

Town Board

Thomas A Whalley, Town Board Chairman

Steven Meyer, Supervisor

Roger Stratton, Supervisor

Clerk, Cheryl Pionke

Treasurer, Katrina Rasmussen

COMMUNITY SMART GROWTH COMMITTEE

Ed Stelmachowski, Chair

Mary Clark

Martin Pionke Jr.

Dean Eagan

Clyde Samsel

Don Klabunde

James Wegner

COMMITTEE ADVISORS

Jim Miller, Waushara County Land Use Planning Committee Chair

Mark Schumacher, Waushara County Zoning Administrator

Patrick Nehring, University of Wisconsin Extension Resource Agent

Kathy Thunes, East Central Planning Commission (Existing Conditions Report for Land Management Plan)

Reed Dunbar, Schreiber Anderson Associates (County Comprehensive Plan)

CONTENTS

EXECUTIVE SUMMARY.....	i
BACKGROUND	i
HISTORY	i
OVERVIEW	ii
CODE OF COUNTRY LIVING	iii

VOLUME 1: GOALS, OBJECTIVES, AND RECOMMENDATIONS

Element 1: Introduction.....	1-1
Element 2: Housing.....	2-1
Element 3:Transportation.....	3-1
Element 4:Utilities and Community Facilities.....	4-1
Element 5: Agricultural, Natural and Cultural Resources.....	5-1
Element 6: Economic Development.....	6-1
Element 7: Intergovernmental Cooperation.....	7-1
Element 8: Land Use.....	8-1
Element 9: Plan Implementation	9-1

VOLUME 2: EXISTING CONDITIONS REPORT

COMMUNITY CHARACTERISTICS AND RESOURCES.....	1-1
POPULATION	1-1
Population Projections	1-3
Population by Age Cohort	1-4
HOUSING CHARACTERISTICS	1-9
Age of Occupied Dwelling Units	1-9
Structural Type	1-10
Occupancy Status	1-12
Vacancy Status	1-13
Housing Stock Value	1-15
Housing Costs	1-17
Housing Conditions	1-19
Household Size	1-19
Housing Projections	1-20
ECONOMIC CHARACTERISTICS.....	1-21
Educational Attainment	1-21
Labor Force	1-22
Income	1-22
Poverty Status	1-23
Employment by Industrial Sector	1-23
Location of Workplace	1-26
Travel Time to Work	1-27
ENVIRONMENTAL RESOURCES	1-28
Topography and Drainage	1-28
Floodplains	1-31
Wetlands	1-32
Woodlands	1-33
Soils	1-34

Detailed Soils Information	1-36
Groundwater	1-40
Wildlife Habitat	1-42
Rare, Threatened and Endangered Species and Natural Communities	1-42
Historic Sites	1-43
WDNR and Public Lands	1-44
Abandoned Landfills	1-44
EXISTING LAND USE AND ZONING	2-1
Land use	2-1
Existing Zoning	2-8
DEVELOPMENT TRENDS	3-1
Land Use	3-1
Transportation	3-7
PUBLIC AND COMMUNITY FACILITIES.....	4-1
Town Hall and Community Center	4-1
Town/Village Garage	4-2
Police Service	4-2
Fire Protection	4-3
Public Schools	4-4
Libraries	4-5
Open Space and Recreation	4-6
Parks	4-6
Public Access	4-8
Church and Youth Camps	4-9
School and Town Forests	4-9
Snowmobile Trails	4-9
Sportsman's Clubs and Conservation Organizations	4-9
Golf Course	4-9
Other Recreational Opportunities	4-10
Post Office	4-10
Cemeteries	4-10
Wastewater Collection and Treatment	4-11
Water Supply and Storage	4-11
Solid Waste Disposal and Recycling	4-12
Health Care Facilities/Emergency Medical Services	4-13
TRANSPORTATION FACILITIES.....	4-14
Road Network.....	4-14
Principal Arterials	4-15
Minor Arterials	4-16
Major Collectors	4-16
Minor Collectors	4-17
Local Roads	4-17
Current and Future Transportation Projects	4-17
Railroads	4-17
Airports	4-18
Bus Service	4-18

