2.40
V. Wild Rose	125	40.5%	89	28.8%	42	13.6%	35	11.3%	14	4.5%	4	1.3%	309	2.15
T. Aurora	42	14.2%	109	36.8%	56	18.9%	49	16.6%	26	8.8%	14	4.7%	296	2.86
T. Bloomfield	55	17.5%	97	30.8%	62	19.7%	49	15.6%	33	10.5%	19	6.0%	315	2.93
T. Coloma	31	17.1%	70	38.7%	30	16.6%	29	16.0%	12	6.6%	9	5.0%	181	2.76
T. Dakota	84	20.4%	167	40.6%	58	14.1%	50	12.2%	30	7.3%	22	5.4%	411	2.66
T. Deerfield	33	18.5%	71	39.9%	39	21.9%	20	11.2%	10	5.6%	5	2.8%	178	2.55
T. Hancock	30	16.9%	75	42.1%	27	15.2%	31	17.4%	9	5.1%	6	3.4%	178	2.62
T. Leon	78	19.6%	174	43.8%	64	16.1%	49	12.3%	20	5.0%	12	3.0%	397	2.50
T. Marion	133	20.7%	318	49.6%	90	14.0%	65	10.1%	32	5.0%	3	0.5%	641	2.31
T. Mount Morris	76	23.2%	154	47.1%	38	11.6%	34	10.4%	18	5.5%	7	2.1%	327	2.35
T. Oasis	19	14.0%	52	38.2%	24	17.6%	20	14.7%	15	11.0%	6	4.4%	136	2.86
T. Plainfield	46	24.1%	61	31.9%	21	11.0%	37	19.4%	15	7.9%	11	5.8%	191	2.77
T. Poy Sippi	71	20.1%	137	38.7%	50	14.1%	58	16.4%	27	7.6%	11	3.1%	354	2.62
T. Richford	23	15.3%	55	36.7%	15	10.0%	32	21.3%	12	8.0%	13	8.7%	150	3.03
T. Rose	49	25.5%	66	34.4%	36	18.8%	20	10.4%	14	7.3%	7	3.6%	192	2.53
T. Saxeville	58	18.4%	124	39.2%	45	14.2%	55	17.4%	21	6.6%	13	4.1%	316	2.68
T. Springwater	98	22.6%	199	45.9%	64	14.7%	51	11.8%	17	3.9%	5	1.2%	434	2.33
T. Warren	35	16.7%	90	42.9%	36	17.1%	30	14.3%	9	4.3%	10	4.8%	210	2.62
T. Wautoma	75	17.9%	176	41.9%	59	14.0%	79	18.8%	20	4.8%	11	2.6%	420	2.59
Waushara County	1,784	23.4%	2,940	38.6%	1,139	15.0%	1,034	13.6%	478	6.3%	241	3.2%	7,616	2.52
Wisconsin	443,673	24.3%	596,883	32.8%	302,563	16.6%	284,151	15.6%	129,821	7.1%	65,027	3.6%	1,822,118	2.61

Source: U.S. Census, 1990

Table B-7. Persons per Household, 2000

Jurisdiction	Household Size												Total Households	Average Household Size
	1 Person		2 Person		3 Person		4 Person		5 Person		6 or more Person			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
C. Berlin (pt.)	14	38.9%	8	22.2%	6	16.7%	5	13.9%	3	8.3%	0	0.0%	36	2.31
C. Wautoma	326	40.4%	242	30.0%	93	11.5%	82	10.2%	38	4.7%	25	3.1%	806	2.20
V. Coloma	51	27.6%	63	34.1%	34	18.4%	23	12.4%	10	5.4%	4	2.2%	185	2.42
V. Hancock	58	30.1%	73	37.8%	27	14.0%	16	8.3%	11	5.7%	8	4.1%	193	2.40
V. Lohrville	38	22.6%	72	42.9%	27	16.1%	19	11.3%	7	4.2%	5	3.0%	168	2.43
V. Plainfield	98	28.7%	120	35.1%	38	11.1%	43	12.6%	26	7.6%	17	5.0%	342	2.60
V. Redgranite	143	32.5%	154	35.0%	63	14.3%	47	10.7%	19	4.3%	14	3.2%	440	2.30
V. Wild Rose	115	36.9%	92	29.5%	53	17.0%	28	9.0%	15	4.8%	9	2.9%	312	2.26
T. Aurora	49	13.9%	144	40.9%	65	18.5%	53	15.1%	29	8.2%	12	3.4%	352	2.76
T. Bloomfield	73	19.1%	144	37.6%	67	17.5%	61	15.9%	27	7.0%	11	2.9%	383	2.65
T. Coloma	49	19.3%	126	49.6%	27	10.6%	32	12.6%	9	3.5%	11	4.3%	254	2.51
T. Dakota	111	22.5%	200	40.6%	67	13.6%	64	13.0%	27	5.5%	24	4.9%	493	2.55
T. Deerfield	48	18.3%	136	51.7%	27	10.3%	37	14.1%	12	4.6%	3	1.1%	263	2.39
T. Hancock	52	24.6%	89	42.2%	25	11.8%	21	10.0%	8	3.8%	16	7.6%	211	2.52
T. Leon	127	23.6%	249	46.2%	61	11.3%	58	10.8%	30	5.6%	14	2.6%	539	2.38
T. Marion	216	23.8%	459	50.6%	104	11.5%	75	8.3%	28	3.1%	26	2.9%	908	2.27
T. Mount Morris	118	24.5%	245	50.9%	42	8.7%	39	8.1%	26	5.4%	11	2.3%	481	2.27
T. Oasis	32	21.1%	61	40.1%	17	11.2%	19	12.5%	16	10.5%	7	4.6%	152	2.66
T. Plainfield	38	19.2%	78	39.4%	33	16.7%	25	12.6%	14	7.1%	10	5.1%	198	2.69
T. Poy Sippi	91	23.2%	148	37.8%	66	16.8%	57	14.5%	22	5.6%	8	2.0%	392	2.48
T. Richford	26	13.7%	87	45.8%	14	7.4%	26	13.7%	16	8.4%	21	11.1%	190	3.09
T. Rose	49	20.1%	115	47.1%	35	14.3%	26	10.7%	8	3.3%	11	4.5%	244	2.44
T. Saxeville	71	18.1%	184	46.8%	59	15.0%	48	12.2%	23	5.9%	8	2.0%	393	2.48
T. Springwater	157	25.4%	296	48.0%	69	11.2%	54	8.8%	30	4.9%	11	1.8%	617	2.25
T. Warren	53	20.3%	103	39.5%	45	17.2%	34	13.0%	15	5.7%	11	4.2%	261	2.59
T. Wautoma	119	22.8%	221	42.3%	75	14.3%	62	11.9%	31	5.9%	15	2.9%	523	2.46
Waushara County	2,322	24.9%	3,909	41.9%	1,239	13.3%	1,054	11.3%	500	5.4%	312	3.3%	9,336	2.43
Wisconsin	557,875	26.8%	721,452	34.6%	320,561	15.4%	290,716	13.9%	127,921	6.1%	66,019	3.2%	2,084,544	2.50

Source: U.S. Census, 2000.

Table B-8. Households by Type, 1990

Jurisdiction	Total Households	Family Households			Nonfamily Households	
		Married-couple family	Male Householder, no wife present	Female Householder, no husband present	Total Nonfamily households	Householder Age 65+ Living Alone
C. Berlin (pt.)	22	13	2	2	5	3
C. Wautoma	748	371	21	77	279	169
V. Coloma	159	89	4	10	56	29
V. Hancock	164	91	1	6	66	40
V. Lohrville	142	83	3	13	43	13
V. Plainfield	324	169	8	46	101	68
V. Redgranite	421	222	13	38	148	90
V. Wild Rose	309	139	11	28	131	88
T. Aurora	296	216	11	15	54	18
T. Bloomfield	315	223	12	11	69	29
T. Coloma	181	126	6	7	42	15
T. Dakota	411	267	14	30	100	40
T. Deerfield	178	126	7	8	37	19
T. Hancock	178	123	6	12	37	21
T. Leon	397	274	10	20	93	41
T. Marion	641	456	6	29	150	73
T. Mount Morris	327	210	18	17	82	38
T. Oasis	136	96	5	12	23	13
T. Plainfield	191	118	6	11	56	21
T. Poy Sippi	354	244	9	17	84	44
T. Richford	150	115	4	5	26	15
T. Rose	192	113	7	15	57	28
T. Saxeville	316	221	6	20	69	21
T. Springwater	434	296	9	15	114	58
T. Warren	210	142	12	15	41	13
T. Wautoma	420	291	14	29	86	42
Waushara County	7,616	4,834	225	508	2,049	1,049
Wisconsin	1,822,118	1,048,010	52,632	174,530	546,946	192,072

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

Table B-9. Households by Type, 2000

	Total Households	Family Households			Nonfamily Households	
		Married-couple family	Male Householder, no wife present	Female Householder, no husband present	Total Nonfamily households	Householder Age 65+ Living Alone
C. Berlin (pt.)	36	20	1	1	14	7
C. Wautoma	806	304	37	89	376	162
V. Coloma	185	105	8	15	57	29
V. Hancock	193	96	9	17	71	36
V. Lohrville	168	100	10	13	45	15
V. Plainfield	342	172	18	41	111	50
V. Redgranite	440	205	13	51	171	78
V. Wild Rose	312	137	15	35	125	61
T. Aurora	352	250	16	16	70	23
T. Bloomfield	383	267	15	16	85	31
T. Coloma	254	170	11	14	59	18
T. Dakota	493	317	16	24	136	51
T. Deerfield	263	178	9	17	59	24
T. Hancock	211	132	6	10	63	19
T. Leon	539	349	15	21	154	56
T. Marion	908	587	34	34	253	111
T. Mount Morris	481	304	12	29	136	55
T. Oasis	152	101	5	7	39	18
T. Plainfield	198	122	13	12	51	13
T. Poy Sippi	392	239	17	31	105	43
T. Richford	190	141	7	10	32	13
T. Rose	244	156	9	17	62	25
T. Saxeville	393	278	14	20	81	27
T. Springwater	617	377	18	35	187	71
T. Warren	261	170	12	11	68	27
T. Wautoma	523	325	17	38	143	46
Waushara County	9,336	5,602	357	624	2,753	1,109
Wisconsin	2,084,544	1,108,597	200,300	77,918	697,729	207,206

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

Table B-10. Waushara County Population by Race, 1990

Jurisdiction	White	African American	Native American	Asian/Pacific Islander	Other Races	Total Population
C. Berlin (pt.)	67	0	0	0	0	67
C. Wautoma	1,756	0	6	1	21	1,784
V. Coloma	382	0	0	0	1	383
V. Hancock	371	0	0	0	11	382
V. Lohrville	357	0	7	1	3	368
V. Plainfield	824	1	3	5	6	839
V. Redgranite	990	4	3	2	10	1,009
V. Wild Rose	649	0	2	14	11	676
T. Aurora	839	0	5	2	0	846
T. Bloomfield	921	0	1	0	0	922
T. Coloma	499	0	0	0	0	499
T. Dakota	1,058	2	6	3	23	1,092
T. Deerfield	449	2	2	1	0	454
T. Hancock	457	0	3	0	7	467
T. Leon	967	11	6	2	6	992
T. Marion	1,461	3	8	0	6	1,478
T. Mount Morris	761	0	5	1	0	767
T. Oasis	383	0	1	0	5	389
T. Plainfield	498	0	0	4	27	529
T. Poy Sippi	920	1	5	1	2	929
T. Richford	455	0	0	0	0	455
T. Rose	481	2	3	0	0	486
T. Saxeville	841	0	0	1	4	846
T. Springwater	1,085	0	0	2	1	1,088
T. Warren	548	0	2	0	0	550
T. Wautoma	1,075	3	2	3	5	1,088
Waushara County	19,094	29	70	43	149	19,385
Wisconsin	4,512,523	244,539	39,387	53,583	41,737	4,891,769

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

Table B-11. Population by Race, 2000

Jurisdiction	White	African American	Native American	Asian/Pacific Islander	Other Races	Two or More Races	Total Population
C. Berlin (pt.)	79	0	0	0	3	1	83
C. Wautoma	1,879	22	14	17	40	26	1,998
V. Coloma	458	0	0	1	1	1	461
V. Hancock	427	0	5	1	20	10	463
V. Lohrville	395	0	1	0	5	7	408
V. Plainfield	829	1	0	10	56	3	899
V. Redgranite	987	9	12	0	7	25	1,040
V. Wild Rose	744	6	1	2	7	5	765
T. Aurora	948	0	1	11	3	8	971
T. Bloomfield	1,009	0	2	2	0	5	1,018
T. Coloma	730	1	0	0	9	8	748
T. Dakota	1,175	0	2	6	68	8	1,259
T. Deerfield	613	2	2	1	2	9	629
T. Hancock	514	0	2	2	12	1	531
T. Leon	1,266	0	6	0	0	9	1,281
T. Marion	2,026	2	9	10	3	15	2,065
T. Mount Morris	1,073	0	3	2	0	14	1,092
T. Oasis	390	1	2	2	6	4	405
T. Plainfield	515	0	0	1	16	1	533
T. Poy Sippi	944	2	2	1	13	10	972
T. Richford	558	7	5	5	12	1	588
T. Rose	581	2	0	0	6	6	595
T. Saxeville	964	0	0	0	3	7	974
T. Springwater	1,373	3	0	1	3	9	1,389
T. Warren	664	0	1	1	5	4	675
T. Wautoma	1,272	4	2	11	14	9	1,312
Waushara County	22,413	62	72	87	314	206	23,154
Wisconsin	4,769,857	304,460	47,228	90,393	84,842	66,895	5,363,675

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

Table B-12. Persons of Hispanic Origin, 1990 and 2000

Jurisdiction	1990		2000	
	Number	Percent	Number	Percent
C. Berlin (pt.)	0	0.0%	4	4.8%
C. Wautoma	41	2.3%	144	7.2%
V. Coloma	16	4.2%	14	3.0%
V. Hancock	22	5.8%	40	8.6%
V. Lohrville	4	1.1%	9	2.2%
V. Plainfield	37	4.4%	161	17.9%
V. Redgranite	40	4.0%	32	3.1%
V. Wild Rose	12	1.6%	17	2.2%
T. Aurora	7	0.8%	19	2.0%
T. Bloomfield	0	0.0%	1	0.1%
T. Coloma	0	0.0%	27	3.6%
T. Dakota	58	5.3%	109	8.7%
T. Deerfield	0	0.0%	7	1.1%
T. Hancock	14	3.0%	25	4.7%
T. Leon	8	0.8%	9	0.7%
T. Marion	10	0.7%	27	1.3%
T. Mount Morris	1	0.1%	9	0.8%
T. Oasis	5	1.3%	11	2.7%
T. Plainfield	42	7.9%	52	9.8%
T. Poy Sippi	12	1.3%	20	2.1%
T. Richford	0	0.0%	24	4.1%
T. Rose	0	0.0%	17	2.9%
T. Saxeville	12	1.4%	11	1.1%
T. Springwater	4	0.4%	7	0.5%
T. Warren	5	0.9%	15	2.2%
T. Wautoma	29	2.7%	37	2.8%
Waushara County	379	2.0%	848	3.7%
Wisconsin	93,194	1.9%	192,921	3.6%

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

Table B-13 Earnings as a Portion of Household Income, 1999

Jurisdiction	Total Households	Households With Earnings		Aggregate Household Income		Average Household Income	Average Earnings Per Household	Percent of Income from Earnings
		Number	Percent	Total household income	Income From Earnings			
C. Berlin (pt.)	34	24	70.6%	$1,643,100	$1,208,900	$48,326	$50,371	73.6%
C. Wautoma	795	591	74.3%	$29,945,300	$20,618,400	$37,667	$34,887	68.9%
V. Coloma	187	139	74.3%	$7,060,700	$5,072,000	$37,758	$36,489	71.8%
V. Hancock	193	144	74.6%	$7,405,700	$5,861,200	$38,372	$40,703	79.1%
V. Lohrville	161	114	70.8%	$6,006,600	$4,152,700	$37,308	$36,427	69.1%
V. Plainfield	331	260	78.5%	$13,704,700	$10,556,000	$41,404	$40,600	77.0%
V. Redgranite	455	296	65.1%	$14,902,500	$10,636,200	$32,753	$35,933	71.4%
V. Wild Rose	303	229	75.6%	$13,478,000	$10,773,000	$44,482	$47,044	79.9%
T. Aurora	356	296	83.1%	$19,998,600	$16,023,900	$56,176	$54,135	80.1%
T. Bloomfield	382	320	83.8%	$19,397,000	$16,145,600	$50,777	$50,455	83.2%
T. Coloma	238	186	78.2%	$10,672,600	$8,151,500	$44,843	$43,825	76.4%
T. Dakota	485	364	75.1%	$22,734,400	$16,153,200	$46,875	$44,377	71.1%
T. Deerfield	266	198	74.4%	$13,414,100	$8,142,000	$50,429	$41,121	60.7%
T. Hancock	216	176	81.5%	$9,893,800	$7,932,900	$45,805	$45,073	80.2%
T. Leon	530	414	78.1%	$23,330,000	$16,709,600	$44,019	$40,361	71.6%
T. Marion	903	637	70.5%	$44,028,800	$25,619,500	$48,758	$40,219	58.2%
T. Mount Morris	481	368	76.5%	$23,161,600	$15,389,400	$48,153	$41,819	66.4%
T. Oasis	153	125	81.7%	$6,713,400	$4,911,900	$43,878	$39,295	73.2%
T. Plainfield	216	189	87.5%	$9,593,300	$7,431,600	$44,413	$39,321	77.5%
T. Poy Sippi	387	300	77.5%	$17,928,800	$13,710,200	$46,328	$45,701	76.5%
T. Richford	200	155	77.5%	$8,213,700	$5,384,500	$41,069	$34,739	65.6%
T. Rose	242	184	76.0%	$10,332,800	$7,703,300	$42,698	$41,866	74.6%
T. Saxeville	405	304	75.1%	$20,164,500	$15,077,900	$49,789	$49,598	74.8%
T. Springwater	616	439	71.3%	$28,287,100	$18,250,900	$45,921	$41,574	64.5%
T. Warren	252	207	82.1%	$10,417,900	$7,942,200	$41,341	$38,368	76.2%
T. Wautoma	525	389	74.1%	$23,735,000	$17,470,300	$45,210	$44,911	73.6%
Waushara County	9,312	7,048	75.7%	416,164,000	$297,028,900	$44,691	$42,144	71.4%
Wisconsin	2,086,304	1,706,803	81.8%	$112,374,261,000	$90,604,137,400	$53,863	$53,084	80.6%

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

Table B-14.. Comparative Income Characteristics, 1989 and 1999

Jurisdiction	Median Household Income		Median Family Income		Per Capita Income	
	1989	1999	1989	1999	1989	1999
C. Berlin (pt.)	$ 21,875	$45,000	$ 36,667	$53,125	$ 8,982	$23,859
C. Wautoma	$ 19,712	$31,723	$ 22,115	$37,500	$ 9,984	$16,006
V. Coloma	$ 17,333	$33,295	$ 25,250	$38,542	$ 10,337	$14,766
V. Hancock	$ 12,917	$35,341	$ 21,591	$36,250	$ 7,351	$14,889
V. Lohrville	$ 21,406	$34,479	$ 24,063	$36,500	$ 9,033	$14,386
V. Plainfield	$ 17,409	$36,328	$ 25,774	$43,977	$ 9,634	$15,563
V. Redgranite	$ 19,259	$26,726	$ 22,083	$34,875	$ 9,485	$13,994
V. Wild Rose	$ 17,857	$30,655	$ 25,096	$37,361	$ 10,220	$18,887
T. Aurora	$ 27,685	$49,583	$ 29,583	$52,500	$ 10,606	$20,146
T. Bloomfield	$ 26,136	$42,222	$ 30,511	$49,643	$ 11,104	$19,161
T. Coloma	$ 21,250	$36,406	$ 26,250	$39,118	$ 10,744	$16,290
T. Dakota	$ 20,513	$34,931	$ 23,036	$37,000	$ 9,282	$18,401
T. Deerfield	$ 25,114	$41,324	$ 25,795	$44,318	$ 11,194	$20,781
T. Hancock	$ 21,696	$43,889	$ 23,750	$45,556	$ 9,774	$18,345
T. Leon	$ 23,750	$39,524	$ 27,279	$45,938	$ 9,543	$18,445
T. Marion	$ 23,397	$37,534	$ 25,833	$41,926	$ 11,868	$21,714
T. Mount Morris	$ 21,625	$39,732	$ 24,375	$45,114	$ 11,959	$20,713
T. Oasis	$ 25,375	$38,472	$ 26,875	$41,563	$ 13,537	$16,480
T. Plainfield	$ 23,750	$38,462	$ 28,750	$41,406	$ 9,068	$16,432
T. Poy Sippi	$ 24,318	$40,489	$ 27,639	$47,250	$ 10,986	$18,625
T. Richford	$ 20,417	$37,656	$ 22,500	$38,929	$ 8,992	$14,503
T. Rose	$ 23,750	$34,792	$ 30,694	$40,417	$ 11,161	$17,630
T. Saxeville	$ 26,618	$39,688	$ 28,542	$46,827	$ 10,832	$20,514
T. Springwater	$ 21,917	$35,714	$ 25,250	$40,385	$ 11,462	$20,586
T. Warren	$ 23,594	$38,438	$ 26,375	$43,833	$ 9,138	$15,672
T. Wautoma	$ 25,143	$39,185	$ 28,214	$44,063	$ 10,792	$17,981
Waushara County	$ 21,888	$37,000	$ 26,042	$42,416	$ 10,408	$18,144
Wisconsin	$ 29,442	$43,791	$ 35,082	$52,911	$ 13,276	$21,271

Source: U.S. Census, 2000

Table B-15. Household Income by Range, 1999

	Less than $10,000	$10,000 to $19,999	$20,000 to $29,999	$30,000 to $39,999	$40,000 to $44,999	$45,000 to $59,999	$60,000 to $74,999	$75,000 to $99,999	$100,000 to $124,999	$125,000 to $149,999	$150,000 or more	Total Households in Sample
C. Berlin (pt.)	3	3	6	3	2	6	4	7	0	0	0	34
C. Wautoma	89	160	103	168	66	101	47	31	13	2	15	795
V. Coloma	21	34	26	31	20	23	22	5	3	0	2	187
V. Hancock	17	31	32	35	12	38	15	8	3	0	2	193
V. Lohrville	9	22	32	34	11	35	9	9	0	0	0	161
V. Plainfield	39	51	56	34	26	57	41	13	4	2	8	331
V. Redgranite	68	97	86	51	29	78	25	16	2	0	3	455
V. Wild Rose	31	53	62	55	20	24	26	16	11	0	5	303
T. Aurora	15	31	42	40	23	77	63	38	12	5	10	356
T. Bloomfield	22	38	61	54	20	78	44	42	4	8	11	382
T. Coloma	14	29	41	59	29	33	7	10	10	0	6	238
T. Dakota	36	74	97	73	30	80	52	27	7	0	9	485
T. Deerfield	23	26	36	39	28	52	24	18	9	4	7	266
T. Hancock	14	25	14	31	32	57	18	13	10	2	0	216
T. Leon	40	63	74	92	38	100	61	43	10	5	4	530
T. Marion	56	127	124	181	72	155	79	52	18	15	24	903
T. Mount Morris	27	74	71	70	44	62	53	48	18	5	9	481
T. Oasis	22	11	26	23	16	17	13	13	7	5	0	153
T. Plainfield	9	28	35	44	17	47	15	12	3	2	4	216
T. Poy Sippi	38	58	45	48	27	80	30	41	12	2	6	387
T. Richford	10	35	31	39	19	41	14	6	3	0	2	200
T. Rose	18	36	47	41	6	36	37	12	2	5	2	242
T. Saxeville	36	52	61	55	23	71	43	42	9	2	11	405
T. Springwater	50	109	98	90	50	78	52	48	11	10	20	616
T. Warren	29	26	32	44	27	40	25	25	2	0	2	252
T. Wautoma	43	80	63	84	40	92	50	42	18	0	13	525
Waushara County	779	1,373	1,401	1,518	727	1,558	869	637	201	74	175	9,312
Wisconsin	148,964	248,535	274,230	269,250	129,319	339,492	253,518	226,374	94,628	39,091	62,903	2,086,304

Source: U.S. Census, 2000.

