

APPENDIX B:

RESULTS OF PUBLIC INFORMATION MEETINGS

PIM #1:

SEPTEMBER 29, 30 & OCTOBER 1, 2008

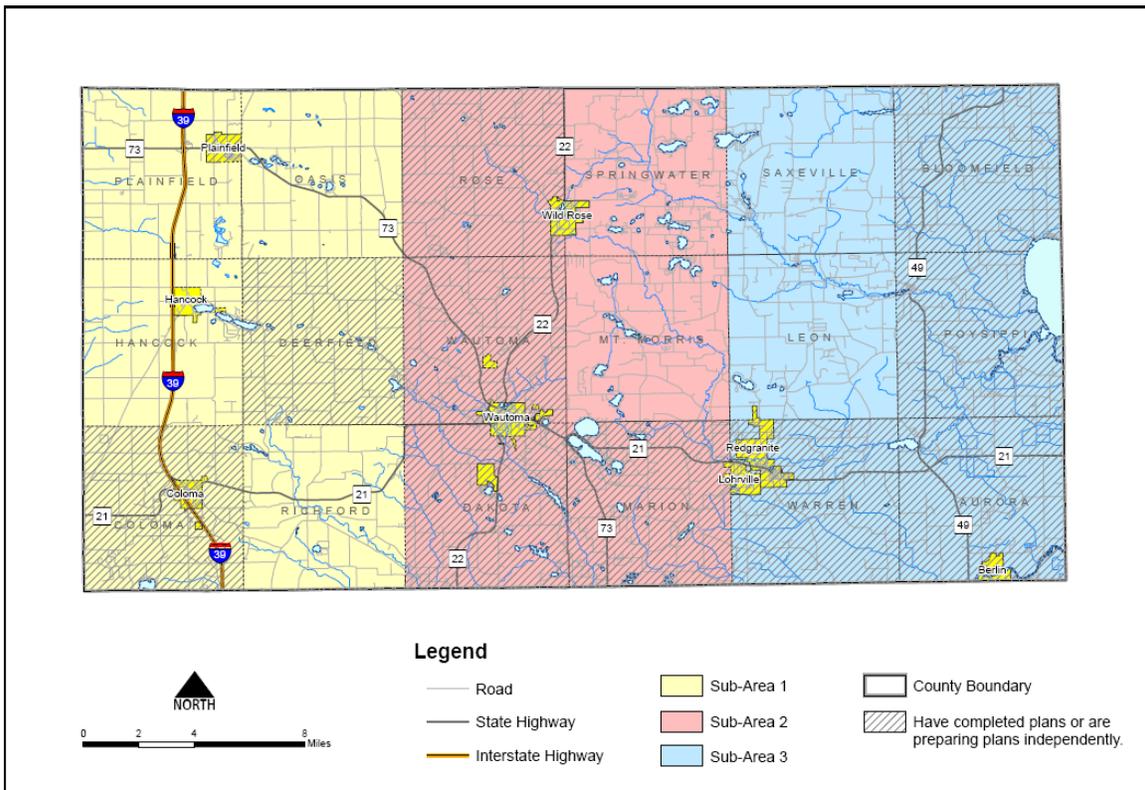
Public Information Meeting #1

Waushara County Comprehensive Plan Sub-Area Meetings

September 29, 30 & October 1, 2008

This memo provides an overview of the public notice process and meeting outcomes for the first of three public information meetings to be held during the Waushara County Comprehensive Planning Process.

The county was divided into three sub-areas (shown on map below) to ease the transfer of information and increase the ability to interact at the local level about developments of the countywide comprehensive plan. The results from the meetings in each sub-area are described below with results from each of three SWOT Analyses in Appendix A.



Public Notice Process

The process for the first round of public information meetings began in early September. Eighteen letters were sent to town and village clerks, town chairmen, and the village president in the municipalities participating in the multi-jurisdictional comprehensive planning project. Four enclosures were included within the letter: a public notice, a public participation plan, the Waushara County Comprehensive plan assistance table, and sub-area map. The letter contained information on the comprehensive planning process at the county and local levels, notice for the public information meeting occurring in the area, request for local ordinances that differ from countywide regulations, and a request for approval of a local public participation plan. The letter recipients were asked to post the public notice in public places like the Town Hall, Village Center, or library, and talk to their neighbors to build awareness for the planning process.