TABLES

Table 1-1	Numerical Change in Population, 1950 to 2000	1-2
Table 1-2	Floodplains	1-31
Table 1-3	Wetlands	1-33
Table 1-4	Woodlands	1-34
Table 1-5	Managed Forest Law/Forest Crop Law	1-34
Table 1-6	Soil Limitations for On-Site Waste Disposal	1-37
Table 1-7	Soil Potential for Building Site Development	1-37
Table 1-8	Important Farmland Classes	1-38
Table 1-9	Soil Limitations for Seepage Spreading	1-40
Table 1-10	Steep Slopes	1-40
Table 1-11	Nitrate-Nitrite	1-41
Table 1-12	Depth to Groundwater	1-42
Table 2-1	T. Deerfield, T. Hancock, T. Oasis, T. Plainfield, V. Hancock Existing Land Use, 2000.....	2-1
Table 2-2	Town of Deerfield Existing Land Use, 2000	2-2
Table 2-3	Town of Hancock Existing Land Use, 2000.....	2-3
Table 2-4	Town of Oasis Existing Land Use, 2000	2-4
Table 2-5	Town of Plainfield Existing Land Use, 2000	2-6
Table 2-6	Village of Hancock Existing Land Use, 2000	2-7
Table 2-7	Waushara County Zoning.....	2-10
Table 2-8	Village of Hancock Zoning.....	2-12
Table 3-1	Land use Acreages, 1980.....	3-1
Table 3-2	Town of Deerfield, Land Use Acreages, 1980 and 2000	3-2
Table 3-3	Town of Hancock, Land Use Acreages, 1980 and 2000	3-3
Table 3-4	Village of Hancock, Land Use Acreages, 1980 and 2000	3-3
Table 3-5	Town of Oasis, Land Use Acreages, 1980 and 2000.....	3-4
Table 3-6	Town of Plainfield, Land Use Acreages, 1980 and 2000	3-5
Table 3-7	New Residential Building Permits	3-6
Table 3-8	Housing Units vs Building Permits, 1990 and 2000	3-6
Table 5-1	Community Management Plan Implementation Summary	5-21

FIGURES

Figure 1-1	Comparative Population Growth, 1950 to 2000	1-3
Figure 1-2	Population by Age Cohort, 2000	1-8
Figure 1-3	Units in Structure, 1990 and 2000	1-11
Figure 1-4	Median Housing Values for Specified Owner-Occupied Units	1-16
Figure 1-5	Homeowner Affordability	1-18
Figure 1-6	Rental Affordability	1-18
Figure 1-7	Employment by Sector	1-25
Figure 1-8	Percent of Workforce which Worked Outside of Waushara County	1-27
Figure 2-1	Town of Deerfield Existing Land Use, 2000	2-2
Figure 2-2	Town of Hancock Existing Land Use, 2000.....	2-4
Figure 2-3	Town of Oasis Existing Land Use, 2000	2-5
Figure 2-4	Town of Plainfield Existing Land Use, 2000	2-6
Figure 2-5	Village of Hancock Existing Land Use, 2000	2-7

EXHIBITS

Exhibit 1-1	Floodplains	1-47
Exhibit 1-2	Wetlands	1-49
Exhibit 1-3	Soil Limitations for On-Site Waste Disposal	1-51
Exhibit 1-4	Soil Potential for Building Site Development	1-53
Exhibit 1-5	Important Farmland Classes in Waushara County	1-55
Exhibit 1-6	Soil Limitations for Septage Spreading	1-57
Exhibit 1-7	Steep Slopes	1-59
Exhibit 1-8	Depth to Groundwater	1-61
Exhibit 2-1	Existing Land Use	2-13
Exhibit 2-2	Zoning	2-15
Exhibit 4-1	Highway Functional Class and Average Daily Traffic Volume	4-19
Exhibit 5-1	Proposed Land Use Plan	5-27

APPENDICES

- Appendix A – Survey Summary
- Appendix B – Community Characteristics Tables: Population, Housing and Economic
- Appendix C– Plan Implementation Tools
- Appendix D - Menu of Land Protection Options
- Appendix E - Resolution: Adoption of Community Management Plan