Table B-16. Poverty Status, 1989

Jurisdiction	Total Persons		Total Persons Below Poverty		Total Families		Total Families Below Poverty	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	81	100.0%	0	0.0%	18	100.0%	0	0.0%
C. Wautoma	1,399	100.0%	301	21.5%	466	100.0%	64	13.7%
V. Coloma	340	100.0%	53	15.6%	108	100.0%	4	3.7%
V. Hancock	245	100.0%	120	49.0%	88	100.0%	23	26.1%
V. Lohrville	320	100.0%	52	16.3%	105	100.0%	14	13.3%
V. Plainfield	737	100.0%	103	14.0%	229	100.0%	25	10.9%
V. Redgranite	826	100.0%	160	19.4%	266	100.0%	27	10.2%
V. Wild Rose	587	100.0%	78	13.3%	171	100.0%	16	9.4%
T. Aurora	744	100.0%	75	10.1%	225	100.0%	13	5.8%
T. Bloomfield	827	100.0%	124	15.0%	255	100.0%	21	8.2%
T. Coloma	424	100.0%	51	12.0%	141	100.0%	11	7.8%
T. Dakota	872	100.0%	214	24.5%	320	100.0%	42	13.1%
T. Deerfield	414	100.0%	43	10.4%	140	100.0%	12	8.6%
T. Hancock	407	100.0%	54	13.3%	136	100.0%	13	9.6%
T. Leon	861	100.0%	132	15.3%	287	100.0%	27	9.4%
T. Marion	1,319	100.0%	159	12.1%	496	100.0%	39	7.9%
T. Mount Morris	680	100.0%	84	12.4%	250	100.0%	23	9.2%
T. Oasis	363	100.0%	18	5.0%	123	100.0%	7	5.7%
T. Plainfield	390	100.0%	129	33.1%	131	100.0%	25	19.1%
T. Poy Sippi	799	100.0%	123	15.4%	268	100.0%	28	10.4%
T. Richford	353	100.0%	130	36.8%	136	100.0%	31	22.8%
T. Rose	449	100.0%	53	11.8%	130	100.0%	8	6.2%
T. Saxeville	743	100.0%	59	7.9%	233	100.0%	13	5.6%
T. Springwater	884	100.0%	125	14.1%	324	100.0%	32	9.9%
T. Warren	478	100.0%	93	19.5%	173	100.0%	18	10.4%
T. Wautoma	979	100.0%	109	11.1%	342	100.0%	28	8.2%
Waushara County	16,521	100.0%	2,642	16.0%	5,561	100.0%	564	10.1%
Wisconsin	4,754,103	100.0%	508,545	10.7%	1,284,297	100.0%	97,466	7.6%

Source: U.S. Census, 1990.

Table B-17. Persons in Poverty by Age as a Share of the Total Population, 1989

Jurisdiction	Total Persons	Persons Under 18				Persons Under 65				Persons Age 65 and Older			
		Total Persons		Below Poverty		Total Persons		Below Poverty		Total Persons		Below Poverty	
	Number	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	81	26	32.1%	0	0.0%	72	88.9%	0	0.0%	9	11.1%	0	0.0%
C. Wautoma	1,399	410	29.3%	118	28.8%	1,015	72.6%	253	24.9%	384	27.4%	48	12.5%
V. Coloma	340	103	30.3%	12	11.7%	262	77.1%	38	14.5%	78	22.9%	15	19.2%
V. Hancock	245	103	42.0%	46	44.7%	189	77.1%	106	56.1%	56	22.9%	14	25.0%
V. Lohrville	320	106	33.1%	19	17.9%	274	85.6%	44	16.1%	46	14.4%	8	17.4%
V. Plainfield	737	268	36.4%	35	13.1%	620	84.1%	78	12.6%	117	15.9%	25	21.4%
V. Redgranite	826	253	30.6%	50	19.8%	638	77.2%	128	20.1%	188	22.8%	32	17.0%
V. Wild Rose	587	133	22.7%	19	14.3%	425	72.4%	46	10.8%	162	27.6%	32	19.8%
T. Aurora	744	187	25.1%	30	16.0%	622	83.6%	71	11.4%	122	16.4%	4	3.3%
T. Bloomfield	827	280	33.9%	46	16.4%	728	88.0%	103	14.1%	99	12.0%	21	21.2%
T. Coloma	424	102	24.1%	11	10.8%	377	88.9%	34	9.0%	47	11.1%	17	36.2%
T. Dakota	872	293	33.6%	99	33.8%	718	82.3%	201	28.0%	154	17.7%	13	8.4%
T. Deerfield	414	108	26.1%	14	13.0%	326	78.7%	41	12.6%	88	21.3%	2	2.3%
T. Hancock	407	118	29.0%	16	13.6%	335	82.3%	46	13.7%	72	17.7%	8	11.1%
T. Leon	861	227	26.4%	29	12.8%	738	85.7%	104	14.1%	123	14.3%	28	22.8%
T. Marion	1,319	274	20.8%	44	16.1%	1,001	75.9%	132	13.2%	318	24.1%	27	8.5%
T. Mount Morris	680	148	21.8%	30	20.3%	499	73.4%	77	15.4%	181	26.6%	7	3.9%
T. Oasis	363	93	25.6%	2	2.2%	307	84.6%	13	4.2%	56	15.4%	5	8.9%
T. Plainfield	390	170	43.6%	61	35.9%	361	92.6%	114	31.6%	29	7.4%	15	51.7%
T. Poy Sippi	799	240	30.0%	45	18.8%	673	84.2%	91	13.5%	126	15.8%	32	25.4%
T. Richford	353	169	47.9%	61	36.1%	321	90.9%	112	34.9%	32	9.1%	18	56.3%
T. Rose	449	117	26.1%	20	17.1%	363	80.8%	43	11.8%	86	19.2%	10	11.6%
T. Saxeville	743	192	25.8%	23	12.0%	632	85.1%	50	7.9%	111	14.9%	9	8.1%
T. Springwater	884	184	20.8%	38	20.7%	673	76.1%	107	15.9%	211	23.9%	18	8.5%
T. Warren	478	163	34.1%	42	25.8%	400	83.7%	80	20.0%	78	16.3%	13	16.7%
T. Wautoma	979	266	27.2%	39	14.7%	777	79.4%	90	11.6%	202	20.6%	19	9.4%
Waushara County	16,521	4,733	28.6%	949	20.1%	13,346	80.8%	2,202	16.5%	3,175	19.2%	440	13.9%
Wisconsin	4,754,103	1,271,165	26.7%	188,863	14.9%	4,152,291	87.3%	453,739	10.9%	604,812	12.7%	54,806	9.1%

Source: U.S. Census, 1990.

Table B-18. Poverty Status, 1999

Jurisdiction	Total Persons		Total Persons Below Poverty		Total Families		Total Families Below Poverty	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	68	100.0%	3	4.4%	22	100.0%	0	0.0%
C. Wautoma	1,793	100.0%	207	11.5%	430	100.0%	22	5.1%
V. Coloma	486	100.0%	81	16.7%	128	100.0%	16	12.5%
V. Hancock	485	100.0%	46	9.5%	122	100.0%	7	5.7%
V. Lohrville	415	100.0%	13	3.1%	123	100.0%	2	1.6%
V. Plainfield	850	100.0%	97	11.4%	231	100.0%	17	7.4%
V. Redgranite	1,069	100.0%	119	11.1%	269	100.0%	17	6.3%
V. Wild Rose	728	100.0%	48	6.6%	187	100.0%	8	4.3%
T. Aurora	978	100.0%	43	4.4%	282	100.0%	11	3.9%
T. Bloomfield	1,009	100.0%	82	8.1%	298	100.0%	17	5.7%
T. Coloma	690	100.0%	83	12.0%	195	100.0%	6	3.1%
T. Dakota	1,233	100.0%	153	12.4%	357	100.0%	27	7.6%
T. Deerfield	643	100.0%	45	7.0%	204	100.0%	14	6.9%
T. Hancock	542	100.0%	20	3.7%	148	100.0%	0	0.0%
T. Leon	1,273	100.0%	98	7.7%	385	100.0%	15	3.9%
T. Marion	2,031	100.0%	138	6.8%	655	100.0%	22	3.4%
T. Mount Morris	1,118	100.0%	82	7.3%	345	100.0%	20	5.8%
T. Oasis	410	100.0%	24	5.9%	113	100.0%	4	3.5%
T. Plainfield	569	100.0%	65	11.4%	147	100.0%	16	10.9%
T. Poy Sippi	977	100.0%	68	7.0%	287	100.0%	10	3.5%
T. Richford	568	100.0%	127	22.4%	158	100.0%	22	13.9%
T. Rose	584	100.0%	60	10.3%	182	100.0%	6	3.3%
T. Saxeville	967	100.0%	89	9.2%	312	100.0%	17	5.4%
T. Springwater	1,361	100.0%	114	8.4%	430	100.0%	24	5.6%
T. Warren	646	100.0%	49	7.6%	193	100.0%	6	3.1%
T. Wautoma	1,340	100.0%	130	9.7%	380	100.0%	20	5.3%
Waushara County	22,833	100.0%	2,084	9.1%	6,583	100.0%	346	5.3%
Wisconsin	5,211,603	100.0%	451,538	8.7%	1,386,815	100.0%	78,188	5.6%

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

Table B-19. Persons in Poverty by Age and as a Share of Total Population, 1999

Jurisdiction	Total Persons	Persons Under 18				Persons Under 65				Persons Age 65 and Older			
		Total Persons		Below Poverty		Total Persons		Below Poverty		Total Persons		Below Poverty	
	Number	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	68	12	17.6%	0	0.0%	56	82.4%	1	1.8%	12	17.6%	2	16.7%
C. Wautoma	1,793	459	25.6%	49	10.7%	1,405	78.4%	136	9.7%	388	21.6%	71	18.3%
V. Coloma	486	139	28.6%	34	24.5%	398	81.9%	65	16.3%	88	18.1%	16	18.2%
V. Hancock	485	142	29.3%	16	11.3%	401	82.7%	33	8.2%	84	17.3%	13	15.5%
V. Lohrville	415	102	24.6%	0	0.0%	327	78.8%	7	2.1%	88	21.2%	6	6.8%
V. Plainfield	850	244	28.7%	25	10.2%	714	84.0%	78	10.9%	136	16.0%	19	14.0%
V. Redgranite	1,069	264	24.7%	21	8.0%	839	78.5%	96	11.4%	230	21.5%	23	10.0%
V. Wild Rose	728	193	26.5%	8	4.1%	595	81.7%	31	5.2%	133	18.3%	17	12.8%
T. Aurora	978	247	25.3%	8	3.2%	861	88.0%	35	4.1%	117	12.0%	8	6.8%
T. Bloomfield	1,009	243	24.1%	24	9.9%	888	88.0%	69	7.8%	121	12.0%	13	10.7%
T. Coloma	690	106	15.4%	2	1.9%	487	70.6%	40	8.2%	203	29.4%	43	21.2%
T. Dakota	1,233	308	25.0%	71	23.1%	1,011	82.0%	145	14.3%	222	18.0%	8	3.6%
T. Deerfield	643	145	22.6%	6	4.1%	527	82.0%	38	7.2%	116	18.0%	7	6.0%
T. Hancock	542	124	22.9%	0	0.0%	468	86.3%	14	3.0%	74	13.7%	6	8.1%
T. Leon	1,273	265	20.8%	29	10.9%	1,054	82.8%	79	7.5%	219	17.2%	19	8.7%
T. Marion	2,031	375	18.5%	44	11.7%	1,547	76.2%	102	6.6%	484	23.8%	36	7.4%
T. Mount Morris	1,118	241	21.6%	24	10.0%	892	79.8%	73	8.2%	226	20.2%	9	4.0%
T. Oasis	410	109	26.6%	0	0.0%	344	83.9%	20	5.8%	66	16.1%	4	6.1%
T. Plainfield	569	164	28.8%	32	19.5%	511	89.8%	62	12.1%	58	10.2%	3	5.2%
T. Poy Sippi	977	247	25.3%	11	4.5%	820	83.9%	52	6.3%	157	16.1%	16	10.2%
T. Richford	568	176	31.0%	68	38.6%	481	84.7%	119	24.7%	87	15.3%	8	9.2%
T. Rose	584	112	19.2%	9	8.0%	478	81.8%	47	9.8%	106	18.2%	13	12.3%
T. Saxeville	967	216	22.3%	34	15.7%	800	82.7%	81	10.1%	167	17.3%	8	4.8%
T. Springwater	1,361	256	18.8%	34	13.3%	1,008	74.1%	85	8.4%	353	25.9%	29	8.2%
T. Warren	646	153	23.7%	7	4.6%	543	84.1%	34	6.3%	103	15.9%	15	14.6%
T. Wautoma	1,340	325	24.3%	28	8.6%	1,081	80.7%	80	7.4%	259	19.3%	50	19.3%
Waushara County	22,833	5,367	23.5%	584	10.9%	18,536	81.2%	1,622	8.8%	4,297	18.8%	462	10.8%
Wisconsin	5,211,603	1,342,950	25.8%	150,166	11.2%	4,548,790	87.3%	402,293	8.8%	662,813	12.7%	49,245	7.4%

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

Table B-20. Population Estimates, Waushara County 1970 to 2030

Minor Civil Division	Census 1970	Census 1980	Census 1990	Census 2000	ECWRPC 2005	ECWRPC 2010	ECWRPC 2015	ECWRPC 2020	ECWRPC 2025	ECWRPC 2030	Percent Change 2000 to 2030
C. Berlin (pt.)	41	91	67	83	86	89	91	92	93	93	12.53%
C. Wautoma	1,624	1,629	1,784	1,998	2,182	2,302	2,409	2,502	2,588	2,649	32.59%
V. Coloma	336	367	383	461	482	511	536	559	580	595	29.09%
V. Hancock	404	419	382	463	471	477	480	479	476	469	1.21%
V. Lohrville	213	336	368	408	425	436	443	447	450	449	9.94%
V. Plainfield	642	813	839	899	912	907	894	873	848	814	-9.46%
V. Redgranite	645	976	1,009	1,040	2,071	2,123	2,159	2,180	2,193	2,184	110.03%
V. Wild Rose	585	741	753	765	773	770	759	742	722	694	-9.26%
T. Aurora	802	890	846	971	1,092	1,139	1,178	1,210	1,238	1,255	29.20%
T. Bloomfield	798	931	922	1,018	1,068	1,076	1,074	1,064	1,050	1,025	0.65%
T. Coloma[a]	382	437	499	660	748	807	862	913	962	1,002	51.83%
T. Dakota	752	994	1,092	1,259	1,293	1,300	1,296	1,282	1,263	1,230	-2.33%
T. Deerfield	367	445	454	629	674	711	745	774	801	820	30.40%
T. Hancock	346	426	467	531	576	601	621	637	652	660	24.30%
T. Leon	651	844	992	1,281	1,435	1,528	1,612	1,687	1,758	1,812	41.46%
T. Marion	877	1,333	1,478	2,065	2,230	2,345	2,446	2,532	2,612	2,666	29.08%
T. Mount Morris	517	685	767	1,092	1,155	1,213	1,263	1,306	1,345	1,370	25.50%
T. Oasis	346	403	389	405	403	397	388	374	359	340	-15.99%
T. Plainfield	447	574	529	533	563	574	581	584	585	580	8.77%
T. Poy Sippi	823	913	929	972	994	993	982	964	941	908	-6.57%
T. Richford	322	404	455	588	627	658	686	709	731	746	26.79%
T. Rose	319	515	486	595	627	645	659	668	675	675	13.36%
T. Saxeville	612	776	846	974	1,026	1,059	1,084	1,102	1,116	1,119	14.88%
T. Springwater	584	924	1,011	1,389	1,460	1,519	1,566	1,604	1,637	1,653	19.02%
T. Warren	637	573	550	675	733	763	789	809	827	837	23.98%
T. Wautoma	723	1,087	1,088	1,312	1,380	1,406	1,420	1,424	1,423	1,407	7.26%
Waushara County[a]	14,795	18,526	19,385	23,066	25,483	26,349	27,024	27,518	27,925	28,051	21.61%

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

1015/04

Table B-21. Total Number of Households in Waushara County, 1970 to 2000

Minor Civil Division	1970		1980		1990		2000		1970 to 2000	
	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	Change in HHs Number	Percent
C. Berlin (pt.)	15	2.73	31	2.94	22	3.05	36	2.31	21	140.0%
C. Wautoma	570	2.76	695	2.18	748	2.25	806	2.20	236	41.4%
V. Coloma	139	2.42	159	2.31	159	2.41	185	2.42	46	33.1%
V. Hancock	136	2.87	167	2.51	164	2.33	193	2.40	57	41.9%
V. Lohrville	62	3.15	127	2.65	142	2.59	168	2.43	106	171.0%
V. Plainfield	250	2.57	318	2.52	324	2.55	342	2.60	92	36.8%
V. Redgranite	231	2.79	367	2.66	421	2.40	440	2.30	209	90.5%
V. Wild Rose	224	2.61	275	2.45	309	2.15	312	2.26	88	39.3%
T. Aurora	239	3.36	303	2.94	296	2.86	352	2.76	113	47.3%
T. Bloomfield	223	3.58	301	3.09	315	2.93	383	2.65	160	71.7%
T. Coloma	114	3.35	145	3.01	181	2.76	254	2.51	140	122.8%
T. Dakota	238	3.16	379	2.62	411	2.66	493	2.55	255	107.1%
T. Deerfield	123	2.98	162	2.75	178	2.55	263	2.39	140	113.8%
T. Hancock	125	2.77	157	2.71	178	2.62	211	2.52	86	68.8%
T. Leon	215	3.03	315	2.68	397	2.50	539	2.38	324	150.7%
T. Marion	310	2.83	542	2.46	641	2.31	908	2.27	598	192.9%
T. Mount Morris	173	2.99	275	2.49	327	2.35	481	2.27	308	178.0%
T. Oasis	107	3.23	131	3.08	136	2.86	152	2.66	45	42.1%
T. Plainfield	144	3.10	191	2.99	191	2.77	198	2.69	54	37.5%
T. Poy Sippi	267	3.05	325	2.81	354	2.62	392	2.48	125	46.8%
T. Richford	90	3.58	139	2.91	150	3.03	190	3.09	100	111.1%
T. Rose	108	2.95	179	2.88	192	2.53	244	2.44	136	125.9%
T. Saxeville	194	3.15	273	2.84	316	2.68	393	2.48	199	102.6%
T. Springwater	205	2.85	365	2.53	434	2.33	617	2.25	412	201.0%
T. Warren	176	3.72	198	2.89	210	2.62	261	2.59	85	48.3%
T. Wautoma	232	3.12	385	2.82	420	2.59	523	2.46	291	125.4%
Waushara County	4,910	3.00	6,904	2.65	7,616	2.52	9,336	2.43	4,426	90.1%

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

Note: Corrections to 1990 pphh for T. Springwater and V. Wild Rose made on 11/27/06. Group quarter population for V. Wild Rose was incorrectly assigned to T. Springwater.