The local newspapers (Waushara Argus, Berlin Journal, and Marquette Tribune) were notified and ran a press release regarding the public information meetings during the week of 9/15 – 9/19.

The local radio stations (WISS, WDUX, and WAUH) were notified and asked to run a public service announcement from 9/25 – 10/1.

Public Information Meeting Results

Sub-Area 1 Meeting Summary

This meeting was held on Monday, September 29th at 7:00 pm at the Hancock Community Center. Participants from the towns of Hancock, Plainfield, Oasis, Deefield, Coloma, and Richford; the villages of Hancock and Coloma; the County Land Use committee; and UW-Extension were in attendance. There were two major intentions for the meeting. The first was to convey information about the planning process. The second was to gather information from attendees that would be useful in the countywide plan. After the process information was conveyed, the planned information-gathering segment was not completed due to questions the attendees had about the purpose of the project. The remainder of the meeting was used to address local concerns about engaging in another planning process so soon after completion of local land management plans. Participants were informed that the comprehensive planning process is necessary to make the plans compliant with state requirements, and significant changes to existing land management plans was not necessary, only review and confirmation of the contents of the existing plans. Initial liabilities and assets determined through evaluation of existing materials and collected at the meeting are located in Appendix A.

Sub-Area 2 Meeting Summary

This meeting was held on Tuesday, September 30th at 7:00 pm at the Waushara County Court House in the City of Wautoma. Participants from the towns of Hancock, Mt. Morris, Dakota, Springwater, and Marion; County Land Use committee; and UW-Extension were in attendance. There were two major intentions for the meeting. The first was to convey information about the planning process. The second was to gather information from attendees that would be useful in developing the countywide plan. After a discussion about the planning process, participants discussed preliminary strengths, weaknesses, opportunities, and threats within the county. There was also a general discussion about items for evaluation in the countywide document. The preliminary SWOT analysis developed for Sub-Area 2 is located in Appendix A of this document.

- Summary of SWOT discussion
 - Strengths
 - rural character was added; rural character is defined as not just farms but residential areas as well – no commercial except for home businesses; quiet, peaceful and low to no light pollution or noise pollution;
 - New housing must be accommodated in a way that does not disturb the rural character – i.e. restrict development on ridgelines
 - Clear delineation between residential and commercial areas “once you are out of it (commercial area) you are out of it”
 - Good fire and rescue response
 - Volunteers are proud of the work they do and the response time is fast
 - Weaknesses
 - Lack of light industrial development – specifically want smaller industrial development – not any big plants
 - Opportunities
 - City of Wautoma Business Park
 - Room for expanded light industrial use along Hwy 22

- Threats
 - Amount of publicly owned lands (DNR) reduces taxable area within towns
- Summary of general discussion
 - Intergovernmental agreements
 - Towns usually are responsible for maintenance of town roads; though there are instances of cooperative snow plowing across jurisdictions
 - Most feel that cooperation between the towns and the county is good
 - Boundary agreements are underway in some communities to address annexation issues
 - Effigy mounds tourism potential
 - Hancock Mounds have a trail system and signage
 - Should be promoted as a countywide amenity and attraction
 - Countywide tourism commission – individual municipalities are supposed to join
 - Countywide Chamber of Commerce
 - Countywide plan should not focus on Wautoma only -
 - All of the communities in the county need equal representation and voice in this process
 - Schools in the County
 - Three school districts – Wild Rose, Tri-County and Wautoma
 - Until recently, enrollment was steady – within the last year, slight declines have been noted
 - Transportation
 - There is transportation available for seniors who can no longer drive themselves but it's underutilized
 - Senior housing available in Wautoma as well as health clinics. Health services spotty elsewhere (Plainfield has health clinic, Coloma does not have any health services)
 - West and east sides of the county do not have senior housing or clinics available so travel is a necessity
 - Bicycle transportation opportunities exist in the county – and should be promoted on a countywide basis (promote Ice Age Trail)
 - Recreational areas within the county should be promoted
 - Ski hill in Mt. Morris
 - Lake access and property development are issues to be addressed

Sub-Area 3 Meeting Summary

This meeting was held on Wednesday, October 1st at 7:00 pm at the Leon Town Hall in Pine River. Participants from the towns of Saxeville, Poy Sippi, Warren, Leon; the village of Redgranite; County Land Use Committee, and UW-Extension were in attendance. There were two major intentions for the meeting. The first was to convey information about the planning process. The second was to gather information from attendees that would be useful in the countywide plan. After a discussion about the planning process, participants discussed preliminary strengths, weaknesses, opportunities, and threats within the county. The discussion also focused on different capabilities within the county because water quality, topography, and soils differ throughout the county. The SWOT analysis developed during the meeting is located in Appendix A of this document.

- Summary of SWOT discussion
 - Strengths
 - Long Lake is a regional asset
 - There are very good emergency services

- Groundwater quality is very good in some areas and less than ideal in others. Participants wanted better wellhead protection and coordination with the DNR
 - The area remains rural (forest and agriculture) and skies are kept dark for the most part
- Weaknesses
 - There is very limited lakefront property available so homes are stacking up behind lake homes increasing density in lake areas
 - Contamination of local water resources due to agricultural practices of a few individuals
 - Determination of rifle use for hunting in Waushara County is contentious
- Opportunities
 - Access to public trails (including Ice Age Trail) and expansion to include recreational opportunities throughout region
- Threats
 - Mega-farms threaten to destroy the rural agricultural environment currently characterized by small family farms

Future Meeting Dates

County

The next round of public information meetings is forecast for February 2009. The intent of this round of meetings is to present and discuss the findings for elements 1-6 (Issues and Opportunities; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural, and Cultural Resources; and, Economic Development) of the countywide plan. The elements will be prepared through review and development of comprehensive planning elements created at the municipal level.

A meeting of the County Land Use Committee is tentatively scheduled for December 15, 2008 at which time comprehensive planning elements 1-3 will have been produced at the local level and assimilated to the countywide plan.

Municipalities

The name of the community developing a comprehensive plan in conjunction with the countywide process is listed below followed by the times, dates and locations for kick-off of the local planning process.

Town and Village of Hancock: Joint meeting on Tuesday, October 21st at 6:00 pm at the Village Center

Town of Leon: Meeting on Wednesday, October 22nd at 7:00 pm at the Town Hall

Town of Mt. Morris and Springwater: Joint meeting on Thursday, October 23 at 7:00 pm at the Springwater Town Hall

Town of Oasis: Meeting on Wednesday, October 15 at 7:00 pm at the Town Hall

Town of Plainfield: Meeting on Tuesday, October 14 at 7:00 pm at the Town Hall

Town of Richford: Meeting on Tuesday, October 16 at 7:00 pm at the Town Hall

Town of Saxeville: Meeting on Thursday, October 9 at the Town Hall

Appendix A
SWOT Results by Sub-Area

SUB AREA 1

WAUSHARA COUNTY COMPREHENSIVE PLAN

S.W.O.T. ANALYSIS

- Strength:** Things that you like that you wouldn't change.
- Weakness:** Things that you don't like that should be improved.
- Oppportunity:** Things that could be beneficial in the future.
- Threat:** Things that could be harmful in the future.

The following list was created based on citizen surveys where open-ended comments were recorded. Comments from all communities were not available; these comments may or may not reflect current "SWOT" conditions.

Strength:

- Natural resources
- Quality of life
- Historic and cultural values, structures
- I-39
- Agricultural infrastructure

Weakness:

- Services for elderly
- Lack of adequate police enforcement/code enforcement
- Lack of adequate snow plowing
- Lack of convenient shopping opportunities
- Dissension on issues
- Need for bike lanes
- Need for business and industrial development
- Activities and facilities for young people
- I-39 Stevens Point
- Continuing workforce

Opportunity:

- STH 21 Redevelopment
- Cultural resources
- Economic development
- Mode shift (Park and Ride)

Threat:

- Changing farm economy
- Aging infrastructure
- Economic diversification
- Drinking water
- Drainage
- Area becoming too residential
- Perrier
- Costs to sustain a growing population
- Noisy taverns
- Urban sprawl
- Destruction of rural character (subdivisions, etc.)

SUB AREA 2

WAUSHARA COUNTY COMPREHENSIVE PLAN

S.W.O.T. ANALYSIS

- Strength:** Things that you like that you wouldn't change.
- Weakness:** Things that you don't like that should be improved.
- Opportunity:** Things that could be beneficial in the future.
- Threat:** Things that could be harmful in the future.