Table B-22. Estimated Households by MCD, Waushara County, 2000 to 2030

Minor Civil Division	2000		2005		2010		2015		2020		2025		2030	
	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH
C. Berlin (pt.)	36	2.31	37	2.34	40	2.20	44	2.07	47	1.98	49	1.90	51	1.82
	36	2.31	38	2.29	39	2.26	41	2.23	42	2.21	43	2.19	43	2.18
C. Wautoma	806	2.20	863	2.24	929	2.20	989	2.16	1,037	2.14	1,075	2.14	1,101	2.14
	806	2.20	889	2.18	952	2.15	1,010	2.12	1,060	2.10	1,105	2.08	1,138	2.07
V. Coloma	185	2.42	189	2.47	204	2.43	217	2.39	228	2.37	237	2.37	243	2.38
	185	2.42	195	2.40	209	2.37	222	2.34	234	2.32	244	2.30	252	2.29
V. Hancock	193	2.40	192	2.45	200	2.39	205	2.34	207	2.31	207	2.31	203	2.30
	193	2.40	198	2.38	203	2.35	207	2.32	209	2.30	209	2.28	207	2.27
V. Lohrville	168	2.43	172	2.47	183	2.38	192	2.30	199	2.25	204	2.21	207	2.17
	168	2.43	176	2.41	183	2.38	189	2.35	192	2.33	195	2.31	195	2.30
V. Plainfield	342	2.60	340	2.65	346	2.60	347	2.55	342	2.53	332	2.53	317	2.54
	342	2.60	350	2.58	352	2.55	351	2.52	346	2.50	338	2.48	327	2.47
V. Redgranite	440	2.30	471	2.40	490	2.41	503	2.41	509	2.43	509	2.45	502	2.47
	440	2.30	495	2.28	525	2.25	548	2.22	562	2.20	572	2.18	572	2.17
V. Wild Rose	312	2.26	309	2.30	317	2.24	321	2.18	319	2.14	313	2.12	303	2.11
	312	2.26	318	2.24	321	2.21	321	2.18	317	2.16	310	2.14	300	2.13
T. Aurora	352	2.76	388	2.81	419	2.72	447	2.64	469	2.58	488	2.54	500	2.51
	352	2.76	399	2.74	421	2.71	440	2.68	455	2.66	469	2.64	477	2.63
T. Bloomfield	383	2.65	395	2.69	417	2.57	435	2.46	446	2.38	453	2.31	454	2.25
	383	2.65	405	2.63	413	2.60	417	2.57	417	2.55	414	2.53	406	2.52
T. Coloma	254	2.51	283	2.55	317	2.46	351	2.37	382	2.31	410	2.26	434	2.23
	254	2.51	290	2.49	317	2.46	343	2.43	366	2.41	388	2.39	407	2.38
T. Dakota	493	2.55	498	2.60	517	2.52	531	2.44	536	2.39	535	2.36	527	2.33
	493	2.55	511	2.53	521	2.50	525	2.47	524	2.45	519	2.43	509	2.42
T. Deerfield	263	2.39	277	2.43	304	2.34	330	2.26	352	2.20	372	2.15	387	2.12
	263	2.39	284	2.37	304	2.34	323	2.31	338	2.29	353	2.27	363	2.26
T. Hancock	211	2.52	225	2.57	242	2.48	258	2.40	271	2.35	282	2.31	289	2.28
	211	2.52	231	2.50	243	2.47	255	2.44	264	2.42	271	2.40	276	2.39
T. Leon	539	2.38	593	2.42	654	2.34	713	2.26	764	2.21	810	2.17	848	2.14
	539	2.38	608	2.36	656	2.33	701	2.30	741	2.28	777	2.26	806	2.25
T. Marion	908	2.27	965	2.31	1,049	2.24	1,127	2.17	1,192	2.12	1,248	2.09	1,289	2.07
	908	2.27	991	2.25	1,057	2.22	1,118	2.19	1,168	2.17	1,214	2.15	1,247	2.14
T. Mount Morris	481	2.27	500	2.31	543	2.23	583	2.17	616	2.12	645	2.09	666	2.06
	481	2.27	514	2.25	547	2.22	577	2.19	603	2.17	625	2.15	641	2.14
T. Oasis	152	2.66	149	2.70	154	2.58	157	2.47	157	2.38	156	2.30	152	2.23
	152	2.66	153	2.64	152	2.61	150	2.58	146	2.56	141	2.54	135	2.53
T. Plainfield	198	2.69	205	2.74	218	2.63	229	2.54	237	2.46	243	2.41	245	2.37
	198	2.69	211	2.67	218	2.64	223	2.61	226	2.59	227	2.57	227	2.56
T. Poy Sippi	392	2.48	394	2.52	409	2.43	420	2.34	425	2.27	424	2.22	418	2.17
	392	2.48	404	2.46	409	2.43	410	2.40	405	2.38	399	2.36	387	2.35
T. Richford	190	3.09	199	3.16	214	3.07	229	3.00	241	2.95	250	2.92	257	2.90
	190	3.09	204	3.07	217	3.04	228	3.01	238	2.99	246	2.97	252	2.96
T. Rose	244	2.44	253	2.48	270	2.39	286	2.30	298	2.24	307	2.20	312	2.16
	244	2.44	259	2.42	270	2.39	279	2.36	286	2.34	291	2.32	292	2.31
T. Saxeville	393	2.48	407	2.52	437	2.42	465	2.33	487	2.26	504	2.21	516	2.17
	393	2.48	417	2.46	436	2.43	452	2.40	464	2.38	473	2.36	477	2.35
T. Springwater	617	2.25	638	2.29	687	2.21	732	2.14	768	2.09	797	2.05	817	2.02
	617	2.25	655	2.23	691	2.20	722	2.17	747	2.15	768	2.13	781	2.12
T. Warren	261	2.59	278	2.64	299	2.55	319	2.47	334	2.42	347	2.38	356	2.35
	261	2.59	285	2.57	301	2.54	314	2.51	325	2.49	335	2.47	341	2.46
T. Wautoma	523	2.46	541	2.50	572	2.41	599	2.33	616	2.27	627	2.23	630	2.19
	523	2.46	556	2.44	574	2.41	587	2.38	594	2.36	597	2.34	594	2.33
Waushara County	9,336	2.43	9,760	2.48	10,430	2.40	11,030	2.33	11,479	2.28	11,824	2.25	12,023	2.21
	9,336	2.43	10,034	2.41	10,532	2.37	10,954	2.34	11,268	2.32	11,522	2.30	11,651	2.29

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

11/22/2004

APPENDIX C

HOUSING
APPENDICES

Table C-1 Occupied Dwelling Units by Age, 1990

Table C-2 Occupied Dwelling Units by Age, 2000

Table C-3 Total Dwelling Units by Structural Type, 1990

Table C-4 Total Dwelling Units by Structural Type, 2000

Table C-5 Occupancy Status, 1990

Table C-6 Occupancy Status, 2000

Table C-7 Total Vacancy Status, 1990

Table C-8 Total Vacancy Status, 2000

Table C-9 Owner-Occupied Housing Stock Value, 2000

Table C-10 Households Paying a Disproportionate Share of Their Income for Housing

Table C-11 Plumbing Facilities by Occupants Per Room, 2000

Table C-12 Housing Stress Index

Table C-13 Waushara County Composite Index, 2000

Table C-1. Occupied Dwelling Units by Age, 1990

Jurisdiction	Less Than 5 Years		6-10 yrs		11-20 yrs		21-30 yrs		31-40 yrs		40+ yrs		Total Occupied Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	0	0.0%	0	0.0%	9	39.1%	0	0.0%	4	17.4%	10	43.5%	23	100.0%
C. Wautoma	45	6.0%	79	10.6%	129	17.2%	108	14.4%	86	11.5%	301	40.2%	748	100.0%
V. Coloma	2	1.3%	8	5.3%	38	25.2%	14	9.3%	16	10.6%	73	48.3%	151	100.0%
V. Hancock	5	3.2%	7	4.5%	28	17.9%	19	12.2%	11	7.1%	86	55.1%	156	100.0%
V. Lohrville	9	6.1%	22	15.0%	56	38.1%	13	8.8%	17	11.6%	30	20.4%	147	100.0%
V. Plainfield	12	3.6%	33	9.9%	65	19.4%	21	6.3%	38	11.3%	166	49.6%	335	100.0%
V. Redgranite	46	11.1%	29	7.0%	107	25.8%	54	13.0%	17	4.1%	162	39.0%	415	100.0%
V. Wild Rose	41	13.8%	22	7.4%	43	14.4%	28	9.4%	30	10.1%	134	45.0%	298	100.0%
T. Aurora	15	5.2%	12	4.2%	57	19.9%	48	16.7%	38	13.2%	117	40.8%	287	100.0%
T. Bloomfield	16	4.9%	27	8.3%	89	27.2%	27	8.3%	11	3.4%	157	48.0%	327	100.0%
T. Coloma	13	7.0%	30	16.0%	52	27.8%	13	7.0%	4	2.1%	75	40.1%	187	100.0%
T. Dakota	30	7.3%	48	11.7%	163	39.7%	70	17.0%	22	5.4%	78	19.0%	411	100.0%
T. Deerfield	27	15.5%	13	7.5%	44	25.3%	19	10.9%	3	1.7%	68	39.1%	174	100.0%
T. Hancock	23	12.6%	18	9.9%	50	27.5%	15	8.2%	14	7.7%	62	34.1%	182	100.0%
T. Leon	32	8.1%	33	8.4%	135	34.2%	37	9.4%	33	8.4%	125	31.6%	395	100.0%
T. Marion	47	7.3%	100	15.6%	235	36.7%	75	11.7%	34	5.3%	150	23.4%	641	100.0%
T. Mount Morris	26	7.9%	44	13.4%	88	26.7%	32	9.7%	41	12.5%	98	29.8%	329	100.0%
T. Oasis	11	7.7%	22	15.4%	34	23.8%	0	0.0%	11	7.7%	65	45.5%	143	100.0%
T. Plainfield	15	7.9%	18	9.4%	41	21.5%	32	16.8%	32	16.8%	53	27.7%	191	100.0%
T. Poy Sippi	8	2.3%	26	7.3%	83	23.4%	28	7.9%	29	8.2%	180	50.8%	354	100.0%
T. Richford	17	10.6%	15	9.4%	51	31.9%	4	2.5%	6	3.8%	67	41.9%	160	100.0%
T. Rose	7	3.8%	32	17.3%	52	28.1%	17	9.2%	7	3.8%	70	37.8%	185	100.0%
T. Saxeville	24	7.9%	37	12.2%	74	24.3%	33	10.9%	24	7.9%	112	36.8%	304	100.0%
T. Springwater	48	11.1%	61	14.1%	136	31.3%	61	14.1%	47	10.8%	81	18.7%	434	100.0%
T. Warren	23	10.5%	20	9.1%	49	22.4%	14	6.4%	15	6.8%	98	44.7%	219	100.0%
T. Wautoma	29	6.9%	48	11.4%	139	33.1%	38	9.0%	41	9.8%	125	29.8%	420	100.0%
Waushara County	571	7.5%	804	10.6%	2,047	26.9%	820	10.8%	631	8.3%	2,743	36.0%	7,616	100.0%
Wisconsin	198,198	12.0%	177,085	10.7%	263,431	15.9%	243,835	14.8%	166,000	10.0%	603,712	36.5%	1,652,261	100.0%

Source: U.S. Census, 1990

Table C-2. Occupied Dwelling Units by Age, 2000

Jurisdiction	Less Than 5 Years		6-10 yrs		11-20 yrs		21-30 yrs		31-40 yrs		40+ yrs		Total Occupied Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	15	45.5%	0	0.0%	0	0.0%	4	12.1%	3	9.1%	11	33.3%	33	100.0%
C. Wautoma	48	6.0%	31	3.9%	114	14.3%	163	20.4%	76	9.5%	366	45.9%	798	100.0%
V. Coloma	10	5.4%	19	10.2%	19	10.2%	33	17.7%	7	3.8%	98	52.7%	186	100.0%
V. Hancock	30	15.6%	34	17.7%	19	9.9%	15	7.8%	5	2.6%	89	46.4%	192	100.0%
V. Lohrville	4	2.4%	13	7.9%	32	19.4%	54	32.7%	13	7.9%	49	29.7%	165	100.0%
V. Plainfield	15	4.5%	13	3.9%	23	6.9%	44	13.3%	30	9.1%	206	62.2%	331	100.0%
V. Redgranite	37	8.2%	32	7.1%	41	9.1%	100	22.3%	26	5.8%	213	47.4%	449	100.0%
V. Wild Rose	48	15.3%	8	2.6%	34	10.9%	32	10.2%	15	4.8%	176	56.2%	313	100.0%
T. Aurora	42	11.8%	20	5.6%	23	6.5%	41	11.5%	43	12.1%	187	52.5%	356	100.0%
T. Bloomfield	59	15.5%	42	11.1%	26	6.8%	52	13.7%	31	8.2%	170	44.7%	380	100.0%
T. Coloma	42	17.2%	24	9.8%	35	14.3%	60	24.6%	22	9.0%	61	25.0%	244	100.0%
T. Dakota	45	9.2%	42	8.6%	76	15.5%	139	28.3%	52	10.6%	137	27.9%	491	100.0%
T. Deerfield	47	18.1%	30	11.5%	29	11.2%	46	17.7%	15	5.8%	93	35.8%	260	100.0%
T. Hancock	35	16.1%	17	7.8%	42	19.3%	31	14.2%	10	4.6%	83	38.1%	218	100.0%
T. Leon	86	16.1%	46	8.6%	82	15.4%	103	19.3%	55	10.3%	161	30.2%	533	100.0%
T. Marion	125	13.7%	95	10.4%	166	18.2%	238	26.1%	55	6.0%	233	25.5%	912	100.0%
T. Mount Morris	64	13.2%	73	15.1%	85	17.5%	85	17.5%	28	5.8%	150	30.9%	485	100.0%
T. Oasis	17	10.8%	7	4.4%	22	13.9%	28	17.7%	18	11.4%	66	41.8%	158	100.0%
T. Plainfield	17	8.2%	18	8.7%	23	11.1%	39	18.8%	39	18.8%	71	34.3%	207	100.0%
T. Poy Sippi	21	5.4%	19	4.9%	27	6.9%	63	16.2%	24	6.2%	236	60.5%	390	100.0%
T. Richford	26	13.3%	25	12.8%	28	14.3%	46	23.5%	3	1.5%	68	34.7%	196	100.0%
T. Rose	49	20.5%	13	5.4%	28	11.7%	49	20.5%	16	6.7%	84	35.1%	239	100.0%
T. Saxeville	46	11.5%	30	7.5%	58	14.5%	82	20.4%	29	7.2%	156	38.9%	401	100.0%
T. Springwater	85	13.9%	39	6.4%	113	18.5%	152	24.8%	54	8.8%	169	27.6%	612	100.0%
T. Warren	33	12.6%	24	9.2%	33	12.6%	43	16.5%	35	13.4%	93	35.6%	261	100.0%
T. Wautoma	49	9.3%	67	12.7%	86	16.3%	99	18.8%	41	7.8%	184	35.0%	526	100.0%
Waushara County	1,095	11.7%	781	8.4%	1,264	13.5%	1,841	19.7%	745	8.0%	3,610	38.7%	9,336	100.0%
Wisconsin	188,002	9.0%	153,270	7.4%	222,167	10.7%	355,484	17.1%	247,765	11.9%	917,856	44.0%	2,084,544	100.0%

Source: U.S. Census, 2000

Table C-3. Total Dwelling Units by Structural Type, 1990

Jurisdiction	Single Family Units		2 to 4 Units		5 or More Units		Mobile Home, Trailer or Other		Total Housing Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	26	96.3%	0	0.0%	0	0.0%	1	3.7%	27	100.0%
C. Wautoma	584	71.7%	121	14.8%	78	9.6%	32	3.9%	815	100.0%
V. Coloma	151	77.0%	8	4.1%	25	12.8%	12	6.1%	196	100.0%
V. Hancock	187	80.6%	3	1.3%	0	0.0%	42	18.1%	232	100.0%
V. Lohrville	99	56.9%	1	0.6%	0	0.0%	74	42.5%	174	100.0%
V. Plainfield	301	81.4%	31	8.4%	16	4.3%	22	5.9%	370	100.0%
V. Redgranite	327	69.0%	28	5.9%	12	2.5%	107	22.6%	474	100.0%
V. Wild Rose	229	66.8%	26	7.6%	59	17.2%	29	8.5%	343	100.0%
T. Aurora	295	87.0%	12	3.5%	0	0.0%	32	9.4%	339	100.0%
T. Bloomfield	356	85.6%	11	2.6%	0	0.0%	49	11.8%	416	100.0%
T. Coloma	338	75.6%	5	1.1%	0	0.0%	104	23.3%	447	100.0%
T. Dakota	425	65.1%	18	2.8%	1	0.2%	209	32.0%	653	100.0%
T. Deerfield	306	85.0%	4	1.1%	0	0.0%	50	13.9%	360	100.0%
T. Hancock	319	93.5%	0	0.0%	1	0.3%	21	6.2%	341	100.0%
T. Leon	665	82.0%	5	0.6%	0	0.0%	141	17.4%	811	100.0%
T. Marion	1,219	86.0%	14	1.0%	0	0.0%	184	13.0%	1,417	100.0%
T. Mount Morris	753	86.9%	9	1.0%	2	0.2%	103	11.9%	867	100.0%
T. Oasis	245	94.6%	0	0.0%	0	0.0%	14	5.4%	259	100.0%
T. Plainfield	174	76.3%	4	1.8%	0	0.0%	50	21.9%	228	100.0%
T. Poy Sippi	349	83.3%	9	2.1%	19	4.5%	42	10.0%	419	100.0%
T. Richford	212	86.9%	2	0.8%	0	0.0%	30	12.3%	244	100.0%
T. Rose	246	78.3%	2	0.6%	1	0.3%	65	20.7%	314	100.0%
T. Saxeville	524	89.6%	7	1.2%	0	0.0%	54	9.2%	585	100.0%
T. Springwater	880	79.4%	6	0.5%	0	0.0%	222	20.0%	1,108	100.0%
T. Warren	196	67.1%	2	0.7%	0	0.0%	94	32.2%	292	100.0%
T. Wautoma	460	89.3%	11	2.1%	0	0.0%	44	8.5%	515	100.0%
Waushara County	9,866	80.6%	339	2.8%	214	1.7%	1,827	14.9%	12,246	100.0%
Wisconsin	1,392,610	67.7%	277,221	13.5%	256,616	12.5%	129,327	6.3%	2,055,774	100.0%

Source: U.S. Census, 1990

Table C-4. Total Dwelling Units by Structural Type, 2000

Jurisdiction	Single Family Units		2 to 4 Units		5 or More Units		Mobile Home, Trailer or Other		Total Housing Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	17	48.6%	3	8.6%	15	42.9%	0	0.0%	35	100.0%
C. Wautoma	583	67.4%	104	12.0%	142	16.4%	36	4.2%	865	100.0%
V. Coloma	173	84.4%	1	0.5%	12	5.9%	19	9.3%	205	100.0%
V. Hancock	197	76.4%	1	0.4%	13	5.0%	47	18.2%	258	100.0%
V. Lohrville	99	54.1%	7	3.8%	0	0.0%	77	42.1%	183	100.0%
V. Plainfield	298	82.8%	26	7.2%	21	5.8%	15	4.2%	360	100.0%
V. Redgranite	360	71.6%	22	4.4%	23	4.6%	98	19.5%	503	100.0%
V. Wild Rose	253	73.5%	21	6.1%	35	10.2%	35	10.2%	344	100.0%
T. Aurora	349	89.7%	9	2.3%	0	0.0%	31	8.0%	389	100.0%
T. Bloomfield	414	91.0%	13	2.9%	0	0.0%	28	6.2%	455	100.0%
T. Coloma	423	86.9%	2	0.4%	0	0.0%	62	12.7%	487	100.0%
T. Dakota	495	71.9%	13	1.9%	3	0.4%	177	25.7%	688	100.0%
T. Deerfield	447	90.9%	4	0.8%	0	0.0%	41	8.3%	492	100.0%
T. Hancock	348	92.3%	3	0.8%	0	0.0%	26	6.9%	377	100.0%
T. Leon	750	88.1%	0	0.0%	0	0.0%	101	11.9%	851	100.0%
T. Marion	1,456	88.8%	12	0.7%	0	0.0%	172	10.5%	1,640	100.0%
T. Mount Morris	911	91.3%	4	0.4%	2	0.2%	81	8.1%	998	100.0%
T. Oasis	260	98.1%	0	0.0%	0	0.0%	5	1.9%	265	100.0%
T. Plainfield	206	85.1%	6	2.5%	0	0.0%	30	12.4%	242	100.0%
T. Poy Sippi	374	86.4%	20	4.6%	26	6.0%	13	3.0%	433	100.0%
T. Richford	254	90.4%	2	0.7%	2	0.7%	23	8.2%	281	100.0%
T. Rose	267	78.3%	0	0.0%	0	0.0%	74	21.7%	341	100.0%
T. Saxeville	554	90.7%	8	1.3%	0	0.0%	49	8.0%	611	100.0%
T. Springwater	991	69.8%	8	0.6%	2	0.1%	418	29.5%	1,419	100.0%
T. Warren	235	70.4%	5	1.5%	0	0.0%	94	28.1%	334	100.0%
T. Wautoma	574	93.9%	9	1.5%	0	0.0%	28	4.6%	611	100.0%
Waushara County	11,288	82.6%	303	2.2%	296	2.2%	1,780	13.0%	13,667	100.0%
Wisconsin	1,609,407	69.3%	281,936	12.1%	325,633	14.0%	104,168	4.5%	2,321,144	100.0%

Source: U.S. Census, 2000

Table C-5. Occupancy Status, 1990

Jurisdiction	Total Occupied Housing Units		Owner-Occupied Units		Renter Occupied Units		Vacant Housing Units		Total Housing Units
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
C. Berlin (pt.)	22	81.5%	19	70.4%	3	11.1%	5	18.5%	27
C. Wautoma	748	91.8%	474	58.2%	274	33.6%	67	8.2%	815
V. Coloma	159	81.1%	107	54.6%	52	26.5%	37	18.9%	196
V. Hancock	164	70.7%	127	54.7%	37	15.9%	68	29.3%	232
V. Lohrville	142	81.6%	118	67.8%	24	13.8%	32	18.4%	174
V. Plainfield	324	87.6%	227	61.4%	97	26.2%	46	12.4%	370
V. Redgranite	421	88.8%	324	68.4%	97	20.5%	53	11.2%	474
V. Wild Rose	309	90.1%	183	53.4%	126	36.7%	34	9.9%	343
T. Aurora	296	87.3%	249	73.5%	47	13.9%	43	12.7%	339
T. Bloomfield	315	75.7%	263	63.2%	52	12.5%	101	24.3%	416
T. Coloma	181	40.5%	152	34.0%	29	6.5%	266	59.5%	447
T. Dakota	411	62.9%	322	49.3%	89	13.6%	242	37.1%	653
T. Deerfield	178	49.4%	158	43.9%	20	5.6%	182	50.6%	360
T. Hancock	178	52.2%	151	44.3%	27	7.9%	163	47.8%	341
T. Leon	397	49.0%	349	43.0%	48	5.9%	414	51.0%	811
T. Marion	641	45.2%	575	40.6%	66	4.7%	776	54.8%	1417
T. Mount Morris	327	37.7%	288	33.2%	39	4.5%	540	62.3%	867
T. Oasis	136	52.5%	117	45.2%	19	7.3%	123	47.5%	259
T. Plainfield	191	83.8%	148	64.9%	43	18.9%	37	16.2%	228
T. Poy Sippi	354	84.5%	274	65.4%	80	19.1%	65	15.5%	419
T. Richford	150	61.5%	135	55.3%	15	6.1%	94	38.5%	244
T. Rose	192	61.1%	162	51.6%	30	9.6%	122	38.9%	314
T. Saxeville	316	54.0%	265	45.3%	51	8.7%	269	46.0%	585
T. Springwater	434	39.2%	381	34.4%	53	4.8%	674	60.8%	1108
T. Warren	210	71.9%	179	61.3%	31	10.6%	82	28.1%	292
T. Wautoma	420	81.6%	369	71.7%	51	9.9%	95	18.4%	515
Waushara County	7,616	62.2%	6,116	49.9%	1,500	12.2%	4,630	37.8%	12,246
Wisconsin	1,822,118	88.6%	1,215,350	59.1%	606,768	29.5%	233,656	11.4%	2,055,774