Please note: The following list is created based on Citizen Survey comments from municipalities in Sub Area 2. They are not prioritized. They may or may not reflect current "SWOT" conditions.

Strength:

- Agriculture (especially small scale)
- Natural resources
- The quality/amount/type of recreational opportunities
- Public facilities (in general)
- The central location of the City of Wautoma
- Beautification Project on Main Street in C. of Wautoma
- World War II Memorial Building (where is this located?)
- Fair land values
- Fast rate of snow removal
- Quality of water/sewer system in urbanized areas

Weakness:

- Lack of commercial development
- Lack of local business and industrial development
- Lack of shopping opportunities within close proximity (hard to walk to stores)
- Adequacy of fire/rescue
- High cost of water/sewer system in urban areas
- Some properties are in poor repair
- Lack of activities for young people
- Retaining young people
- Parking issues in C. of Wautoma
- Code enforcement
- Lack of good jobs with good wages
- Lack of farmer's market to sell local goods

Opportunity:

- Agricultural industry/farmland preservation
- Residential growth
- Varying the type of residential development (including senior housing)
- Access to major highways including I-39/USH 51, USH 10
- Technical colleges in the area that offer vocational training

Threat:

- Residential growth occurring on active farmlands (and urban sprawl)
- Character of the built environment (mobile homes)
- Young people leaving the area
- Retaining good jobs
- Uncontrolled growth along STH 21
- Lack of protection or awareness of groundwater
- Too much public land (DNR)

SUB AREA 3

WAUSHARA COUNTY COMPREHENSIVE PLAN

S.W.O.T. ANALYSIS

- Strength:** Things that you like that you wouldn't change.
- Weakness:** Things that you don't like that should be improved.
- Opportunity:** Things that could be beneficial in the future.
- Threat:** Things that could be harmful in the future.

The following list was created based on citizen surveys where open-ended comments were recorded. Comments from all communities were not available; these comments may or may not reflect current "SWOT" conditions.

Strength:

- Natural resources / topography
- Quality of life
- Historic and cultural values, structures
- Lack of light and noise pollution
- Good public access to lakes
- Active Lake Associations
- Good land ethic/stewardship
- Town services and road repair
- Accessibility via highways
- Family farm focused

Weakness:

- Ordinance enforcement
- Dissension on issues
- Lack of land use planning for different types of development
- Failing septic systems
- Scattered site mobile homes
- Lack of convenient shopping opportunities
- Lack of services
- Need for bike lanes

Opportunity:

- Maximize use of natural resources (kettle lakes, moraines, topography)
- Clean, appropriate development of all kinds
- Explore land use issues
- Development of campgrounds

- Close proximity to Fox Valley
- Enhancement of historic resources
- Utilization of retirement population for civic uses

Threat:

- Destruction of natural resources
- Oak wilt
- Water quality and groundwater depletion (nitrates, atrizene)
- Destruction of viewshed corridors
- Overcrowding on lake property (pyramiding)
- High land values = high taxes
- Costs to sustain a growing population
- Increase in traffic
- Destruction of rural character (subdivisions, etc.)

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PIM #2:

MARCH 23-25, 2009

Public Information Meeting #2 Waushara County Comprehensive Plan Sub-Area Meetings March 23-25, 2009

This memo provides an overview of the public participation process and meeting outcomes for the second of three public information meetings to be held during the Waushara County Comprehensive Planning Process.

The county was divided into three sub-areas to ease the transfer of information and increase the ability to interact at the local level with individuals and communities affected by policies developed in the countywide comprehensive plan. The results from the meetings in each sub-area are described below with potential updates for County Land Use Committee consideration identified.

Public Notice Process

Coordination for the second round of public information meetings began in February with reservation of meeting halls and determination of dates. After venues had been established, letters were sent to each participating community. The letter recipients were asked to post the provided meeting notice in public places like the Town Hall, Village Center, or library.

Local newspapers (Waushara Argus, Berlin Journal, and Marquette Tribune) were notified of the meetings and public notices were submitted. A press release regarding the public information meetings ran during the week of March 9th.