Source: U.S. Census, 1990

Table C-6. Occupancy Status, 2000

Jurisdiction	Total Occupied Housing Units		Owner-Occupied Units		Renter Occupied Units		Vacant Housing Units		Total Housing Units
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
C. Berlin (pt.)	36	90.0%	17	42.5%	19	47.5%	4	10.0%	40
C. Wautoma	806	91.9%	452	51.5%	354	40.4%	71	8.1%	877
V. Coloma	185	93.9%	133	67.5%	52	26.4%	12	6.1%	197
V. Hancock	193	76.0%	141	55.5%	52	20.5%	61	24.0%	254
V. Lohrville	168	87.5%	156	81.3%	12	6.3%	24	12.5%	192
V. Plainfield	342	91.7%	239	64.1%	103	27.6%	31	8.3%	373
V. Redgranite	440	89.2%	315	63.9%	125	25.4%	53	10.8%	493
V. Wild Rose	312	92.0%	209	61.7%	103	30.4%	27	8.0%	339
T. Aurora	352	91.7%	318	82.8%	34	8.9%	32	8.3%	384
T. Bloomfield	383	84.4%	342	75.3%	41	9.0%	71	15.6%	454
T. Coloma	254	50.8%	218	43.6%	36	7.2%	246	49.2%	500
T. Dakota	493	71.1%	430	62.0%	63	9.1%	200	28.9%	693
T. Deerfield	263	54.0%	245	50.3%	18	3.7%	224	46.0%	487
T. Hancock	211	54.9%	184	47.9%	27	7.0%	173	45.1%	384
T. Leon	539	63.3%	503	59.1%	36	4.2%	312	36.7%	851
T. Marion	908	55.7%	834	51.2%	74	4.5%	722	44.3%	1,630
T. Mount Morris	481	48.4%	431	43.4%	50	5.0%	513	51.6%	994
T. Oasis	152	58.9%	134	51.9%	18	7.0%	106	41.1%	258
T. Plainfield	198	86.1%	169	73.5%	29	12.6%	32	13.9%	230
T. Poy Sippi	392	89.9%	323	74.1%	69	15.8%	44	10.1%	436
T. Richford	190	67.6%	168	59.8%	22	7.8%	91	32.4%	281
T. Rose	244	69.1%	220	62.3%	24	6.8%	109	30.9%	353
T. Saxeville	393	64.4%	355	58.2%	38	6.2%	217	35.6%	610
T. Springwater	617	43.5%	553	38.9%	64	4.5%	803	56.5%	1420
T. Warren	261	78.1%	233	69.8%	28	8.4%	73	21.9%	334
T. Wautoma	523	86.7%	476	78.9%	47	7.8%	80	13.3%	603
Waushara County	9,336	68.3%	7,798	57.1%	1,538	11.3%	4,331	31.7%	13,667
Wisconsin	2,084,544	89.8%	1,426,361	61.5%	658,183	28.4%	236,600	10.2%	2,321,144

Source: U.S. Census, 2000

C-7. Total Vacancy Status, 1990

Jurisdiction	For Rent		For Sale		Seasonal Units		Other		Total Vacant Units	Vacancy Rates	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		Homeowne	Rental
C. Berlin (pt.)	1	20.0%	3	60.0%	0	0.0%	1	20.0%	5	15.8%	33.3%
C. Wautoma	16	23.9%	9	13.4%	15	22.4%	27	40.3%	67	1.9%	5.8%
V. Coloma	11	29.7%	4	10.8%	8	21.6%	14	37.8%	37	3.7%	21.2%
V. Hancock	6	8.8%	4	5.9%	49	72.1%	9	13.2%	68	3.1%	16.2%
V. Lohrville	0	0.0%	0	0.0%	27	84.4%	5	15.6%	32	0.0%	0.0%
V. Plainfield	19	41.3%	10	21.7%	3	6.5%	14	30.4%	46	4.4%	19.6%
V. Redgranite	4	7.5%	10	18.9%	19	35.8%	20	37.7%	53	3.1%	4.1%
V. Wild Rose	17	50.0%	6	17.6%	5	14.7%	6	17.6%	34	3.3%	13.5%
T. Aurora	6	14.0%	3	7.0%	27	62.8%	7	16.3%	43	1.2%	12.8%
T. Bloomfield	4	4.0%	4	4.0%	84	83.2%	9	8.9%	101	1.5%	7.7%
T. Coloma	3	1.1%	5	1.9%	244	91.7%	14	5.3%	266	3.3%	10.3%
T. Dakota	10	4.1%	17	7.0%	193	79.8%	22	9.1%	242	5.3%	11.2%
T. Deerfield	1	0.5%	5	2.7%	161	88.5%	15	8.2%	182	3.2%	5.0%
T. Hancock	1	0.6%	3	1.8%	156	95.7%	3	1.8%	163	2.0%	3.7%
T. Leon	2	0.5%	6	1.4%	368	88.9%	38	9.2%	414	1.7%	4.2%
T. Marion	1	0.1%	25	3.2%	725	93.4%	25	3.2%	776	4.3%	1.5%
T. Mount Morris	10	1.9%	7	1.3%	502	93.0%	21	3.9%	540	2.4%	25.6%
T. Oasis	0	0.0%	2	1.6%	102	82.9%	19	15.4%	123	1.7%	0.0%
T. Plainfield	1	2.7%	1	2.7%	28	75.7%	7	18.9%	37	0.7%	2.3%
T. Poy Sippi	3	4.6%	4	6.2%	41	63.1%	17	26.2%	65	1.5%	3.8%
T. Richford	2	2.1%	3	3.2%	71	75.5%	18	19.1%	94	2.2%	13.3%
T. Rose	1	0.8%	2	1.6%	28	23.0%	91	74.6%	122	1.2%	3.3%
T. Saxeville	1	0.4%	4	1.5%	244	90.7%	20	7.4%	269	1.5%	2.0%
T. Springwater	6	0.9%	10	1.5%	643	95.4%	15	2.2%	674	2.6%	11.3%
T. Warren	0	0.0%	0	0.0%	74	90.2%	8	9.8%	82	0.0%	0.0%
T. Wautoma	2	2.1%	6	6.3%	69	72.6%	18	18.9%	95	1.6%	3.9%
Waushara County	128	2.8%	153	3.3%	3,886	83.9%	463	10.0%	4,630	2.5%	8.5%
Wisconsin	29,795	12.8%	14,692	6.3%	150,761	64.5%	38,408	16.4%	233,656	1.2%	4.7%

Source: U.S. Census, 1990

C-8. Total Vacancy Status, 2000

Jurisdiction	For Rent		For Sale		Seasonal Units		Other		Total Vacant Units	Vacancy Rates	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		Homeowner	Rental
C. Berlin (pt.)	2	50.0%	0	0.0%	0	0.0%	2	50.0%	4	0.0%	10.5%
C. Wautoma	31	43.7%	9	12.7%	8	11.3%	23	32.4%	71	2.0%	8.8%
V. Coloma	2	16.7%	0	0.0%	6	50.0%	4	33.3%	12	0.0%	3.8%
V. Hancock	3	4.9%	4	6.6%	53	86.9%	1	1.6%	61	2.8%	5.8%
V. Lohrville	0	0.0%	7	29.2%	11	45.8%	6	25.0%	24	4.5%	0.0%
V. Plainfield	7	22.6%	7	22.6%	8	25.8%	9	29.0%	31	2.9%	6.8%
V. Redgranite	7	13.2%	12	22.6%	14	26.4%	20	37.7%	53	3.8%	5.6%
V. Wild Rose	12	44.4%	5	18.5%	5	18.5%	5	18.5%	27	2.4%	11.7%
T. Aurora	2	6.3%	3	9.4%	21	65.6%	6	18.8%	32	0.9%	5.9%
T. Bloomfield	2	2.8%	3	4.2%	53	74.6%	13	18.3%	71	0.9%	4.9%
T. Coloma	0	0.0%	2	0.8%	206	83.7%	38	15.4%	246	0.9%	0.0%
T. Dakota	4	2.0%	12	6.0%	144	72.0%	40	20.0%	200	2.8%	6.3%
T. Deerfield	0	0.0%	7	3.1%	206	92.0%	11	4.9%	224	2.9%	0.0%
T. Hancock	2	1.2%	3	1.7%	156	90.2%	12	6.9%	173	1.6%	7.4%
T. Leon	0	0.0%	10	3.2%	289	92.6%	13	4.2%	312	2.0%	0.0%
T. Marion	6	0.8%	21	2.9%	653	90.4%	42	5.8%	722	2.5%	8.1%
T. Mount Morris	3	0.6%	6	1.2%	468	91.2%	36	7.0%	513	1.4%	6.0%
T. Oasis	0	0.0%	2	1.9%	97	91.5%	7	6.6%	106	1.5%	0.0%
T. Plainfield	2	6.3%	5	15.6%	18	56.3%	7	21.9%	32	3.0%	6.9%
T. Poy Sippi	6	13.6%	3	6.8%	19	43.2%	16	36.4%	44	0.9%	8.7%
T. Richford	3	3.3%	0	0.0%	72	79.1%	16	17.6%	91	0.0%	13.6%
T. Rose	1	0.9%	2	1.8%	94	86.2%	12	11.0%	109	0.9%	4.2%
T. Saxeville	1	0.5%	4	1.8%	209	96.3%	3	1.4%	217	1.1%	2.6%
T. Springwater	1	0.1%	11	1.4%	772	96.1%	19	2.4%	803	2.0%	1.6%
T. Warren	0	0.0%	2	2.7%	48	65.8%	23	31.5%	73	0.9%	0.0%
T. Wautoma	7	8.8%	7	8.8%	63	78.8%	3	3.8%	80	1.5%	14.9%
Waushara County	104	2.4%	147	3.4%	3,693	85.3%	387	8.9%	4,331	1.9%	6.8%
Wisconsin	38,714	16.6%	17,172	7.3%	142,313	60.9%	35,457	15.2%	233,656	1.2%	5.6%

Source: U.S. Census, 2000

C-9. Owner-Occupied Housing Stock Value, 2000

Jurisdiction	Less than $50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 to $299,999	$300,000 to $499,999	$500,000 or More	Specified owner-occupied units	1990 Median Housing Value	2000 Median Housing Value
C. Berlin (pt.)	0	2	2	0	6	0	0	10	$48,800	$208,300
C. Wautoma	105	283	20	9	0	0	0	417	$40,800	$60,700
V. Coloma	21	81	11	4	0	0	0	117	$35,600	$67,900
V. Hancock	44	54	15	0	0	0	0	113	$26,300	$56,900
V. Lohrville	19	46	15	0	0	0	0	80	$28,800	$66,700
V. Plainfield	60	110	34	6	0	0	0	210	$37,700	$64,200
V. Redgranite	88	117	18	0	2	0	0	225	$33,300	$59,100
V. Wild Rose	54	104	21	5	2	1	0	187	$37,900	$60,100
T. Aurora	18	80	50	14	13	0	0	175	$55,200	$94,800
T. Bloomfield	10	68	61	13	6	0	0	158	$46,300	$100,600
T. Coloma	16	37	24	10	2	0	0	89	$50,000	$85,000
T. Dakota	17	116	57	15	13	2	0	220	$51,300	$92,100
T. Deerfield	9	46	57	15	14	2	0	143	$50,400	$109,600
T. Hancock	8	48	34	8	3	0	0	101	$48,200	$96,100
T. Leon	21	153	59	29	15	0	0	277	$43,400	$88,100
T. Marion	39	234	161	95	65	22	3	619	$57,600	$111,400
T. Mount Morris	11	117	56	36	45	7	0	272	$53,500	$108,000
T. Oasis	6	52	16	2	0	3	0	79	$48,500	$79,200
T. Plainfield	26	49	18	15	2	0	0	110	$46,600	$67,900
T. Poy Sippi	32	126	36	5	0	2	0	201	$41,400	$78,300
T. Richford	10	39	21	0	2	0	0	72	$40,600	$79,100
T. Rose	11	64	22	0	3	0	0	100	$50,000	$82,400
T. Saxeville	23	72	60	17	20	9	4	205	$52,700	$104,500
T. Springwater	14	114	68	55	42	12	2	307	$61,100	$119,300
T. Warren	7	55	14	11	0	0	2	89	$45,500	$91,300
T. Wautoma	29	168	83	20	7	2	0	309	$52,100	$91,500
Waushara County	698	2,435	1,033	384	262	62	11	4,885	$45,300	$85,100
Wisconsin	73,450	396,893	343,993	173,519	95,163	30,507	8,942	1,122,467	$62,100	$112,200

Source: U.S. Census, 2000

C-10. Households Paying a Disproportionate Share of their Income for Housing

	Households for which owner costs are not affordable				Number of Households in Sample		Households for which renter costs are not affordable				Number of Households in Sample	
	1989		1999				1989		1999			
	Number	Percent	Number	Percent	1989	1999	Number	Percent	Number	Percent	1989	1999
C. Berlin (pt.)	0	n.a.	4	40.0%	16	10	0	n.a.	6	37.5%	0	16
C. Wautoma	87	20.7%	59	14.1%	420	417	102	37.5%	90	26.3%	272	342
V. Coloma	13	13.8%	31	26.5%	94	117	18	37.5%	10	20.8%	48	48
V. Hancock	36	34.3%	18	15.9%	105	113	13	32.5%	12	22.2%	40	54
V. Lohrville	9	14.1%	12	15.0%	64	80	5	20.8%	6	54.5%	24	11
V. Plainfield	28	12.8%	31	14.8%	219	210	33	36.7%	23	22.1%	90	104
V. Redgranite	30	14.2%	51	22.7%	212	225	30	31.9%	40	31.7%	94	126
V. Wild Rose	19	13.0%	25	13.4%	146	187	79	59.4%	17	17.7%	133	96
T. Aurora	21	17.8%	18	10.3%	118	175	7	25.0%	6	20.0%	28	30
T. Bloomfield	19	18.4%	41	25.9%	103	158	12	27.3%	5	20.0%	44	25
T. Coloma	21	30.9%	22	24.7%	68	89	13	56.5%	2	7.7%	23	26
T. Dakota	29	19.0%	36	16.4%	153	220	28	35.0%	6	10.5%	80	57
T. Deerfield	4	5.8%	30	21.0%	69	143	2	13.3%	0	0.0%	15	13
T. Hancock	15	17.6%	24	23.8%	85	101	10	52.6%	1	4.8%	19	21
T. Leon	45	26.9%	65	23.5%	167	277	7	21.9%	6	20.0%	32	30
T. Marion	73	18.3%	122	19.7%	400	619	12	21.1%	19	30.6%	57	62
T. Mount Morris	19	10.4%	85	31.3%	183	272	9	30.0%	12	26.1%	30	46
T. Oasis	10	19.6%	21	26.6%	51	79	1	10.0%	4	21.1%	10	19
T. Plainfield	12	17.4%	28	25.5%	69	110	5	17.9%	6	26.1%	28	23
T. Poy Sippi	32	19.9%	48	23.9%	161	201	24	34.8%	16	28.6%	69	56
T. Richford	16	34.0%	7	9.7%	47	72	0	0.0%	2	25.0%	12	8
T. Rose	4	9.1%	16	16.0%	44	100	4	23.5%	5	23.8%	17	21
T. Saxeville	22	16.7%	42	20.5%	132	205	2	9.1%	4	15.4%	22	26
T. Springwater	30	15.9%	48	15.6%	189	307	8	19.0%	9	15.8%	42	57
T. Warren	6	9.8%	15	16.9%	61	89	8	61.5%	6	20.0%	13	30
T. Wautoma	37	15.8%	64	20.7%	234	309	12	29.3%	11	28.2%	41	39
Waushara County	637	17.6%	963	19.7%	3,610	4,885	444	34.6%	324	23.4%	1,283	1,386
Wisconsin	140,026	15.1%	199,967	17.8%	928,494	1,122,467	209,438	36.0%	207,242	32.3%	582,371	641,672

Source: U.S. Census, 1990 and 2000

Table C-11. Plumbing Facilities by Occupants Per Room, 2000

Jurisdiction	1 or Fewer Persons per Room						More than 1 Persons per Room						Total Occupied
	Units Not Lacking		Units Lacking		Total Units		Units Not Lacking		Units Lacking		Total Units		
C. Berlin (pt.)	33	100.0%	0	0.0%	33	100.0%	0	0.0%	0	0.0%	0	0.0%	33
C. Wautoma	773	96.9%	0	0.0%	773	96.9%	25	3.1%	0	0.0%	25	3.1%	798
V. Coloma	175	94.1%	2	1.1%	177	95.2%	9	4.8%	0	0.0%	9	4.8%	186
V. Hancock	180	93.8%	0	0.0%	180	93.8%	12	6.3%	0	0.0%	12	6.3%	192
V. Lohrville	165	100.0%	0	0.0%	165	100.0%	0	0.0%	0	0.0%	0	0.0%	165
V. Plainfield	321	97.0%	0	0.0%	321	97.0%	10	3.0%	0	0.0%	10	3.0%	331
V. Redgranite	442	98.4%	0	0.0%	442	98.4%	7	1.6%	0	0.0%	7	1.6%	449
V. Wild Rose	310	99.0%	0	0.0%	310	99.0%	3	1.0%	0	0.0%	3	1.0%	313
T. Aurora	352	98.9%	0	0.0%	352	98.9%	4	1.1%	0	0.0%	4	1.1%	356
T. Bloomfield	370	97.4%	5	1.3%	375	98.7%	5	1.3%	0	0.0%	5	1.3%	380
T. Coloma	234	95.9%	5	2.0%	239	98.0%	5	2.0%	0	0.0%	5	2.0%	244
T. Dakota	470	95.7%	0	0.0%	470	95.7%	21	4.3%	0	0.0%	21	4.3%	491
T. Deerfield	254	97.7%	0	0.0%	254	97.7%	6	2.3%	0	0.0%	6	2.3%	260
T. Hancock	215	98.6%	0	0.0%	215	98.6%	3	1.4%	0	0.0%	3	1.4%	218
T. Leon	521	97.7%	3	0.6%	524	98.3%	9	1.7%	0	0.0%	9	1.7%	533
T. Marion	891	97.7%	9	1.0%	900	98.7%	12	1.3%	0	0.0%	12	1.3%	912
T. Mount Morris	482	99.4%	3	0.6%	485	100.0%	0	0.0%	0	0.0%	0	0.0%	485
T. Oasis	158	100.0%	0	0.0%	158	100.0%	0	0.0%	0	0.0%	0	0.0%	158
T. Plainfield	195	94.2%	4	1.9%	199	96.1%	5	2.4%	3	1.4%	8	3.9%	207
T. Poy Sippi	390	100.0%	0	0.0%	390	100.0%	0	0.0%	0	0.0%	0	0.0%	390
T. Richford	180	91.8%	3	1.5%	183	93.4%	9	4.6%	4	2.0%	13	6.6%	196
T. Rose	226	94.6%	7	2.9%	233	97.5%	6	2.5%	0	0.0%	6	2.5%	239
T. Saxeville	397	99.0%	0	0.0%	397	99.0%	4	1.0%	0	0.0%	4	1.0%	401
T. Springwater	605	98.9%	1	0.2%	606	99.0%	4	0.7%	2	0.3%	6	1.0%	612
T. Warren	248	95.0%	5	1.9%	253	96.9%	8	3.1%	0	0.0%	8	3.1%	261
T. Wautoma	504	95.8%	6	1.1%	510	97.0%	16	3.0%	0	0.0%	16	3.0%	526
Waushara County	9,091	97.4%	53	0.6%	9,144	97.9%	183	2.0%	9	0.1%	192	2.1%	9,336
Wisconsin	2,025,159	97.2%	9,312	0.4%	2,034,471	97.6%	48,737	2.3%	1,336	0.1%	50,073	2.4%	2,084,544

Source: U.S. Census, 2000

Table C-12. Housing Stress Index

Variables	Variable Weighting Score	Concentration Weight			
		1% to 10% of Units	11% to 25% of Units	26% to 50% of Units	Greater than 50% of units
Vacancy Rates					
Rental Vacancy Rate => 5%	0	0	0	0	0
Rental Vacancy Rate >3%< 5%	1	0	0	0	0
Rental Vacancy Rate >1%< 3%	5	0	0	0	0
Rental Vacancy Rate< 1%	10	0	0	0	0
Owner Occupied Vacancy Rate => 1.5%	0	0	0	0	0
Owner Occupied Vacancy Rate >1%< 1.5%	1	0	0	0	0
Owner Occupied Vacancy Rate >0.5%< 1%	5	0	0	0	0
Owner Occupied Vacancy Rate <0.5%	10	0	0	0	0
Affordability					
Rental Costs <30% of hh Income	0	0	0	0	0
Rental Costs >30% of hh Income	1	1	5	10	15
Homeowner Costs <30% of hh Income	0	0	0	0	0
Homeowner Costs >30% of hh Income	1	1	5	10	15
Age + Value (lowest % prevails)					
% units <$50,000 & % units >40 yrs <25%	0	0	0	0	0
% units <$50,000 & % units >40 yrs >25%<50%	1	0	0	0	0
% units <$50,000 & % units >40 yrs >50%<75%	5	0	0	0	0
% units <$50,000 & % units >40 yrs >75%	10	0	0	0	0
Overcrowding					
Rental units with <1 persons per room	0	0	0	0	0
Rental units with 1+ persons per room	1	1	5	10	15
Owner-occupied units with <1 persons per room	0	0	0	0	0
Owner-occupied units with 1+ persons per room	1	1	5	10	15
Plumbing					
Housing Units with Complete Plumbing Facilities	0	0	0	0	0
Housing Units Lacking Complete Plumbing Facilities	1	1	5	10	15