Local radio stations (WISS, WDUX, and WAUH) were also notified and asked to run a public service announcement starting March 17th.

Purpose of Meeting and Format

The purpose of PIM #2 was to report progress on the countywide planning process and to provide a brief summary of completed planning elements. The meeting marked the mid-point of the process with six of the nine elements completed. Each meeting provided the public an opportunity to learn about existing conditions related to each plan element, hear about proposed actions, and to comment on plan content and direction. A presentation was given during the meeting, and followed with a public comment period. Note cards were provided for attendees to record comments. Draft plan elements and sample maps were also available for viewing and discussion.

Public Information Meeting Results

Sub-Area 1 Meeting Summary

This meeting was held on Monday, March 23rd at 7:00 pm at the Hancock Community Center. Participants from the towns and village of Hancock; the County Land Use committee; and UW-Extension were in attendance. After the formal presentation, participants discussed



various components of the plan. The primary outcome of this discussion concerned the lack of direction for preserving unique man-made structures in Chapter 5: Agricultural, Natural, and Cultural Resources. As a result of this meeting, the following recommendation(s) will be presented to the County Land Use Committee for addition to the draft countywide plan.

Recommended Chapter 5 Additions:

5.4.6 Encourage municipalities within the county to identify and protect historic buildings which contribute to the historic character of the region.

5.4.7 Identify partners to work with interested individuals to develop and inventory historically significant structures. Encourage property owners and municipalities to use this listing to apply for renovation funds and seek enrollment of important sites/structures on a state or national register.

Sub-Area 2 Meeting Summary

This meeting was held on Tuesday, March 24th at 7:00 pm at the Waushara County Court House in the City of Wautoma. Participants from the towns of Mt. Morris and Wautoma; the village of Wild Rose; and UW-Extension were in attendance. After the formal presentation, participants discussed various components of the plan.

The primary outcome of this discussion was a conversation about growing green industries in Waushara County. Meeting participants mentioned efforts by the Tri-County Economic Development Commission to promote manufacturing of wind turbine components within the county. Some participants felt that wind energy was not a good idea for Waushara County, but if the turbines were constructed within the county, they could be easily transported to nearby locations more suitable for installation.

A secondary outcome of the meeting was a discussion about the County's cafeteria-style zoning code that allows municipalities participating in county zoning to choose from a menu of districts. Although many communities prefer this arrangement, the discussion focused on the difficulty of managing lands on a regional level when the districts are not uniform throughout. No plan chapter updates were recommended.



Sub-Area 3 Meeting Summary

This meeting was held on Wednesday, March 25th at 7:00 pm at the Leon Town Hall in Pine River. Participants from the towns of Saxeville, Poy Sippi, Leon; County Land Use Committee, and UW-Extension were in attendance. After the formal presentation, participants discussed various components of the plan.

The primary discussion focused on the Managed Forest Law (MFL) administered through the Wisconsin Department of Natural Resources. Recent activity on a property participating in the MFL program, revealed an unwanted outcome. Residents and the property owner were concerned that the DNR's management of the property did not observe appropriate technique. The property mentioned during the discussion was clear cut by the DNR which left a void that is visible to a number of property owners. There was also concern that the clear cutting may affect a nearby trout stream. As a result of this meeting, the following recommendation(s) will be presented to the County Land Use Committee for addition to the draft countywide plan.

Recommended Chapter 5 Additions:

5.3.8 Encourage proper management of woodlands. This may include enrollment in the Managed Forest Law (MFL) program. Enrollees should coordinate with other MFL participants in the county to determine whether or not the program is right for their needs.

5.3.9 Encourage municipalities to coordinate with the Department of Natural Resources to obtain information about property owners who are interested in enrolling in the Managed Forest Law (MFL) program. This may include consulting with individual landowners by examining the written management plan that is prepared for application to the MFL.

Recommended Chapter 6 Revisions:

Current 6.3.5. Encourage forest landowners to enroll in Wisconsin's Managed Forest Law (MFL) program and other tax programs.

Revised 6.3.5. Encourage municipalities to work with forest landowners to determine short- and long-term needs of the owner and to record any forest management plans that are prepared for the site. This will allow municipalities to prepare for changes in the landscape that may affect nearby property values or viewsheds.