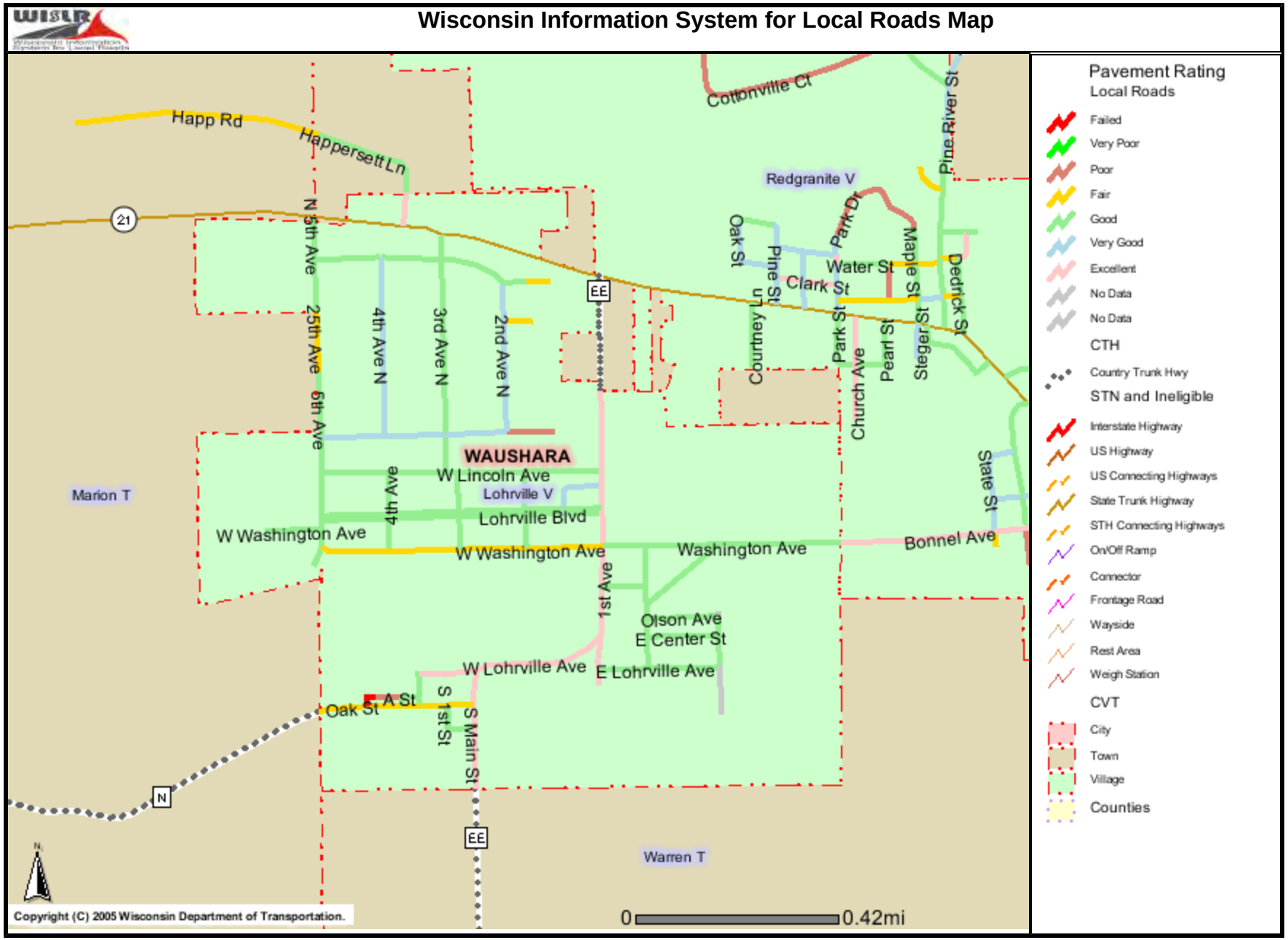
C-13. Waushara County Composite Index, 2000

Jurisdiction	Vacancy Index		Affordability Index		Age + Value Index	Overcrowding Index		Plumbing Index	Total Score
	Rental	Owner Occupied	Rental	Owner Occupied		Rental	Owner Occupied		
C. Berlin (pt.)	0	10	10	10	0	0	0	0	30
C. Wautoma	0	0	10	5	1	1	1	1	19
V. Coloma	1	10	5	10	0	1	1	1	29
V. Hancock	0	0	5	5	1	0	1	0	12
V. Lohrville	10	0	15	5	0	0	0	0	30
V. Plainfield	0	0	5	5	1	1	1	0	13
V. Redgranite	0	0	10	5	1	0	1	0	17
V. Wild Rose	0	0	5	5	1	0	1	0	12
T. Aurora	0	5	5	1	0	0	1	0	12
T. Bloomfield	1	5	5	5	0	0	1	1	18
T. Coloma	10	5	1	5	0	0	1	1	23
T. Dakota	0	0	1	5	0	1	1	0	8
T. Deerfield	10	0	0	5	0	5	1	0	21
T. Hancock	0	0	1	5	0	0	1	0	7
T. Leon	10	0	5	5	0	0	1	0	21
T. Marion	0	0	10	5	0	1	1	0	17
T. Mount Morris	0	1	10	10	0	0	0	0	21
T. Oasis	10	1	5	10	0	0	0	0	26
T. Plainfield	0	0	10	5	0	5	1	1	22
T. Poy Sippi	0	5	10	5	0	0	0	0	20
T. Richford	0	10	5	1	0	0	1	1	18
T. Rose	1	5	5	5	0	0	1	1	18
T. Saxeville	5	1	5	5	0	0	1	0	17
T. Springwater	5	0	5	5	0	1	1	0	17
T. Warren	10	5	5	5	0	0	1	1	27
T. Wautoma	0	1	10	5	0	1	1	1	19
Waushara County	0	0	5	5	0	1	1	0	12

Source: ECWRPC, 2003

APPENDIX D

Wisconsin Information System for Local Roads Map



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APPENDIX E

Rare, Threatened, and Endangered Species and Natural Communities

The Wisconsin Department of Natural Resources Natural Heritage Inventory (NHI) is an on-line database which provides statewide inventory of KNOWN locations and conditions of rare and endangered species. The NHI records data base is updated continually with the last update completed July 22, 2008. The NHI records for Waushara County can be found at, (http://dnr.wi.gov/org/land/er/nhi/CountyData/index.htm).

In most cases, locations for species and natural communities surveyed and listed in the NHI are available down to the town level. The exception are those species whose locations are considered to be sensitive (particularly vulnerable to collection or disturbance). Locations of these species or natural communities are generalized down to the county level in order to minimize impacts to them.

The absence of a species within this database does not indicate that particular species or communities are not present within the listed towns. Nor does the presence of one element imply that other elements were surveyed for but not found. Despite these limitations, the NHI is the state's most comprehensive database on biodiversity and is widely used. Species are listed by their type, scientific name, common name; State status; and the last observed record is indicated. Specific information for the Village of Lohrville was not included in the data base, therefore Town of Warren information is presented below.

Table E-1. Town of Warren Natural Heritage Inventory

Community or Species Type	Scientific Name	State Status*	Common Name	Observation Date
Community	*Alder thicket*	NA	Alder Thicket	
Community	*Lake –Shallow, Hard, Seepage*	NA	*Lake –Shallow, Hard, Seepage*	
Community	*Northern Sedge Meadow*	NA	*Northern Sedge Meadow*	
Community	*Northern Wet Forest*	NA	*Northern Wet Forest*	
Plant	*Arabis missouriensis var.deamii*	SC	Deams's Rockcress	
Fish	*Fundulus diaphanous*	SC/ N	Banded Killifish	
Fish	*Lythrurus umbratilis*	THR	Redfin Shiner	
Fish	*Notropis texanus*	SC/ N	Weed Shiner	

*WDNR State Status: END = endangered; THR = threatened; SC = special concern

Table E-2. First Ancestry* Reported, Top 6 in Waushara County, 2000

Jurisdiction	German	Unclassified or not reported	Polish	Irish	United States or American	English	Persons Reporting First ancestry	Total Population in Sample	Percent of Population Within Top 6 Categories
C. Berlin (pt.)	31	13	8	2	4	0	55	68	85.29%
C. Wautoma	532	537	158	79	97	80	1,421	1,958	75.74%
V. Coloma	173	138	2	31	31	14	348	486	80.04%
V. Hancock	171	90	6	42	14	49	395	485	76.70%
V. Lohrville	135	89	33	24	31	19	332	421	78.62%
V. Plainfield	228	149	58	44	46	79	709	858	70.40%
V. Redgranite	378	242	120	45	51	28	829	1,071	80.67%
V. Wild Rose	267	192	27	41	24	30	598	790	73.54%
T. Aurora	484	164	100	17	50	30	820	984	85.87%
T. Bloomfield	527	190	37	47	22	18	827	1,017	82.69%
T. Coloma	214	198	28	24	35	54	495	693	79.80%
T. Dakota	550	209	113	72	43	47	1,035	1,244	83.12%
T. Deerfield	241	125	60	40	28	55	520	645	85.12%
T. Hancock	195	93	84	25	21	26	449	542	81.92%
T. Leon	560	211	66	64	49	47	1,064	1,275	78.20%
T. Marion	773	354	127	107	133	69	1,693	2,047	76.36%
T. Mount Morris	420	169	72	46	63	28	950	1,119	71.31%
T. Oasis	159	65	41	20	20	15	345	410	78.05%
T. Plainfield	182	112	62	25	12	30	457	569	74.34%
T. Poy Sippi	431	168	80	48	63	23	811	979	83.04%
T. Richford	260	159	23	14	34	6	411	570	87.02%
T. Rose	191	85	59	16	13	72	503	588	74.15%
T. Saxeville	407	175	52	63	34	75	797	972	82.92%
T. Springwater	543	224	89	77	56	76	1,144	1,368	77.85%
T. Warren	214	166	89	37	38	11	487	653	84.99%
T. Wautoma	539	312	87	51	43	57	1,030	1,342	81.15%
Waushara County	8,805	4,629	1,681	1,101	1,055	1,038	18,525	23,154	79.07%
Wisconsin	1,775,722	826,719	326,038	298,177	189,283	184,574	4,536,956	5,363,675	67.13%

**Includes individuals who only reported one ancestry and the first response listed for those who reported multiple ancestries.*

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

Table E-3. Amish Settlements in Wisconsin: Households, Populations, Type of Occupation

Amish Settlements in Wisconsin	Households	Population	Persons/Household	Farming	Dairying	Woodworking
(settlements, county)	No.	No.	ratio	Percent	Percent	Percent
Algoma, Kewaunee Co **	2	13	6.5	100	100	?
Athens, Marathon Co	28	191	6.8	86	86	7
Augusta, Eau Claire Co	115	710	6.2	61	59	32
Beetown, Grant Co ***	11	66	6.0	?	?	?
Blair, Trempealeau Co	43	212	4.9	23	16	58
Bonduel, Shawano Co	35	177	5.1	40	29	51
Cashton, Vernon-Monroe Co	273	1,690	6.2	55	49	26
Chaseburg, Vernon Co	25	175	7.0	64	60	32
Chetek, Barron Co	15	78	5.2	80	53	20
Clayton, Barron Co	19	108	5.7	68	32	47
Elkhart Lake-St. Anna, Calumet Co	13	64	4.9	77	23	23
Evansville-Brodhead, Rock Co	26	123	4.7	35	23	35
Fennimore, Grant Co	23	176	7.7	96	78	4
Franklin, Jackson Co	3	19	6.3	100	33	0
Granton, Clark Co *	121	726	6.0	74	68	22
Greenwood, Clark Co	30	193	6.4	80	67	19
Hillsboro, Vernon Co	95	672	7.1	83	48	10
Kingston-Dalton, Green Lake-Columbia-Marquette Co	152	963	6.3	43	28	41
LaValle-Ironton , Sauk Co	53	378	7.1	47	42	47
Livingston, Lafayette Co	23	177	7.7	65	35	39
Loganville-Hill Point, Sauk Co	?	?		46	20	46
Lookout-Wolf Valley, Buffalo Co ***	11	66	6.0	?	?	?
Loyal, Clark Co ***	59	363	6.2	>60	60*	?
Marion, Waupaca Co **	22	135	6.1	64	50	?
Medford, Taylor Co	82	341	4.2	45	35	21
Mondovi, Pepin-Buffalo Co	73	454	6.2	37	26	56
New Auburn, Chippewa Co	27	199	7.4	11	0	63
Owen-Unity, Clark Co	18	122	6.8	72	56	0
Platteville, Lafayette Co **	21	129	6.1	86	90	?
Readstown, Vernon Co	35	169	4.8	29	20	43
Rising Sun, Crawford-Vernon Co **	1	6	6.0	100	100	?
Spencer, Clark Co	16	90	5.6	75	75	6
Stratford, Marathon Co	19	112	5.9	21	16	63
Taylor, Jackson Co **	17	104	6.1	88	53	?
Viroqua-Liberty Pole, Vernon Co	10	69	6.9	30	20	20
Wautoma, Waushara Co	52	291	5.6	33	23	51
Wilton-Tomah, Monroe Co	139	907	6.5	78	73	13
Wolf Valley-Lookout, Buffalo Co	?	?		>64	64*	?

*** Source: Number of Farmers and Woodworkers per settlement Miller (2002); size of ministry (Raber 2003)

APPENDIX F

ECONOMIC DEVELOPMENT APPENDICES

Table F-1 Educational Attainment, 2000

Table F-2 Total Civilian Labor Force, 1990 and 2000

Table F-3 Employment Status, 16 Years and Older, 1990

Table F-4 Employment Status, 16 Years and Older, 2000

Table F-5 Travel Time to Work, 1990

Table F-6 Travel Time to Work, 2000

Table F-7 Location of Workplace, 1990 and 2000

Table F-8 Economic Development Organizations

Table F-1. Educational Attainment, 2000

Jurisdiction	Less than 9th Grade		9 - 12 Grade, No Diploma		High School Graduate		College				Total Persons Age 25 and Older		High School Graduation Rate	
							1 - 3 Years		4 Years or More					
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	1	1.85%	6	11.11%	24	44.44%	15	27.78%	8	14.81%	54	100.00%	47	87.04%
C. Wautoma	114	8.62%	206	15.58%	542	41.00%	269	20.35%	191	14.45%	1,322	100.00%	1,002	75.79%
V. Coloma	20	6.29%	45	14.15%	140	44.03%	90	28.30%	23	7.23%	318	100.00%	253	79.56%
V. Hancock	20	6.25%	77	24.06%	132	41.25%	68	21.25%	23	7.19%	320	100.00%	223	69.69%
V. Lohrville	20	6.76%	47	15.88%	167	56.42%	55	18.58%	7	2.36%	296	100.00%	229	77.36%
V. Plainfield	50	9.31%	105	19.55%	222	41.34%	90	16.76%	70	13.04%	537	100.00%	382	71.14%
V. Redgranite	63	8.69%	183	25.24%	289	39.86%	164	22.62%	26	3.59%	725	100.00%	479	66.07%
V. Wild Rose	43	7.89%	77	14.13%	209	38.35%	146	26.79%	70	12.84%	545	100.00%	425	77.98%
T. Aurora	38	5.73%	75	11.31%	275	41.48%	205	30.92%	70	10.56%	663	100.00%	550	82.96%
T. Bloomfield	45	6.47%	87	12.52%	344	49.50%	167	24.03%	52	7.48%	695	100.00%	563	81.01%
T. Coloma	56	10.22%	112	20.44%	186	33.94%	145	26.46%	49	8.94%	548	100.00%	380	69.34%
T. Dakota	78	9.33%	122	14.59%	349	41.75%	205	24.52%	82	9.81%	836	100.00%	636	76.08%
T. Deerfield	26	5.37%	69	14.26%	191	39.46%	134	27.69%	64	13.22%	484	100.00%	389	80.37%
T. Hancock	19	4.90%	38	9.79%	212	54.64%	57	14.69%	62	15.98%	388	100.00%	331	85.31%
T. Leon	63	6.64%	134	14.12%	410	43.20%	233	24.55%	109	11.49%	949	100.00%	752	79.24%
T. Marion	71	4.54%	168	10.74%	678	43.35%	408	26.09%	239	15.28%	1,564	100.00%	1,325	84.72%
T. Mount Morris	30	3.65%	88	10.69%	358	43.50%	209	25.39%	138	16.77%	823	100.00%	705	85.66%
T. Oasis	17	6.30%	52	19.26%	103	38.15%	67	24.81%	31	11.48%	270	100.00%	201	74.44%
T. Plainfield	14	3.76%	49	13.17%	180	48.39%	101	27.15%	28	7.53%	372	100.00%	309	83.06%
T. Poy Sippi	66	9.90%	66	9.90%	297	44.53%	160	23.99%	78	11.69%	667	100.00%	535	80.21%
T. Richford	68	19.05%	34	9.52%	149	41.74%	69	19.33%	37	10.36%	357	100.00%	255	71.43%
T. Rose	44	10.35%	56	13.18%	185	43.53%	95	22.35%	45	10.59%	425	100.00%	325	76.47%
T. Saxeville	37	5.17%	74	10.35%	333	46.57%	157	21.96%	114	15.94%	715	100.00%	604	84.48%
T. Springwater	29	2.78%	130	12.46%	495	47.46%	251	24.07%	138	13.23%	1,043	100.00%	884	84.76%
T. Warren	37	8.30%	78	17.49%	217	48.65%	91	20.40%	23	5.16%	446	100.00%	331	74.22%
T. Wautoma	65	6.86%	145	15.30%	347	36.60%	257	27.11%	134	14.14%	948	100.00%	738	77.85%
Waushara County	1,134	6.95%	2,323	14.24%	7,034	43.13%	3908	23.96%	1911	11.72%	16,310	100.00%	12,853	78.80%
Wisconsin	186,125	5.35%	332,292	9.56%	1,201,813	34.58%	976,375	28.09%	779,273	22.42%	3,475,878	100.00%	2,957,461	85.09%

Source: U.S. Census, 2000

Table F-2. Total Civilian Labor Force, 1990 and 2000

Jurisdiction	1990			2000			1990 to 2000 Change			1990 to 2000 Percent Change		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
C. Berlin (pt.)	38	24	14	45	20	25	7	-4	11	18.42%	-16.67%	78.57%
C. Wautoma	761	390	371	901	457	444	140	67	73	18.40%	17.18%	19.68%
V. Coloma	163	88	75	249	134	115	86	46	40	52.76%	52.27%	53.33%
V. Hancock	143	89	54	234	127	107	91	38	53	63.64%	42.70%	98.15%
V. Lohrville	178	103	75	193	106	87	15	3	12	8.43%	2.91%	16.00%
V. Plainfield	366	180	186	425	235	190	59	55	4	16.12%	30.56%	2.15%
V. Redgranite	396	200	196	489	242	247	93	42	51	23.48%	21.00%	26.02%
V. Wild Rose	295	144	151	351	170	181	56	26	30	18.98%	18.06%	19.87%
T. Aurora	420	247	173	565	311	254	145	64	81	34.52%	25.91%	46.82%
T. Bloomfield	469	292	177	512	290	222	43	-2	45	9.17%	-0.68%	25.42%
T. Coloma	242	135	107	386	200	186	144	65	79	59.50%	48.15%	73.83%
T. Dakota	477	267	210	598	320	278	121	53	68	25.37%	19.85%	32.38%
T. Deerfield	212	128	84	288	152	136	76	24	52	35.85%	18.75%	61.90%
T. Hancock	199	119	80	288	167	121	89	48	41	44.72%	40.34%	51.25%
T. Leon	457	264	193	686	374	312	229	110	119	50.11%	41.67%	61.66%
T. Marion	680	368	312	922	478	444	242	110	132	35.59%	29.89%	42.31%
T. Mount Morris	313	170	143	538	299	239	225	129	96	71.88%	75.88%	67.13%
T. Oasis	180	86	94	201	97	104	21	11	10	11.67%	12.79%	10.64%
T. Plainfield	220	127	93	277	145	132	57	18	39	25.91%	14.17%	41.94%
T. Poy Sippi	443	255	188	517	276	241	74	21	53	16.70%	8.24%	28.19%
T. Richford	195	116	79	257	156	101	62	40	22	31.79%	34.48%	27.85%
T. Rose	246	149	97	284	160	124	38	11	27	15.45%	7.38%	27.84%
T. Saxeville	390	219	171	483	276	207	93	57	36	23.85%	26.03%	21.05%
T. Springwater	464	256	208	615	347	268	151	91	60	32.54%	35.55%	28.85%
T. Warren	256	152	104	326	192	134	70	40	30	27.34%	26.32%	28.85%
T. Wautoma	514	306	208	649	331	318	135	25	110	26.26%	8.17%	52.88%
Waushara County	8,717	4,874	3,843	11,279	6,062	5,217	2,562	1,188	1,374	29.39%	24.37%	35.75%
Wisconsin	2,517,238	1,355,109	1,162,129	2,869,236	1,505,853	1,363,383	351,998	150,744	201,254	13.98%	11.12%	17.32%

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

Table F-3. Employment Status, 16 Years and Older, 1990

Jurisdiction	Total Civilian Labor Force			Employed Persons						Unemployed Persons					
				Total		Male		Female		Total		Male		Female	
	Total	Male	Female	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	38	24	14	38	100.00%	24	100.00%	14	100.00%	0	0.00%	0	0.00%	0	0.00%
C. Wautoma	761	390	371	704	92.51%	368	94.36%	336	90.57%	57	7.49%	22	5.64%	35	9.43%
V. Coloma	163	88	75	157	96.32%	86	97.73%	71	94.67%	6	3.68%	2	2.27%	4	5.33%
V. Hancock	143	89	54	121	84.62%	75	84.27%	46	85.19%	22	15.38%	14	15.73%	8	14.81%
V. Lohrville	178	103	75	161	90.45%	90	87.38%	71	94.67%	17	9.55%	13	12.62%	4	5.33%
V. Plainfield	366	180	186	334	91.26%	164	91.11%	170	91.40%	32	8.74%	16	8.89%	16	8.60%
V. Redgranite	396	200	196	334	84.34%	169	84.50%	165	84.18%	62	15.66%	31	15.50%	31	15.82%
V. Wild Rose	295	144	151	269	91.19%	125	86.81%	144	95.36%	26	8.81%	19	13.19%	7	4.64%
T. Aurora	420	247	173	388	92.38%	227	91.90%	161	93.06%	32	7.62%	20	8.10%	12	6.94%
T. Bloomfield	469	292	177	441	94.03%	272	93.15%	169	95.48%	28	5.97%	20	6.85%	8	4.52%
T. Coloma	242	135	107	225	92.98%	133	98.52%	92	85.98%	17	7.02%	2	1.48%	15	14.02%
T. Dakota	477	267	210	432	90.57%	236	88.39%	196	93.33%	45	9.43%	31	11.61%	14	6.67%
T. Deerfield	212	128	84	205	96.70%	123	96.09%	82	97.62%	7	3.30%	5	3.91%	2	2.38%
T. Hancock	199	119	80	173	86.93%	108	90.76%	65	81.25%	26	13.07%	11	9.24%	15	18.75%
T. Leon	457	264	193	431	94.31%	249	94.32%	182	94.30%	26	5.69%	15	5.68%	11	5.70%
T. Marion	680	368	312	648	95.29%	353	95.92%	295	94.55%	32	4.71%	15	4.08%	17	5.45%
T. Mount Morris	313	170	143	303	96.81%	162	95.29%	141	98.60%	10	3.19%	8	4.71%	2	1.40%
T. Oasis	180	86	94	169	93.89%	83	96.51%	86	91.49%	11	6.11%	3	3.49%	8	8.51%
T. Plainfield	220	127	93	202	91.82%	120	94.49%	82	88.17%	18	8.18%	7	5.51%	11	11.83%
T. Poy Sippi	443	255	188	407	91.87%	229	89.80%	178	94.68%	36	8.13%	26	10.20%	10	5.32%
T. Richford	195	116	79	185	94.87%	110	94.83%	75	94.94%	10	5.13%	6	5.17%	4	5.06%
T. Rose	246	149	97	231	93.90%	139	93.29%	92	94.85%	15	6.10%	10	6.71%	5	5.15%
T. Saxeville	390	219	171	367	94.10%	207	94.52%	160	93.57%	23	5.90%	12	5.48%	11	6.43%
T. Springwater	464	256	208	435	93.75%	233	91.02%	202	97.12%	29	6.25%	23	8.98%	6	2.88%
T. Warren	256	152	104	246	96.09%	146	96.05%	100	96.15%	10	3.91%	6	3.95%	4	3.85%
T. Wautoma	514	306	208	483	93.97%	283	92.48%	200	96.15%	31	6.03%	23	7.52%	8	3.85%
Waushara County	8,717	4,874	3,843	8,089	92.80%	4,514	92.61%	3,575	93.03%	628	7.20%	360	7.39%	268	6.97%
Wisconsin	2,517,238	1,355,109	1,162,129	2,386,439	94.80%	1,280,407	94.49%	1,106,032	95.17%	130,799	5.20%	74,702	5.51%	56,097	4.83%

Source: U.S. Census, 1990

Table F-4. Employment Status, 16 Years and Older, 2000

Jurisdiction	Total Civilian Labor Force			Employed Persons						Unemployed Persons					
				Total		Male		Female		Total		Male		Female	
	Total	Male	Female	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	45	20	25	43	95.56%	20	100.00%	23	92.00%	2	4.44%	0	0.00%	2	8.00%
C. Wautoma	901	457	444	798	88.57%	412	90.15%	386	86.94%	103	11.43%	45	9.85%	58	13.06%
V. Coloma	249	134	115	218	87.55%	117	87.31%	101	87.83%	31	12.45%	17	12.69%	14	12.17%
V. Hancock	234	127	107	219	93.59%	120	94.49%	99	92.52%	15	6.41%	7	5.51%	8	7.48%
V. Lohrville	193	106	87	192	99.48%	106	100.00%	86	98.85%	1	0.52%	0	0.00%	1	1.15%
V. Plainfield	425	235	190	384	90.35%	210	89.36%	174	91.58%	41	9.65%	25	10.64%	16	8.42%
V. Redgranite	489	242	247	446	91.21%	227	93.80%	219	88.66%	43	8.79%	15	6.20%	28	11.34%
V. Wild Rose	351	170	181	335	95.44%	159	93.53%	176	97.24%	16	4.56%	11	6.47%	5	2.76%
T. Aurora	565	311	254	536	94.87%	287	92.28%	249	98.03%	29	5.13%	24	7.72%	5	1.97%
T. Bloomfield	512	290	222	483	94.34%	269	92.76%	214	96.40%	29	5.66%	21	7.24%	8	3.60%
T. Coloma	386	200	186	273	70.73%	149	74.50%	124	66.67%	113	29.27%	51	25.50%	62	33.33%
T. Dakota	598	320	278	560	93.65%	294	91.88%	266	95.68%	38	6.35%	26	8.13%	12	4.32%
T. Deerfield	288	152	136	276	95.83%	144	94.74%	132	97.06%	12	4.17%	8	5.26%	4	2.94%
T. Hancock	288	167	121	273	94.79%	155	92.81%	118	97.52%	15	5.21%	12	7.19%	3	2.48%
T. Leon	686	374	312	672	97.96%	366	97.86%	306	98.08%	14	2.04%	8	2.14%	6	1.92%
T. Marion	922	478	444	875	94.90%	449	93.93%	426	95.95%	47	5.10%	29	6.07%	18	4.05%
T. Mount Morris	538	299	239	525	97.58%	290	96.99%	235	98.33%	13	2.42%	9	3.01%	4	1.67%
T. Oasis	201	97	104	195	97.01%	93	95.88%	102	98.08%	6	2.99%	4	4.12%	2	1.92%
T. Plainfield	277	145	132	256	92.42%	135	93.10%	121	91.67%	21	7.58%	10	6.90%	11	8.33%
T. Poy Sippi	517	276	241	502	97.10%	264	95.65%	238	98.76%	15	2.90%	12	4.35%	3	1.24%
T. Richford	257	156	101	240	93.39%	144	92.31%	96	95.05%	17	6.61%	12	7.69%	5	4.95%
T. Rose	284	160	124	267	94.01%	147	91.88%	120	96.77%	17	5.99%	13	8.13%	4	3.23%
T. Saxeville	483	276	207	458	94.82%	253	91.67%	205	99.03%	25	5.18%	23	8.33%	2	0.97%
T. Springwater	615	347	268	595	96.75%	330	95.10%	265	98.88%	20	3.25%	17	4.90%	3	1.12%
T. Warren	326	192	134	311	95.40%	182	94.79%	129	96.27%	15	4.60%	10	5.21%	5	3.73%
T. Wautoma	649	331	318	598	92.14%	306	92.45%	292	91.82%	51	7.86%	25	7.55%	26	8.18%
Waushara County	11,279	6,062	5,217	10,530	93.36%	5,628	92.84%	4,902	93.96%	749	6.64%	434	7.16%	315	6.04%
Wisconsin	2,869,236	1,505,853	1,363,383	2,734,925	95.32%	1,428,493	94.86%	1,306,432	95.82%	134,311	4.68%	77,360	5.14%	56,951	4.18%

Source: U.S. Census, 2000

Table F-5. Travel Time to Work, 1990

Jurisdiction	Travel Time																		Total 16 Years and Older
	Less than 5 min.		5 to 9 minutes		10 to 14 minutes		15 to 19 minutes		20 to 29 minutes		30 to 44 minutes		45 to 59 minutes		60 minutes or more		Worked at home		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
C. Berlin (pt.)	0	0.00%	16	42.11%	9	23.68%	0	0.00%	3	7.89%	6	15.79%	0	0.00%	4	10.53%	0	0.00%	38
C. Wautoma	104	15.14%	229	33.33%	91	13.25%	52	7.57%	45	6.55%	54	7.86%	57	8.30%	20	2.91%	35	5.09%	687
V. Coloma	25	16.78%	21	14.09%	8	5.37%	19	12.75%	31	20.81%	20	13.42%	7	4.70%	8	5.37%	10	6.71%	149
V. Hancock	21	17.36%	21	17.36%	20	16.53%	13	10.74%	16	13.22%	9	7.44%	8	6.61%	7	5.79%	6	4.96%	121
V. Lohrville	16	10.06%	21	13.21%	9	5.66%	19	11.95%	26	16.35%	29	18.24%	23	14.47%	8	5.03%	8	5.03%	159
V. Plainfield	26	7.93%	98	29.88%	39	11.89%	16	4.88%	45	13.72%	78	23.78%	16	4.88%	2	0.61%	8	2.44%	328
V. Redgranite	23	7.08%	37	11.38%	28	8.62%	49	15.08%	66	20.31%	67	20.62%	35	10.77%	5	1.54%	15	4.62%	325
V. Wild Rose	43	16.54%	82	31.54%	12	4.62%	28	10.77%	47	18.08%	13	5.00%	14	5.38%	10	3.85%	11	4.23%	260
T. Aurora	35	8.97%	59	15.13%	64	16.41%	44	11.28%	62	15.90%	68	17.44%	18	4.62%	11	2.82%	29	7.44%	390
T. Bloomfield	25	5.72%	15	3.43%	36	8.24%	64	14.65%	66	15.10%	69	15.79%	47	10.76%	14	3.20%	101	23.11%	437
T. Coloma	23	10.22%	40	17.78%	24	10.67%	27	12.00%	35	15.56%	32	14.22%	13	5.78%	11	4.89%	20	8.89%	225
T. Dakota	39	9.18%	64	15.06%	70	16.47%	48	11.29%	57	13.41%	50	11.76%	33	7.76%	20	4.71%	44	10.35%	425
T. Deerfield	17	8.50%	15	7.50%	21	10.50%	39	19.50%	21	10.50%	19	9.50%	14	7.00%	12	6.00%	42	21.00%	200
T. Hancock	11	6.36%	24	13.87%	29	16.76%	18	10.40%	14	8.09%	45	26.01%	2	1.16%	13	7.51%	17	9.83%	173
T. Leon	12	2.80%	13	3.03%	44	10.26%	51	11.89%	115	26.81%	76	17.72%	51	11.89%	39	9.09%	28	6.53%	429
T. Marion	37	5.75%	96	14.91%	114	17.70%	88	13.66%	88	13.66%	61	9.47%	43	6.68%	88	13.66%	29	4.50%	644
T. Mount Morris	4	1.36%	13	4.41%	79	26.78%	65	22.03%	34	11.53%	21	7.12%	24	8.14%	25	8.47%	30	10.17%	295
T. Oasis	19	11.24%	19	11.24%	15	8.88%	25	14.79%	13	7.69%	34	20.12%	10	5.92%	4	2.37%	30	17.75%	169
T. Plainfield	12	6.00%	42	21.00%	26	13.00%	19	9.50%	32	16.00%	38	19.00%	5	2.50%	13	6.50%	13	6.50%	200
T. Poy Sippi	32	7.96%	26	6.47%	9	2.24%	59	14.68%	69	17.16%	118	29.35%	37	9.20%	11	2.74%	41	10.20%	402
T. Richford	12	6.49%	18	9.73%	17	9.19%	31	16.76%	33	17.84%	11	5.95%	9	4.86%	21	11.35%	33	17.84%	185
T. Rose	8	3.49%	29	12.66%	37	16.16%	47	20.52%	35	15.28%	11	4.80%	8	3.49%	32	13.97%	22	9.61%	229
T. Saxeville	7	1.92%	21	5.77%	21	5.77%	50	13.74%	103	28.30%	65	17.86%	30	8.24%	22	6.04%	45	12.36%	364
T. Springwater	22	5.13%	75	17.48%	57	13.29%	35	8.16%	102	23.78%	39	9.09%	33	7.69%	29	6.76%	37	8.62%	429
T. Warren	20	8.33%	30	12.50%	16	6.67%	30	12.50%	44	18.33%	39	16.25%	25	10.42%	13	5.42%	23	9.58%	240
T. Wautoma	52	10.97%	142	29.96%	85	17.93%	47	9.92%	42	8.86%	24	5.06%	19	4.01%	36	7.59%	27	5.70%	474
Waushara County	645	8.09%	1,266	15.87%	980	12.29%	983	12.32%	1,244	15.59%	1,096	13.74%	581	7.28%	478	5.99%	704	8.83%	7,977
Wisconsin	130,968	5.57%	386,108	16.43%	439,464	18.70%	398,660	16.97%	443,436	18.87%	282,678	12.03%	83,031	3.53%	71,179	3.03%	114,167	4.86%	2,349,691

Source: U.S. Census, 1990

Table F-6. Travel Time to Work, 2000

Jurisdiction	Travel Time																		Total 16 Years and Older
	Less than 5 min.		5 to 9 minutes		10 to 14 minutes		15 to 19 minutes		20 to 29 minutes		30 to 44 minutes		45 to 59 minutes		60 minutes or more		Worked at home		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
C. Berlin (pt.)	8	18.60%	9	20.93%	5	11.63%	2	4.65%	4	9.30%	6	13.95%	0	0.00%	9	20.93%	0	0.00%	43
C. Wautoma	137	17.34%	222	28.10%	98	12.41%	55	6.96%	54	6.84%	121	15.32%	31	3.92%	52	6.58%	20	2.53%	790
V. Coloma	29	13.81%	26	12.38%	10	4.76%	32	15.24%	42	20.00%	42	20.00%	4	1.90%	9	4.29%	16	7.62%	210
V. Hancock	21	10.14%	14	6.76%	32	15.46%	15	7.25%	50	24.15%	50	24.15%	6	2.90%	15	7.25%	4	1.93%	207
V. Lohrville	2	1.05%	32	16.84%	8	4.21%	13	6.84%	47	24.74%	17	8.95%	32	16.84%	34	17.89%	5	2.63%	190
V. Plainfield	45	12.00%	66	17.60%	50	13.33%	21	5.60%	64	17.07%	88	23.47%	21	5.60%	6	1.60%	14	3.73%	375
V. Redgranite	23	5.35%	61	14.19%	24	5.58%	69	16.05%	60	13.95%	87	20.23%	60	13.95%	31	7.21%	15	3.49%	430
V. Wild Rose	39	12.19%	81	25.31%	38	11.88%	34	10.63%	59	18.44%	13	4.06%	15	4.69%	25	7.81%	16	5.00%	320
T. Aurora	18	3.45%	40	7.66%	84	16.09%	43	8.24%	98	18.77%	157	30.08%	32	6.13%	26	4.98%	24	4.60%	522
T. Bloomfield	16	3.41%	40	8.53%	23	4.90%	54	11.51%	65	13.86%	121	25.80%	70	14.93%	26	5.54%	54	11.51%	469
T. Coloma	34	12.83%	31	11.70%	18	6.79%	35	13.21%	51	19.25%	36	13.58%	13	4.91%	28	10.57%	19	7.17%	265
T. Dakota	30	5.44%	90	16.33%	104	18.87%	53	9.62%	68	12.34%	80	14.52%	57	10.34%	48	8.71%	21	3.81%	551
T. Deerfield	14	5.11%	27	9.85%	52	18.98%	44	16.06%	28	10.22%	45	16.42%	17	6.20%	21	7.66%	26	9.49%	274
T. Hancock	6	2.21%	25	9.23%	41	15.13%	25	9.23%	53	19.56%	67	24.72%	12	4.43%	21	7.75%	21	7.75%	271
T. Leon	10	1.51%	31	4.68%	47	7.09%	75	11.31%	142	21.42%	143	21.57%	111	16.74%	67	10.11%	37	5.58%	663
T. Marion	56	6.57%	107	12.54%	148	17.35%	100	11.72%	149	17.47%	95	11.14%	72	8.44%	98	11.49%	28	3.28%	853
T. Mount Morris	8	1.60%	44	8.80%	92	18.40%	73	14.60%	78	15.60%	59	11.80%	60	12.00%	65	13.00%	21	4.20%	500
T. Oasis	10	5.26%	31	16.32%	13	6.84%	38	20.00%	34	17.89%	25	13.16%	14	7.37%	13	6.84%	12	6.32%	190
T. Plainfield	7	2.85%	52	21.14%	34	13.82%	22	8.94%	35	14.23%	67	27.24%	3	1.22%	15	6.10%	11	4.47%	246
T. Poy Sippi	33	6.65%	30	6.05%	12	2.42%	44	8.87%	99	19.96%	164	33.06%	58	11.69%	28	5.65%	28	5.65%	496
T. Richford	14	6.11%	17	7.42%	31	13.54%	22	9.61%	40	17.47%	28	12.23%	16	6.99%	22	9.61%	39	17.03%	229
T. Rose	0	0.00%	41	15.71%	52	19.92%	39	14.94%	39	14.94%	40	15.33%	10	3.83%	18	6.90%	22	8.43%	261
T. Saxeville	18	3.95%	22	4.82%	30	6.58%	50	10.96%	103	22.59%	98	21.49%	50	10.96%	66	14.47%	19	4.17%	456
T. Springwater	37	6.38%	70	12.07%	47	8.10%	74	12.76%	111	19.14%	62	10.69%	52	8.97%	73	12.59%	54	9.31%	580
T. Warren	12	3.91%	16	5.21%	55	17.92%	29	9.45%	39	12.70%	70	22.80%	33	10.75%	26	8.47%	27	8.79%	307
T. Wautoma	66	11.19%	151	25.59%	103	17.46%	45	7.63%	42	7.12%	68	11.53%	37	6.27%	52	8.81%	26	4.41%	590
Waushara County	693	6.74%	1,376	13.37%	1,251	12.16%	1,106	10.75%	1,654	16.08%	1,849	17.97%	886	8.61%	894	8.69%	579	5.63%	10,288
Wisconsin	135,194	5.02%	398,697	14.82%	476,569	17.71%	440,637	16.38%	531,628	19.76%	369,375	13.73%	120,028	4.46%	113,181	4.21%	105,395	3.92%	2,690,704

Source: U.S. Census, 2000

Table F-7. Location of Workplace, 1990 and 2000

	Village of Lohrville				Waushara County			
	1990		2000		1990		2000	
Location	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Worked in	64	40.3%	77	40.5%	4,683	58.7%	5,398	52.5%
City of	6	3.8%	14	7.4%	1,320	16.5%	1,661	16.1%
Remain	58	36.5%	63	33.2%	3,363	42.2%	3,737	36.3%
Worked in	0	0.0%	3	1.6%	43	0.5%	105	1.0%
Worked in	2	1.3%	3	1.6%	317	4.0%	505	4.9%
City of S	0	0.0%	0	0.0%	119	1.5%	250	2.4%
Remain	2	1.3%	3	1.6%	198	2.5%	255	2.5%
Worked in	9	5.7%	2	1.1%	561	7.0%	654	6.4%
Worked in	25	15.7%	38	20.0%	797	10.0%	1,490	14.5%
City of A	0	0.0%	0	0.0%	60	0.8%	145	1.4%
City of C	20	12.6%	19	10.0%	421	5.3%	686	6.7%
City of N	3	1.9%	0	0.0%	66	0.8%	115	1.1%
Remain	0	0.0%	0	0.0%	2	0.0%	3	0.0%
Remain	0	0.0%	0	0.0%	71	0.9%	188	1.8%
Remain	2	1.3%	19	10.0%	177	2.2%	353	3.4%
Worked in	47	29.6%	40	21.1%	781	9.8%	926	9.0%
City of E	36	22.6%	32	16.8%	634	7.9%	696	6.8%
Remain	11	6.9%	8	4.2%	147	1.8%	230	2.2%
Worked in	0	0.0%	0	0.0%	13	0.2%	35	0.3%
City of C	0	0.0%	0	0.0%	7	0.1%	14	0.1%
Remain	0	0.0%	0	0.0%	6	0.1%	21	0.2%
Worked in	2	1.3%	5	2.6%	205	2.6%	317	3.1%
Worked in	0	0.0%	0	0.0%	102	1.3%	91	0.9%
Worked in	6	3.8%	13	6.8%	197	2.5%	277	2.7%
Worked in	0	0.0%	0	0.0%	15	0.2%	19	0.2%
Worked E	4	2.5%	9	4.7%	263	3.3%	471	4.6%
Place of Work Not R		0.0%		0.0%		0.0%		0.0%
Total Emp	159	100.0%	190	100.0%	7,977	100.0%	10,288	100.0%

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

Table F-8. Economic Development Organizations

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
Berlin Business Improvement District (920) 361-3636	Staff and Volunteers	Properties in Business Improvement District / City of Berlin	commercial businesses / businesses located in Business Improvement District	Business Improvement District (Downtown)	business recruitment and retention / facade improvements / special events / promotion	business recruitment and retention / facade improvements / special events / promotion / joint ventures with Berlin Chamber
Berlin Chamber of Commerce (920) 361-3636	Staff and Volunteers	Membership Dues	commercial and industrial businesses	Berlin Area	business recruitment and retention / group insurance / tourism / networking / special events	business recruitment and retention / group insurance / tourism / networking / special events / joint ventures with Berlin BID
Berlin Community Development Corporation (920) 361-5430	Staff and Volunteer Board of Directors	City of Berlin / State / Federal	startup, recruited and existing businesses	City of Berlin	revolving loan for matching amounts / business development programs / business recruitment / business retention / lease - purchase option on build-to-suit facilities / market industrial park sites in the City of Berlin	revolving loan for matching amounts / business development programs / business recruitment / business retention / lease - purchase option on build-to-suit facilities / market industrial park sites in the City of Berlin
Bureau of Migrant Services (920) 787-3338	Staff	State	migrant workers and employers of migrant workers	Region	regulatory and technical assistance for migrant workers and their employers	regulatory and technical assistance for migrant workers and their employers
CAP Services (920) 787-7461	Staff	Community Development Block Grants / County / Service Fees	startup businesses for low to moderate income individuals / recruit businesses which employ or could employ low & moderate income individuals	Region	micro business incubator / micro business recruitment / business startup counseling / revolving loan fund for smaller amounts ($100-$7,500) / industrial property development	micro business incubator / micro business recruitment / micro business startup counseling / revolving loan fund for smaller amounts ($100-$30,000) / industrial property development
Coloma Industrial Development Corporation (715) 228-4167	Volunteers	Village of Coloma / State / Donations	business interested in access to I-39 and industrial park	Coloma	business recruitment for industrial park	business recruitment / industrial park development
Farm Service Agency - Waushara County (608) 296-2819	Staff	Federal - USDA	agricultural businesses	Waushara County	provide loans to farmers / administrator all federal farm programs / information distribution	provide loans to farmers / administrator all federal farm programs / information distribution

Table F-8. Economic Development Organizations (cont'd)