Recommended Chapter 6 Additions:

6.3.7 Maintain and provide a database of the property owners participating in the MFL. This list should be available to other property owners interested in enrolling in the program so they can discuss any potential benefits or drawbacks other MFL participants may have experienced.

Notes for Chapter 7 (yet to be written):

- Ensure coordination with the DNR so that regional goals for economic development and preservation of rural lands are balanced through appropriate forest management practices.
- If the County Zoning and Land Conservation Department provides a packet of information to landowners who request a building permit (current discussion), include information about the Managed Forest Law, and other available land management programs.



Future Meeting Dates

County

The next round of public information meetings is forecast for August 2009. The intent of this round of meetings is to present and discuss priorities from the Action Plan in the Implementation Element (Chapter 9). There will also be displays and a presentation to unveil the countywide future land use map and proposed land use districts. The adoption schedule will also be discussed.

A meeting of the County Land Use Committee is tentatively scheduled for June 16th at which time comprehensive planning elements 7-8 will have been produced at the local level and assimilated to the countywide plan.

Municipalities

The name of the community developing a comprehensive plan in conjunction with the countywide process is listed below followed by the times, dates and locations for the next round of element review.

Town of Mt. Morris and Springwater: Joint meeting on April 1st at 7:00 pm at the Springwater Town Hall

Town of Saxeville: Meeting on April 6th at 7pm at the Town Hall

Town of Leon: Meeting on April 15th at 7:00 pm at the Town Hall

Town of Richford: Meeting on April 20th at 7:00 pm at the Town Hall

Town and Village of Hancock: Joint meeting on April 22nd at 6:30 pm at the Hancock Community Center

Town of Oasis: Meeting to be determined

Town of Plainfield: Meeting to be determined

PIM #3:

AUGUST 31 – SEPTEMBER 2, 2009

Public Information Meeting #3

Waushara County Comprehensive Plan Sub-Area Meetings

August 31 - September 2, 2009

This memo provides an overview of the public participation process and meeting outcomes for the final public information meetings held during the Waushara County Comprehensive Planning Process.

The county was divided into three sub-areas to ease the transfer of information and increase the ability to interact at the local level with individuals and communities affected by policies developed in the countywide comprehensive plan. The results from the meetings in each sub-area are described below.

Public Notice Process

Coordination for the third round of public information meetings began in August with reservation of meeting halls and determination of dates. After venues had been established, letters were sent to each participating community. The letter recipients were asked to post the provided meeting notice in public places like the Town Hall, Village Center, or library.

Local newspapers (Waushara Argus, Berlin Journal, and Marquette Tribune) were notified of the meetings and public notices were submitted. A press release regarding the public information meetings ran during the week of August 10th, 2009.

Local radio stations (WISS, WDUX, and WAUH) were also notified and asked to run a public service announcement starting August 10th.

Purpose of Meeting and Format

The purpose of PIM #3 was to report progress on the countywide planning process and to provide an overview of the Waushara County Comprehensive Plan, which is in draft form, and to review land use maps and implementation schedules. Each meeting provided the public an opportunity to learn about the planning process, see the countywide future land use map and how it was developed, and provided an overview of the action plan for each plan element. A presentation was given during the meeting, and followed with a public comment period. Note cards were provided for attendees to record comments. Draft plan elements and sample maps were also available for viewing and discussion.

Public Information Meeting Results

Sub-Area 1 Meeting Summary

This meeting was held on Monday, August 31st at 7:00 pm at the Hancock Community Center. Participants from the town and village of Hancock; town of Plainfield; town of Coloma; the County Land Use committee; and UW-Extension were in attendance. After the formal presentation, participants discussed various



components of the plan. The process for adoption of the countywide plan was elaborated upon and meeting attendees discussed components of the public hearing process. The meeting was also used to discuss components and updates to local plans. For example, the village of Hancock had some minor clarifications (including deletion of cemeteries, since none exist in the village proper).

Sub-Area 2 Meeting Summary

This meeting was held on Tuesday, September 1st at 7:00 pm at the Waushara County Court House in the City of Wautoma. Participants from the towns of Springwater and Wautoma; and UW-Extension were in attendance. After the formal presentation, participants discussed various components of the plan.

One concern about the plan is the use of 2000 Census data. Although there are not really newer data available through Census, there are estimates available through federal, state, and regional agencies. Housing and demographic information is available utilizing more recent counts or estimates.