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
Fox Valley Technical College (920) 787-3319	Staff	Area Taxes / Tuition and Fees	secondary & postsecondary students / business & industry with training needs / community & individuals interested in self-enrichment activities	Region	on-campus, video, internet, and correspondence, courses towards a degree / continuing education / customized training / career counseling	degree attainable in Wautoma / specific training for local businesses / specific community & self-enrichment activities
Experience Works (920) 787-0484	Staff	Federal - Dept. of Labor thru. Older Americans Act	seniors (Individuals age 55 and over)	Region	develop employment opportunities for seniors / job placement for seniors	develop employment opportunities for seniors / job placement for seniors
Highway 21 Corridor Project	Volunteers	7 Towns, Villages, & Cities along Highway 21 / GEM Grant	tourists, commercial businesses and municipalities along Highway 21 or with in 8 miles of Highway 21	7 participating Municipalities & Towns along or with in 8 miles of Hwy 21	joint tourism promotion	joint tourism promotion
Village of Hancock (715) 249-5521	Village Board	Village of Hancock	commercial and industrial businesses	Village of Hancock	business recruitment and retention	business recruitment and retention
Village of Plainfield (715) 335-6707	Village Board	Village of Plainfield	commercial and industrial businesses	Village of Plainfield	business recruitment and retention	business recruitment and retention
Redgranite Economic Development Committee (920) 566-2381	Volunteers	Village of Redgranite / Private Donations	small to midsize commercial and industrial businesses	Village of Redgranite	2 TIF districts / business recruitment / business retention	land use planning / downtown rehab / TIF districts / business recruitment / business retention
Tri-County Regional Economic Development Corporation (920) 382-0963	Staff and Volunteers	Green Lake, Marquette, and Waushara County Economic Development Corporations/ Private Donations	commercial and industrial businesses	Green Lake, Marquette, and Waushara Counties	work with public and private entities / promotes and advocates for the three county region / business recruitment / business retention / assistance for existing and future businesses in the region	work with public and private entities / promotes and advocates for the three county region / business recruitment / business retention / assistance for existing and future businesses in the region

Table F-8. Economic Development Organizations (cont'd)

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
UMOS (920) 787-4617	Staff	Federal and State Grants/ Donations/ Service Fees	Migrant Labor and Transitional Labor	Wisconsin and Minnesota	Employment and training assistance especially for low income, and Hispanic	Employment and training assistance especially for low income and Hispanic
UW Extension - Waushara County (920) 787-0416	Staff	Waushara County / State / Federal	individuals, groups, schools, and local government	Waushara County	educational programs based on university research, knowledge, & resources to address community, natural resources, economic development, agricultural, youth, & family issues	educational programs based on university research, knowledge, & resources to address community, natural resources, economic development, agricultural, youth, & family issues
Waushara Area Chamber of Commerce (920) 787-3488	Staff and Volunteers	Membership Dues	county businesses and member businesses	Waushara County	tourism promotion / economic development programs / business networking	tourism promotion / economic development programs / business networking
Waushara Convention and Visitors Bureau (920) 787-3488	Staff and Volunteers	Waushara Area Chamber of Commerce	County businesses and organizations	Waushara County	tourism promotion	tourism promotion
Waushara County Economic Development Corporation (920) 787-6500	Volunteer Board of Directors	Community Development Block Grant / State / County	startup, recruited and existing businesses which employ or could employ a number of new or local residents	Waushara County	revolving loan for larger amounts ($20,000-$750,000) / community profiles	coordinate economic development efforts in the county / revolving loan for larger amounts ($20,000-$750,000) / community profiles / business retention and expansion assistance / macro business recruitment
Waushara County Farm Bureau (920) 787-4664	Staff	Membership Dues	agricultural businesses	Waushara County	advocate for farms / agricultural education	advocate for farms / agricultural education
Waushara County Office of the Wisconsin Job Center (920) 787-3338	Staff	Waushara County / State / Federal	businesses looking for employees / people looking for employment	Waushara County & State	resume and application assistance for job seekers / job placement services / apprenticeship programs / public assistance programs / labor market information / GED and HSED program / training for special populations	advise job center on activities / direct W-2 program activities / employment application assistance / job placement services / employee recruitment for businesses

Table F-8. Economic Development Organizations (cont'd)

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
Wautoma Industrial Development Corporation (920) 787-4044	Volunteers	City of Wautoma	commercial and industrial businesses	City of Wautoma	business recruitment and follow up contact for City of Wautoma industrial parks	business recruitment and follow up contact for City of Wautoma industrial parks
Waushara Tourism Resource Commission (920) 787-3488	Volunteers	Room Tax	County businesses and events particularly the lodging industry	Waushara County	Promotion of Waushara County and a tourist destination	Promotion of Waushara County and a tourist destination
Wild Rose Economic Development Committee (920) 787-622-4183	Village Board	Village of Wild Rose	commercial and industrial businesses	Village of Wild Rose	business recruitment for industrial park	business recruitment for industrial park

Source: Waushara County UW-Extension, **www.uwex.edu/ces/cty/waushara/cnred/ed/organizations.html** Updated 9/2008

APPENDIX G

SUMMARY OF PROCEEDINGS

Comprehensive Planning Committee
Village of Lohrville
Village Hall
August 20, 2008

Members Present:

Richard Decker .....Committee Member
Mike Harris .....Committee Chair
Tom Monacelli ..... Village Clerk
Tony Piechowski ..... Village President
Michael Knudtson.....Village Trustee
Jeff Scherer .....Village Trustee

Others Present:
Kara Homan ..... ECWRPC
Patrick Nehring .....Waushara Co. UW-Extension
Joe Piechowski .....Waushara County Land Use Committee
Norbert Walejko ..... Marion-Warren Drainage District
Mark Borjel ..... Citizen

I. WELCOME BY KARA HOMAN, ASSOCIATE PLANNER, ECWRPC

The meeting began at 6:30 PM. Ms. Homan welcomed all who were in attendance.

II. INTRODUCTIONS

Ms. Homan asked those in attendance to introduce themselves, and to state what organization they represent.

III. SELECTION OF COMMITTEE CHAIR

A motion was made by Mr. Knudtson, and seconded by Mr. (Tony) Piechowski to have Mr. Harris serve as the Comprehensive Planning Committee Chair. The motion passed unanimously.

IV. SUMMARY OF COMPREHENSIVE PLANNING PROCESS AND THE ROLE OF THE COMMITTEE

Ms. Homan began by first providing a general overview of comprehensive planning. Ms. Homan distributed four UW-Extension publications, and used them to illustrate the requirements of Wisconsin's Comprehensive Planning law, including coverage of the following elements: issues & opportunities; housing; transportation; utilities & community facilities; land use; agricultural, natural, & cultural resources; economic development; intergovernmental cooperation, and implementation. Ms. Homan explained that, when completed, this plan will provide the Village with direction and clear steps they can take to achieve their vision.

Ms. Homan distributed a tentative schedule for the plan, and explained that approximately 9 meetings of the Planning Committee would be required between now and fall of 2009; the exact number would depend on the progress that is made at each. She also stated that two community wide meetings would be held: one at the beginning of the process, to discuss community strengths and weaknesses; and one towards the later part of the planning process, to discuss plan alternatives.

Lastly, Ms. Homan distributed a draft community questionnaire. She asked the committee to review it to determine if any changes would need to be made. She also asked the committee how best they felt it could be distributed. Given the size of the community, it was agreed that East Central would provide the committee with 200 copies to distribute to households throughout the village, as well as a copy being posted on the project website. Mr. Decker volunteered his business as a drop-off location; Mr. Monacelli, as Village Clerk, also agreed to collect returned surveys. Ms. Homan stated that she would create a cover letter for the survey with specific instructions as to where surveys could be returned.

5. GROUP DISCUSSION REGARDING GENERAL COMMUNITY VALUES AND TRENDS

Ms. Homan explained that the upcoming community vision session is designed to garner specific community values and trends, but wanted this committee to discuss them briefly so she had an idea of what kinds of issues were important to the community before the community-wide meeting.

Mr. Monacelli stated that the biggest problem is maintenance costs for keeping up the Village's 9.2 miles of roadway. He indicated that tax levy limits have led to difficulty with budgeting for road improvements, as the cost per mile for road paving has risen significantly over time, while the Village's budget has not.

Mr. Scherer indicated that he would like the comprehensive plan to specify how the Village can better utilize land within the community by looking at parcels within the community.

A general discussion occurred on how development of properties along Hwy 21 and improved community signage would benefit the Village. Other items discussed include new state laws regarding inspection of septic systems, and additional unfunded mandates from the state.

6. TENTATIVE SCHEDULE FOR FUTURE MEETINGS AND ACTIVITIES

The Community Visioning Session was scheduled for 6:30 PM on Wednesday, September 17, 2008 at the Village Hall.

The next Comprehensive Planning Committee meeting was scheduled for 6:30 PM on Wednesday, October 15, 2008 at the Village Hall.

7. MISCELLANEOUS

Ms. Homan handed out the 2004 existing land use map. She explained that the ECWRPC underwent a land use update for Waushara County several years ago, and recognizes that information may have been coded incorrectly, or has changed over time. She asked the committee members to look at the map and indicate any changes that needed to me made. Ms. Homan made it clear that this map reflects current land use, not zoning.

The committee made several changes to the map, pointing our residences that no longer exist, and several new businesses that have located in the village.

8. PUBLIC COMMENT

Mr. (Joe) Piechowski asked to receive all materials related to the plan. Ms. Homan said that would not be a problem.

9. ADJOURN

A motion to adjourn was made by Mr. Monacelli, and seconded by Mr. (Tony) Piechowski, passing unanimously. The meeting adjourned at 8:00 PM.

SUMMARY OF PROCEEDINGS

Comprehensive Planning Committee
Village of Lohrville
Village Hall
October 15, 2008

Members Present:

Mike Harris ..... Committee Chair
Tom Monacelli ..... Village Clerk
Tony Piechowski ..... Village President
Jeff Scherer ..... Village Trustee

Others Present:
Kara Homan ..... ECWRPC
Patrick Nehring ..... Waushara Co. UW-Extension

I. CALL TO ORDER AND WELCOME BY MIKE HARRIS, CHAIR

The meeting began at 6:35 PM. Ms. Homan welcomed all who were in attendance.

II. INTRODUCTIONS

Ms. Homan asked those in attendance to introduce themselves, and place their name on the sign-in sheet.

III. APPROVAL OF THE AUGUST 20, 2008 SUMMARY OF PROCEEDINGS

A motion was made by Mr. Piechowski, and seconded by Mr. Monacelli to approve the August 20, 2008 Summary of Proceedings, as submitted. The motion passed unanimously.

IV. MEETING PURPOSE AND OBJECTIVES

Ms. Homan explained that this meeting is designed to review input gathered from the Community Visioning Session and the Community Questionnaire, as well as the draft vision statements that were crafted with these results in mind.

V. COMMUNITY QUESTIONNAIRE RESULTS & DISCUSSION

Ms. Homan stated that 22 surveys were returned. She then went through each question and presented the findings, and stated that the survey analysis is also available on the project website, should citizens want to view results. In regards to existing development, most respondents felt that there was enough residential development, but not enough commercial, industrial, and recreational development within the village. In addition, there was low support for multi-family housing and mobile homes, although many indicated that at least accept these forms of housing.

Ms. Homan stated that, in regards to public services, the greatest issues (and areas of dissatisfaction) were maintenance and condition of local roads, snow removal, and law enforcement. Committee members stated that law enforcement is an issue, as police service is provided by the county, and there are very few officers on duty at a given time; the village also maintains a marshal.

Ms. Homan stated that, when asked to state the importance of certain land use issues, respondents indicated that "cooperation between the town, village, and Waushara County when making land use decisions" was the most important. Committee members indicated that this is likely due to the number of services that are contracted with neighboring jurisdictions.

Ms. Homan stated that, when respondents were asked to indicate the importance of local comprehensive planning goals, the one with the highest response rate of "very important" was "protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources." Committee members felt that this was tied to the village's ground water issues and the problems some residents have had with their wells.

Lastly, Ms. Homan indicated that open ended questions, and miscellaneous responses were included on page seven and eight of the analysis.

VI. COMMUNITY VISION SESSION RESULTS & DISCUSSION

Next, Ms. Homan presented the results from the Community Vision session, which is also available on the project website. Ms. Homan stated that she took the responses from the poster-pads, tabulated the votes, and sorted each response by comprehensive plan element. Items that received the most positive remarks included the village's quiet, rural character, and the village's rich history. Items views negatively include the village's poor image, lack of/quality of village services, and the threat of additional state mandates.

VII. DISCUSSION OF DRAFT VISION STATEMENTS

Ms. Homan explained that the vision statements were developed based on input gathered from the community visioning session and that none of these were set in stone. The committee can make any additions, deletions, or modifications as they see fit. Only the Issues & Opportunities, Housing, and Transportation visions were covered at this meeting, for sake of time. Other visions would be addressed at the next meeting. Mr. Scherer felt it was important for the Issues and Opportunities vision to state that the Village would maintain autonomy. The Committee also felt it was important that the housing vision indicate that there would be a designated location for a mobile home park.

VIII. NEXT STEPS IN THE PLANNING PROCESS

Ms. Homan stated that the next steps include finalizing the other vision statements, and developing background chapters, goals, strategies, and recommendations for the Issues and Opportunities, Housing, and Transportation elements.

IX. SET DATE AND TIME FOR NEXT MEETING

The next meeting was scheduled for 6:30 PM on November 19, 2008 at the Village Hall.

X. PUBLIC COMMENT

There was no public in attendance; thus no public comment was received.

XI. ADJOURN

A motion to adjourn was made by Mr. Monacelli, and seconded by Mr. Piechowski, passing unanimously. The meeting adjourned at 7:55 PM.

SUMMARY OF PROCEEDINGS

Comprehensive Planning Committee
Village of Lohrville
Village Hall
November 19, 2008

Members Present:

Mike Harris .....Committee Chair
Tom Monacelli ..... Village Clerk
Tony Piechowski ..... Village President
Jeffrey Scherer .....Village Trustee
Brian Koehler .....Committee Member

Others Present:
Kara Homan ..... ECWRPC
Eric Fowle ..... ECWRPC
Patrick Nehring .....Waushara Co. UW-Extension
Joe Piechowski .....Waushara Co. Land Use Committee
Tom Savka ..... Lohrville Citizen

I. CALL TO ORDER AND WELCOME BY MIKE HARRIS, CHAIR

Mr. Harris called the meeting to order at 6:34 PM. Mr. Harris welcomed all who were in attendance. Ms. Homan asked those in attendance to introduce themselves, and place their name on the sign-in sheet.

II. DISCUSSION OF CONTRACT, OPTIONS, & NEXT STEPS

Mr. Scherer explained how the cost expectations for completing the comprehensive plan had change from a $4,000 share in 2005, to a $10,000 share in 2008. Mr. Scherer explained that he had lost track of how the financial changes by his inability to attend one of the key meetings. Mr. Scherer stated that one option would be for the village to do some of the work to bring their share of costs back down.

Mr. Nehring stated that the payment options could be changed, in terms of how the reimbursement works. Mr. Monacelli stated that the village would likely have the money, but was concerned that in any last minute expenses came up, the village would not be able to meet their obligations to this contract.

Mr. Fowle apologized if there was any miscommunication in the past. Mr. Fowle outlined several options, one of which included the village contributing in-kind volunteer time. In that option, east central would complete the inventory, and Lohrville would develop plan alternatives, goals, and implementation mechanisms, and encourage intergovernmental cooperation during and after the planning process. This would add up to a $9,500 cost savings, but would require that the contract with East Central be amended to allow this in-kind local share of costs.

Mr. Scherer asked Mr. Nehring how the Village could go about asking the county to modify the payment plan. Mr. Nehring and Mr. (Joe) Piechowski explained that it would have to go through the Land/Water/Conservation committee, and the finance committee.

Mr. Fowle stated that he would provide a restructured payment plan with East Central ready for the next land/water/conservation committee meeting, which was set for December 1st, which would be made available as one potential option for the Village.

III. APPROVAL OF THE OCTOBER 15, 2008 SUMMARY OF PROCEEDINGS

A motion was made by Mr. (Tony) Piechowski, and seconded by Mr. Monacelli to approve the October 15, 2008 Summary of Proceedings, as submitted. The motion passed unanimously.

IV. MEETING PURPOSE AND OBJECTIVES

Ms. Homan explained that this meeting to identify key issues related to demographics, housing, and transportation, and review goals, strategies, and recommendations that the village can utilize to achieve their visions for these elements.

V. BACKGROUND PRESENTATION OF ISSUES AND OPPORTUNITIES, HOUSING AND TRANSPORTATION

Ms. Homan went over a PowerPoint presentation with the committee, which illustrated the key items that were indentified in the Issues & Opportunities, Housing, and Transportation chapters. Items discussed include a projected population decline after 2025, the village's drastic reduction in the poverty rate between 1990 and 2000, the high percentage of housing units that were mobile homes, and PASER ratings for local roads. This presentation is available on the project website at: http://www.eastcentralrpc.org/PlanLohrville/docs/CompPlanComm/Meeting3/Village%20of%20Lohrville_CH1-3%20Presentation.ppt

VI. APPROVAL OF DRAFT VISION STATEMENTS FOR ISSUES & OPPORTUNITIES, HOUSING AND TRANSPORTATION

Ms. Homan stated that the draft vision statements had been modified, based on discussions at the October planning committee meeting. It was brought up that the reference to a mobile home park should be removed. A motion to approve the vision statements, as amended was made by Mr. Scherer, and was seconded by Mr. (Tony) Piechowski. The motion passed unanimously.

VII. REVIEW OF GOALS, STRATEGIES AND RECOMMENDATIONS FOR HOUSING AND TRANSPORTATION CHAPTERS

Based on committee discussion, the following items were revised for the Housing Element:

- Rec. H 2.2.2: choose more appropriate language to describe mobile homes;
- Delete Rec. H 3.2.3.
- Add a recommendation to Strategy H 3.2 to develop a set of procedures to approve replacing an old manufacturing home with one that is not new, but still and improvement on the existing trailer. The county has a program that the village could replicate.

In regards to the Transportation element, the following items were revised:

- Rec. TR 1.3.1: modify so that the village would adopt County standards for street and road construction.
- Add "In regards to alley and private drives" to the beginning of Rec. TR 1.4.2.
- Rec. TR 1.5.1 should be modified to state that the village should continue to contract with the County for PASER evaluations.
- Add the Village Hall as a potential location for a park and ride, in Rec. TR 2.1.1.
- Add the word "consider" the beginning of Rec. TR 3.1.1.
- Add a new recommendation to Strategy TR 3.1 state that the village should consider addressing existing maintenance and snow removal for village sidewalks.

- Add to Rec. TR 3.2.1 that parking for the Bannerman trial could be at the village park, off of CTH N.

VIII. REVIEW AND DISCUSSION OF PRELIMINARY VISION STATEMENTS FOR ECONOMIC DEVELOPMENT, UTNITIES & COMMUNITY FACILITIES, AGRICULTURAL, NATURAL & CULTURAL RESOURCES, LAND USE, INTERGOVERNMENTAL COOPERATION

Ms. Homan stated that the committee would only review the Economic Development, Utilities & Community Facilities, and Agricultural, Natural, and Cultural Resources visions, as these would be covered at the next committee meeting. The others would be reviewed at the next meeting, for sake of time.

The committee recommended that "garbage pick-up" be removed, and that language be generalized to just "costs for all municipal services", rather than specifying for solid waste.

Ms. Homan stated that the committee would approve these modifications at the next meeting.

IX. PUBLIC COMMENT

The next meeting was scheduled for 6:30 PM on November 19, 2008 at the Village Hall.

X. SET DATE AND TIME FOR NEXT MEETING

Mr. Nehring asked Ms. Homan if she could prepare a binder for Mr. Savka, so he can stay updated on the process. Ms. Homan said that that could be done.

XI. ADJOURN

A motion to adjourn was made by Mr. Monacelli, and seconded by Mr. Scherer, passing unanimously. The meeting adjourned at 9:07 PM.

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SUMMARY OF PROCEEDINGS

Comprehensive Planning Committee
Village of Lohrville
Village Hall
January 20, 2009

Members Present:

Tom Monacelli ..... Village Clerk
Tony Piechowski ..... Village President
Jeff Scherer .....Village Trustee

Others Present:
Kara Homan ..... ECWRPC
Jim Miller ..... Co-Chair, Waushara County Land Use Committee

I. CALL TO ORDER AND WELCOME BY MIKE HARRIS, COMMITTEE CHAIR

As Mr. Harris was not present, Mr. Piechowski called the meeting to order at 6:30 PM, and welcomed those in attendance.

II. APPROVAL OF NOVEMBER 19, 2008 SUMMARY OF PROCEEDINGS

A motion was made by Mr. Scherer, and seconded by Mr. Monacelli to approve the November 19, 2008 Summary of Proceedings, as submitted. The motion passed unanimously.

IV. MEETING PURPOSE AND OBJECTIVES

Ms. Homan explained that this meeting to identify key issues related to economic development, utilities & community facilities, and agricultural/cultural/natural resources. Ms. Homan explained the meeting is also designed to review goals, strategies, and recommendations that the village can utilize to achieve their visions for these elements.

V. APPROVAL OF DRAFT VISION STATEMENTS FOR CHAPTERS 5-7

A motion to approve the vision statements for Chapters 5-7 (economic development; utilities & community facilities; and agricultural, cultural and natural resources) was made by Mr. Monacelli, and seconded by Mr. Scherer. The motion passed unanimously.

VI. BACKGROUND PRESENTATION OF CHAPTERS 5-7

Ms. Homan went over a set of maps and a PowerPoint presentation with the committee, which illustrated the key items that were indentified in the economic development, utilities & community facilities, and agricultural/cultural/natural resources chapters. Items discussed include soil suitability issues, water quality issues, floodplains, historic structures, and characteristics of the local economy (e.g. employment, industries, strengths & weaknesses). This presentation is available on the project website at: http://www.eastcentralrpc.org/PlanLohrville/docs/CompPlanComm/Meeting4/CH5-7%20Presentation.pdf

VII. REVIEW OF GOALS, STRATEGIES AND RECOMMENDATIONS FOR CHAPTERS 5-7

Based on committee discussion, the following items were revised for the Economic Development Element:

- Strategy ED 1.1. Add "encourage landowners";
- Rec. ED 1.1.2. Add language regarding landowners of commercial/industrial sites;
- Rec. ED 1.1.3. Modify to state that a link would be provided on the village's website, should one be created in the future;
- Delete Rec. ED 1.2.2;
- Add that the village should consider working with neighboring jurisdictions in regards to Rec. ED 1.2.4;
- Delete Rec. ED 1.5.3;
- Remove "design standards" from Strategy ED 2.2; and
- Add the Fox Valley Technical College Venture Center to Rec. ED 3.1.1.

In regards to the Utilities & Community Facilities element, the following items were revised:

- Add a recommendation to Strategy CF 1.1. to develop a checklist of things the village would like to see in a developers agreement;
- Delete Rec. 1.3.6;
- Specify Albourn Park as the parking location in Rec. CF 1.3.8;
- Delete Rec. 1.4.1;
- Add language recognizing that the County regulates stormwater in Rec. CF 1.5.1; and
- Add a recommendation to Strategy CF 1.1 that the village should keep their options open for sewer and water should circumstances change (e.g. funding, engineering, environmental regulations, etc.); and that the Village of Lohrville should communicate and coordinate with the Village of Redgranite regarding future options.

In regards to the Agricultural, Cultural, and Natural Resources element, the following items were revised:

- Add "consider" to Rec. AG 1.5.1;
- Delete Rec. AG 1.5.2;
- Delete Rec. AG 1.5.4;
- Delete "rural" from GOAL AG 2;
- Add a recommendation for a educational campaign for testing wells to Strategy NR 1.1;
- Add a recommendation for the village to leave the possibility open for public water to Strategy NR 1.1;
- Replace "our" with "the" in Goal NR 2 and Strategy NR 2.1;
- Add "& quarry" to the end of Rec. NR 2.1.1;
- Add a recommendation to Strategy NR 2.1 to consider adopting an ordinance banning certain fertilizers;
- Reference Exhibit 6-2 in Rec. NR 2.2.3;
- Add a bullet under Rec. NR 4.2.2 to develop community signage to combat littering;
- Add "consider" to Rec. CR 1.1.1, 1.1.2, and Strategy 1.2;
- Reword Rec. CR 1.2.1 as follows: "Consider establishing mechanisms for collecting local history"; and
- Under Rec. CR 1.2.1, stated that audio tapes can be created to collect local verbal history;
- Modify Rec. CR 1.2.2 to state support for the existing museum (Berman's); and to encourage the museum to consider the Lohrville Stone Co. building as an alternative location.

VIII. REVIEW AND DISCUSSION OF PRELIMINARY VISION STATEMENTS FOR: LAND USE; INTERGOVERNMENTAL COOPERATION; AND IMPLEMENTATION

No changes were made to the preliminary visions statements, as presented. Ms. Homan explained these remaining visions would be approved at the next meeting.

IX. PUBLIC COMMENT

No public comment was received.

X. SET DATE AND TIME FOR NEXT MEETING

The next meeting was scheduled for 6:30 PM on Tuesday, March 12, 2009 at the Village Hall.

XI. ADJOURN

A motion to adjourn was made by Mr. Monacelli, and seconded by Mr. Scherer, passing unanimously. The meeting adjourned at 9:00 PM.

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SUMMARY OF PROCEEDINGS

Comprehensive Planning Committee
Village of Lohrville
Village Hall
March 19, 2009

Members Present:

Tom Monacelli ..... Village Clerk
Tony Piechowski ..... Village President
Jeff Scherer .....Village Trustee
Mike Harris .....Committee Chair

Others Present:
Kara Homan ..... ECWRPC
Joe Piechowski .....Waushara County Board
Tom Savka ..... Citizen

I. CALL TO ORDER AND WELCOME BY MIKE HARRIS, COMMITTEE CHAIR

Mr. Harris called the meeting to order at 6:30 PM, and welcomed those in attendance.

II. APPROVAL OF JANUARY 20, 2009 SUMMARY OF PROCEEDINGS

A motion was made by Mr. Monacelli, and seconded by Mr. Harris to approve the January 20, 2009 Summary of Proceedings, as submitted. The motion passed unanimously.

III. MEETING PURPOSE AND OBJECTIVES

Ms. Homan explained that this meeting was to identify and assess key land use trends, and begin developing a future land use map.

IV. APPROVAL OF DRAFT VISION STATEMENTS FOR CHAPTERS 7-9

A motion to approve the vision statements for Chapters 7-9 (Land Use, Intergovernmental Cooperation, and Implementation) was made by Mr. (Tony) Piechowski, and seconded by Mr. Monacelli. The motion passed unanimously.

V. BACKGROUND PRESENTATION OF CHAPTERS 7-9

Ms. Homan went over a set of maps and a PowerPoint presentation with the committee, which illustrated the key items that were indentified in the land use chapter. Items discussed include existing land use, existing zoning map and code, land use trends, density/intensity, and land use projections. It was decided that it would be beneficial to have a “recommended zoning” map included in the plan to help the village correct some of the discrepancies between their zoning code and existing map. The committee also felt it was appropriate to utilize the average acreage of vacant residential parcels for finalizing land use projections. This presentation is available on the project website at:
http://www.eastcentralrpc.org/PlanLohrville/docs/CompPlanComm/Meeting5/Village%20of%20Lohrville_CH8%20Presentation.pdf

VI. DISCUSSION OF "MENTAL MAPPING EXERCISE" & DEVELOPMENT OF LAND USE SCENARIOS

As no one had completed their mental mapping exercise, Ms. Homan thought it would be beneficial to go through the exercise as a group. She asked the group to envision how they would like to see the village in 30 years, and indentify places they would like to see residential, commercial, industrial, recreational, and institutional/governmental development. The Committee made it clear that they would prefer to accommodate future growth within the existing village boundaries. In addition, they felt that limiting development on areas not suitable for buildings (e.g. high groundwater, wetlands, etc.) was preferred.

The area along the highway was identified as having potential for future industrial/commercial development. Two areas were identified as have potential for residential/commercial mixed use: (1) near the intersection of Washing Ave and CTH EE; and (2) near the intersection of CTH N & CTH EE (surrounding the park). Vacant parcels in other areas of the Village were determined to be best used for residential development; and it was decided that areas unsuitable for development should be noted as such on the plan.

VII. PRELIMINARY DEVELOPMENT OF GOALS, STRATEGIES AND RECOMMENDATIONS FOR LAND USE

Ms. Homan handed out preliminary goals, strategies, and recommendations for land use. As they were in a "working" state, she wanted committee members to take them home to read over. She noted that they may change for the next meeting to better reflect the preliminary future land use map that will be developed.

VIII. NEXT STEPS IN THE PROCESS

Ms. Homan explained that she would create a future land use map for the next meeting. She also noted that she would bring along computerized mapping staff to show committee members a few options regarding the map, especially as it relates to a "resource protection area."

IX. PUBLIC COMMENT

No public comment was received.

X. SET DATE AND TIME FOR NEXT MEETING

The next meeting was scheduled for 6:30 PM on Tuesday, April 21, 2009 at the Village Hall. The community/intergovernmental meeting will be scheduled at the next comprehensive planning committee meeting.

XI. ADJOURN

A motion to adjourn was made by Mr. Monacelli, and seconded by Mr. Scherer, passing unanimously. The meeting adjourned at approximately 8:15 PM.

SUMMARY OF PROCEEDINGS

Comprehensive Planning Committee
Village of Lohrville
Village Hall
April 21, 2009

Members Present:

Tom Monacelli ..... Village Clerk
Tony Piechowski ..... Village President
Jeff Scherer .....Village Trustee
Mike Harris .....Committee Chair

Others Present:

Kara Homan ..... ECWRPC
Adam Pfefferle ..... ECWRPC
Joe Piechowski .....Waushara County Board
Tom Savka ..... Citizen

I. CALL TO ORDER AND WELCOME BY MIKE HARRIS, COMMITTEE CHAIR

Mr. Harris called the meeting to order at 6:30 PM, and welcomed those in attendance.

II. APPROVAL OF JANUARY 20, 2009 SUMMARY OF PROCEEDINGS

A motion was made by Mr. (Tony) Piechowski, and seconded by Mr. Monacelli to approve the March 17, 2009 Summary of Proceedings, as submitted. The motion passed unanimously.

III. MEETING PURPOSE AND OBJECTIVES

Ms. Homan explained that this meeting was to review and finalize a future land use map and recommended zoning map, which would be presented, for comment, at the intergovernmental/community input session.

IV. REVIEW OF GOALS, STRATEGIES AND RECOMMENDATIONS FOR CHAPTER 8: LAND USE

Based on discussion from committee members, the follow changes were agreed upon:

- Accept Recommendation LU 1.2.4, which would create a "Public Institutional" District in the zoning code and map.
- Add "woodlands" as a protected feature in Strategy LU 2.1.
- Reword Recommendations LU 2.1.1 and LU 2.1.2 to reflect "resource protection" area.
- Delete Recommendations LU 2.2.1 and LU 2.3.2.
- Reword Recommendation LU 2.5.1 to used "manufactured homes" rather than "Mobile homes."
- Delete Recommendation LU 2.8.2.

V. DISCUSSION OF RECOMMENDED ZONING MAP

Ms. Homan explained that this map was added to the comprehensive plan to help the village ensure that zoning designations on their official zoning map reflected zoning districts that were

defined in the code; as well as reflect existing land use, as long as the land use was determined to be permanent. The committee determined that properties currently being used for commercial purposes, in a primarily residential area, should be zoned residential with a conditional use permit. Pertinent parcels were changed to reflect this decision. Given these changes, a motion to accept the recommended zoning map was made by Mr. Scherer, and seconded by Tom Monacelli. The motion passed 5-0 among committee members. Mr. Savka, a community member in attendance, expressed that he was not in favor of accepting the map with the recommended changes.

VI. DISCUSSION OF FUTURE LAND USE SCENARIOS

Ms. Homan explained that the future land use map, as presented, was based on discussion from the previous comprehensive planning committee meeting. Upon discussion from the committee, the following changes were made:

- Indicate that the future land use for the "quarry" area should be continued woodland.
- Add "resource protection area" as a future land use.
- The area east of 3rd avenue, and between Wisconsin and Lohrville avenues should be indicated as future residential.
- Extend the "commercial industrial mix" classification to entire area south of Redgranite Auto.

A motion to accept the future land use map, with revisions, was made by Mr. (Tom) Monacelli, and seconded by Mr. (Tony) Piechowski; the motion carried unanimously.

VII. REVIEW AND DISCUSSION OF CHAPTER 9: INTERGOVERNMENTAL COOPERATION, AND ASSOCIATED GOALS, STRATEGIES AND RECOMMENDATIONS.

Ms. Homan handed out draft intergovernmental chapter, and associated goals, strategies, and recommendations for land use. Ms. Homan asked the committee to review these as homework, and get her any comments prior to the intergovernmental cooperation workshop.

VIII. NEXT STEPS IN THE PROCESS

Ms. Homan explained that the next step would be to host an intergovernmental cooperation/community input session in may, with 1-2 follow up comprehensive planning committee meetings to discuss implementation.

IX. PUBLIC COMMENT

No public comment was received.

X. SET DATE AND TIME FOR NEXT MEETING

The next comprehensive planning committee meeting was scheduled for 6:30 PM on Tuesday, June 23, 2009 at the Village Hall. The community/intergovernmental meeting was scheduled for Wednesday, May 20 at 6:30 pm in the village hall.

XI. ADJOURN

A motion to adjourn was made by Mr. Scherer, and seconded by Mr. Monacelli, passing unanimously. The meeting adjourned at approximately 8:05 PM.

SUMMARY OF PROCEEDINGS

Comprehensive Planning Committee
Village of Lohrville
Village Hall
June 23, 2009

Members Present:

Tom Monacelli ..... Village Clerk
Tony Piechowski ..... Committee Member
Jeff Scherer ..... Village President
Mike Harris ..... Committee Chair

Others Present:

Kara Homan ..... ECWRPC
Michael Schuessler ..... Volunteer Village Intern, UW-Oshkosh
Joe Piechowski ..... Waushara County Board
Patrick Nehring ..... Waushara County UW-Extension

I. WELCOME & INTRODUCTIONS BY MIKE HARRIS, COMMITTEE CHAIR

Mr. Harris called the meeting to order at 6:35 PM, and welcomed those in attendance.

II. APPROVAL OF APRIL 21, 2009 SUMMARY OF PROCEEDINGS

A motion was made by Mr. Monacelli, and seconded by Mr. Scherer to approve the April 21, 2009 Summary of Proceedings, as submitted. The motion passed unanimously.

III. MEETING PURPOSE AND OBJECTIVES

Ms. Homan explained that this meeting was to review and finalize a future land use map, as well as the implementation chapter and tables. In addition, a brief discussion on the results from the intergovernmental/community-wide input session would be included.

IV. REVIEW OF INTERGOVERNMENTAL MEETING & SUBMITTED COMMENTS

Ms. Homan noted that comments from the intergovernmental/community-wide input meeting were, in general, quite positive. A few negative comments were expressed, but dealt with a recent land use decision made by the Village Board, as apposed to the comprehensive plan. Ms. Homan also presented to committee with comments submitted by Dave Meurette from WisDOT. The committee agreed to accept his recommendations, with minor modifications.

V. REVIEW OF CHAPTER 10: IMPLEMENTATION CHAPTER

Ms. Homan spent quite a bit of time explaining the role of the comprehensive plan, and what the Village can and should do to implement the plan, and utilize it to make fair and transparent land use decisions. The committee had a general discussion about how they would ensure that recommendations within the plan would be implemented, and that the plan would not sit on the shelf and collect dust.

VI. REVIEW OF IMPLEMENTATION TABLES – ACTION ITEMS, RESPONSIBLE PARTIES, AND TIMELINE

Ms. Homan distributed an updated copy of the implementation tables. She asked the committee to review each recommendation, and provide feedback on whether any changes needed to be made to responsible parties or the timeline for implementation. Mr. Scherer thanked Ms. Homan for putting a great deal of effort into preparing the implementation tables.

VII. FINAL DISCUSSION OF FUTURE LAND USE MAP

The committee reviewed the future land use map for the final time. No substantial changes were made to the future land use map; the portrayal of a few items on the map were changed to clarify the intent of the map (e.g. making future land uses an overlay to existing land uses, especially important along the STH 21 corridor).

VIII. NEXT STEPS IN THE PROCESS – FORM PLAN COMMISSION

Mr. Monacelli indicated that the formation of the plan commission was near completion, and would be formalized in July, 2009 with the adoption of the ordinance and appointment of commissioners. Mr. Nehring had helped many of the communities from throughout the county form plan commission that were in compliant with state statutes, as having a plan commission is necessary to not only adopt the comprehensive plan, but also to make recommendations to the Village Board regarding land use decisions.

IX. PUBLIC COMMENT

No public comment was received.

X. SET DATE AND TIME FOR NEXT MEETING

The next comprehensive planning committee meeting was scheduled for 6:30 PM on Tuesday, August 18, 2009 at the Village Hall. (NOTE: The meeting was rescheduled for 6:30 PM on Tuesday, September 22).

XI. ADJOURN

A motion to adjourn was made by Mr. Scherer, and seconded by Mr. Harris, passing unanimously. The meeting adjourned at approximately 8:25 PM.

SUMMARY OF PROCEEDINGS

Comprehensive Planning Committee
Village of Lohrville
Village Hall
September 22, 2009

Members Present:

Tom Monacelli ..... Village Clerk
Tony Piechowski ..... Committee Member
Jeff Scherer ..... Village President
Mike Harris ..... Committee Chair

Others Present:

Kara Homan ..... ECWRPC
Adam Pfefferle ..... ECWRPC
Tammy Bending ..... Village Plan Commission
Robert Happersett..... Village Plan Commission
Joe Piechowski ..... Waushara County Board
Patrick Nehring ..... Waushara County UW-Extension

I. WELCOME & INTRODUCTIONS BY MIKE HARRIS, COMMITTEE CHAIR

Mr. Harris called the meeting to order at 6:34 PM, and welcomed those in attendance.

II. APPROVAL OF JUNE 23, 2009 SUMMARY OF PROCEEDINGS

A motion was made by Mr. (Tony) Piechowski, and seconded by Mr. Monacelli to approve the June 23, 2009 Summary of Proceedings, as submitted. The motion passed unanimously.

III. MEETING PURPOSE AND OBJECTIVES

Ms. Homan explained that this meeting was to review and finalize the final draft of the Village of Lohrville Comprehensive Plan. In addition, the meeting is needed to develop an adoption schedule that will ensure the Village adopts prior to the January 1, 2010 deadlines set by the State of Wisconsin.

IV. REVIEW OF FINAL DRAFT FOR THE COMPREHENSIVE PLAN, AND RECOMMENDATION TO PLAN COMMISSION

Ms. Homan noted that she made no changes to any of the chapters since the prior meeting. The only change made was to a few parcels in the southern part of the Village on the Future Land Use Map. Mr. (Joe) Piechowski provided more up-to-date information regarding fire districts in the Community Facilities chapter, and Ms. Homan agreed to include these corrections. The committee also noticed that the text of Community Facilities chapter should reflect that there is a communications tower within the village, as is shown on Exhibit 5-1. No other changes were made, and the committee agreed that, with the changes made as identified in tonight's meeting, the plan should be considered by Plan Commission and Village Board.

V. SCHEDULING NEXT STEPS IN THE PROCESS

Ms. Homan provided the committee with a handout that outlined all of the requirements for adoption. The Committee went over each item, and assigned deadlines for each of them. It was agreed that on November 10, 2009, the plan would be considered by the Plan Commission and the Village Board, so that adoption could occur within one night. Ms. Homan thanked the committee for the opportunity to work with them.

IX. PUBLIC COMMENT

No public comment was received.

XI. ADJOURN

A motion to adjourn was made by Mr. Scherer, and seconded by Mr. (Tony) Piechowski, passing unanimously. The meeting adjourned at approximately 7:17 PM.

APPENDIX H

STATE OF WISCONSIN)
)ss.
WAUSHARA COUNTY)

I, Melissa Rasmussen, being duly sworn, doth depose and say that I am an authorized representative of Waushara Argus, a newspaper published at Wautoma, the seat of government of said County, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

October 7, 2009

(Signed) Melissa Rasmussen

Principal clerk (Title)

Subscribed and sworn to before me this 4th day of November, 2009

Bonnie Mirabelli

Notary Public, Waushara County, Wisconsin

My Commission expires August 29, 2010

No. Lines	No. Times 1	Affidavit	$	1.00
	2x6 Display	Printers Fees		94.80
		Extra Copies		—
		Total	$	95.80

(Seal)

STATE OF WISCONSIN

WAUSHARA COUNTY
CIRCUIT COURT

IN THE MATTER OF

Notice
Village of Lohrville

PROOF OF PUBLICATION

Village of Lohrville
FILED

VILLAGE OF LOHRVILLE
NOTICE OF PUBLIC HEARING
To Consider Approval of the Village of Lohrville Comprehensive Plan 2030

PLEASE TAKE NOTICE THAT a public hearing will be held before the Village of Lohrville Plan Commission on Tuesday, November 10, 2009, at 6:00 p.m. at the Lohrville Village Hall, located at 113 Park Road, Lohrville, Wisconsin to solicit public comment and concerns regarding the proposed *Village of Lohrville Comprehensive Plan 2030*. After the public hearing, the Plan Commission will consider a resolution that recommends the plan's adoption to the Village Board. Immediately following the Plan Commission meeting, the Village Board will meet no earlier than 6:30 p.m. to consider an ordinance to adopt the plan.

The *Village of Lohrville Comprehensive Plan 2030*, developed pursuant to 66.1001(1)(a) and 66.1001(2), is a statement of public policy concerning the conservation and development of the village. The plan provides a guide to where future growth and development should occur within the village over the next 20 years. When the village makes future decisions concerning land use and development, the plan will be consulted. The plan inventoried and analyzed the village's physical setting, natural features, land use, population figures, economics, housing stock, transportation, and community facilities. Using these inventories and the plan's goal, strategies and recommendations, a future land use map was developed for the Village of Lohrville.

The final draft of the *Village of Lohrville Comprehensive Plan 2030* is available for review at the Village Hall, Redgranite Public Library, Waushara County UW-Extension Office, and on the East Central Wisconsin Regional Planning Commission (ECWRPC) website at www.eastcentralrpc.org/Plan-Lohrville. Individuals interested in obtaining a personal copy of the plan may download a digital copy from the aforementioned website, or contact Kara Homan, ECWRPC, at 920-751-4770 x 6817 or khoman@eastcentralrpc.org. Residents are encouraged to review the plan and submit verbal and/or written comments at the public hearing. Written comments will also be accepted by the village any time before the public hearing and should be sent to Tom Monacelli, Village Clerk, at 412 N. 4th Avenue, Redgranite, WI 54970.

Tom Monacelli
Village Clerk

RESOLUTION NO. 2009-1
VILLAGE OF LOHRVILLE, WISCONSIN

RECOMMENDING THE ADOPTION OF THE VILLAGE OF LOHRVILLE COMPREHENSIVE PLAN 2030, BY THE VILLAGE BOARD OF THE VILLAGE OF LOHRVILLE.

WHEREAS, pursuant to section 62.23 (2) and (3) of the Wisconsin Statutes, the Village of Lohrville is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

WHEREAS, a Public Hearing was held to discuss the proposed adoption of the *Village of Lohrville Comprehensive Plan 2030* on November 10, 2009, as required by 66.1001(4)(d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission recommends to the Village Board of the Village of Lohrville that the *Village of Lohrville Comprehensive Plan 2030*, including all maps, supporting materials and elements of the document be adopted.

BE IT FURTHER RESOLVED, one copy of the adopted comprehensive plan shall be sent to all of the following: every governmental body that is located in whole or in part within the boundaries of the village; the clerk of every local governmental unit that is adjacent to the village; the Wisconsin Land Council; the Wisconsin Department of Administration; the East Central Wisconsin Regional Planning Commission, and the Redgranite Public Library, as required by 66.1001(4)(b) of the Wisconsin Statutes.

Passed and adopted on this 10 day of Nov, 2009.

President

Mike Harris, Chair

(Published/Posted: 11/11/09)
(Date)

(Approved X, Veto ___)

Attest: Tom Monacelli
(Tom Monacelli, Village Clerk

ORDINANCE NO. 2009-3

AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE VILLAGE OF LOHRVILLE, WISCONSIN

The Village Board of the Village of Lohrville, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Village of Lohrville is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.10001(2) of the Wisconsin Statutes.

SECTION 2. The Village Board of the Village of Lohrville, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Plan Commission of the Village of Lohrville by a majority vote of the entire commission, as recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the document entitled *Village of Lohrville Comprehensive Plan 2030*, containing all of the elements as required by section 66.1001(2) of the Wisconsin Statutes.

SECTION 4. The Village has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The Village Board of the Village of Lohrville, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, *Village of Lohrville Comprehensive Plan 2030*, pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage by majority vote of the membership of the Village Board and the publication/posting as required by law.

ADOPTED this 10th day of Nov, 2009.

Jeff Scherer, Village President

(Published/Posted: 11/11/09)
(Date)

(Approved X, Veto ___)

Attest: Tom Monacelli
Tom Monacelli, Village Clerk