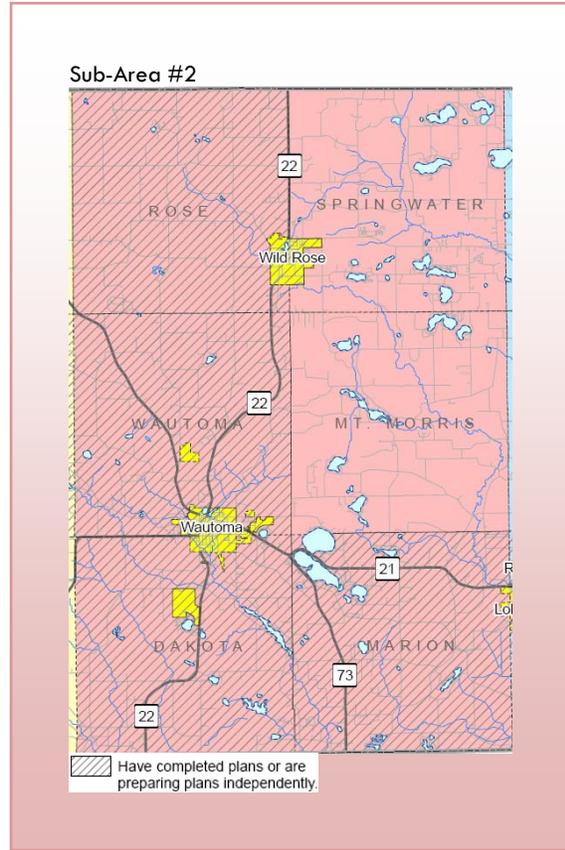
The idea of using incentives for senior housing in incorporated communities was also discussed. Attendees discussed how to extend the availability of housing for all age and income groups so that affordable housing is available to all groups, including low income.

Preservation of forested lands was also discussed. Although the Waushara County 20-Year Comprehensive Plan includes “woodlands” or “forests” in the “agricultural” land use category, most of the state does not. There is concern that the state is working to change the Managed Forest Law (MFL) and as a result there will be fewer private forests in the near future. This may have a dramatic effect on the rural landscape in coming years.

Sub-Area 3 Meeting Summary

This meeting was held on Wednesday, September 2nd at 7:00 pm at the Leon Town Hall in Pine River. Participants from the towns of Hancock, Poy Sippi, Leon; County Land Use Committee; and UW-Extension were in attendance. After the formal presentation, participants discussed various components of the plan.

One of the discussions concerned the opinion that protection of farmland was not as important in the eastern portion of the county due to soils condition. This was debated, with part of the discussion favoring removal of farmland tax benefits. This side also argued that more residential development would help offset the tax burden for all town residents and that school district enrollments are decreasing so an increase in population would help sustain existing schools. On the other side, some participants felt the county has a strong agricultural heritage and just as certain types of development don't belong everywhere, housing doesn't necessarily belong in traditionally agricultural areas especially if near existing farm operations. There is also no proof that indicates that increased development offsets the tax burden because demand for services increases with population.



Minimum acreages for land divisions was also discussed. Most participants felt that the current system of letting towns decide the minimum acreages was the best way to control land divisions, while others felt many towns require too much land. Some participants insisted that people who move to Waushara County are not “subdivision people” and want large parcels, so minimum lot sizes have little impact.

The group also discussed how expansion of STH 21 would increase access to Waushara County from the east (Fox Valley) and may spur economic opportunity.

Future Meeting Dates

County

There were public information meetings held at three different stages throughout the planning process. This memo describes the outcomes of the final round of meetings. There are no more public information meetings scheduled.

A meeting of the County Land Use Committee is scheduled for September 21st at which time both volumes of the comprehensive plan document will be reviewed for final edits before submitted to the Planning & Zoning Committee on November 19th. The Planning & Zoning Committee will review the document for recommendation to the County Board. The County Board meeting for approval is scheduled for December 8th.

Municipalities

Draft documents were delivered to local communities in July/August so they could be adopted by November. Local communities are navigating the adoption process at different rates of progress. All municipalities associated with the countywide comprehensive plan development process are scheduled to adopt their comprehensive plan in CY 2009.

