

1: INTRODUCTION

Plan Purpose and Use

The Deerfield Township smart growth plan has been developed to establish a strategy for the development and preservation within the Township. The goals, objectives and recommendations identified by the community were incorporated in this document.

The purpose of this comprehensive plan is to provide direction to Deerfield's decision. It has been prepared under the State of Wisconsin's Comprehensive Planning Law under section 66.1001 of the Wisconsin State Statutes to meet all elements and requirements. It is a working document that is intended to be reviewed and updated as necessary. The review is to ensure that the document is providing clear direction and that meeting the goals, values and needs of the community.

1.1 Comprehensive Plan Format

This plan is made up of 2 documents, Volume One and Volume Two. Together, they contain all the information to satisfy the state's regulations. Volume One contains the goals, objectives, and recommendations. Volume Two contains the existing conditions report on which the content of volume One is based.

When developing a vision and corresponding goals, objectives and recommendations for their community management plan, the Town of Deerfield community management committee kept the following goals in mind: to maintain the town's rural character, to preserve the agricultural heritage of the community, and to balance individual property rights with community interests and goals. Keeping in mind the above goals, the community management committee looked at Community Growth and Residential Development, Natural and Cultural Resources, Agriculture, Transportation, Community Facilities and Services, Commercial and Industrial Development and Intergovernmental Cooperation.

While looking at Community Growth and Residential Development, the committee felt that it was important to minimize the visual impact of non-farm residential development on the rural landscape and to protect and enhance the existing housing stock. Protection of the Town of Deerfield's natural resources including its woodlands, groundwater and lakes was very important to both the residents and landowners within the town. Reducing the amount of non-point nutrient runoff and minimizing the nutrient contributions from failing on-site systems can help maintain the water quality of the town's lakes and streams. Since over 47 percent of the town is comprised of forested areas, the committee felt that it was essential that this resource be managed appropriately and protected from fire, insects, diseases, invasive and exotic species and fragmentation.

The town, like other areas in the county, is home to a number of known Native American burial sites. These sites are considered irreplaceable, and the protection of these areas as well as the identification of other potential sites is essential to town residents.

Farming is part of the heritage of the area and an indispensable part of the fabric of the community. In order to protect the right to farm, new development should not disrupt the existing agricultural community. A safe, well-maintained transportation system provides access

to town residents and property owners. To maintain the roads within the town, the town encourages its residents to report safety or maintenance concerns rates its local roads using PASERWARE every two years, and maintains contact with both Waushara County and the Wisconsin Department of Transportation.

The town, along with its neighbors, shares fire and police protection, a centrally located community center and maintenance of local town roads. This allows the town to save money and enables efficiencies in services that it could not realize alone.

The town doesn't exist in isolation and recognizes the need to work with the county and area communities to market the area and attractions, and promote and support existing local businesses and products. It is also essential that the town work in cooperation with the county and area communities to attract new business and develop new products in the county.

The Town of Deerfield feels that heavy industry would be best served in adjoining communities with municipal sewer; however, commercial, light industrial, small and home based businesses may be compatible with the rural nature of the area and would provide economic opportunities for local residents.

The "Smart Growth" legislation establishes 14 local comprehensive planning goals to guide state land-use actions and local planning efforts. These goals, while not required in a land management plan, provide a framework that can be used by local communities in establishing specific goals to meet their community needs. The citizen's questionnaire asked respondents to indicate if these goals were very important, important or not important to them. The following is a ranking of the goals in order of importance as determined by respondents of the Town of Deerfield questionnaire:

- 1) Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.**
- 2) Protect economically productive areas, including farmland and forests.**
- 3) Encourage coordination and cooperation among nearby units of government.**
- 4) Preserve cultural, historic and archaeological sites.**
- 5) Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs.**
- 6) Balance individual property rights with community interests and goals.**
- 7) Planning and development of land uses that create or preserve varied and unique urban and rural communities.**

- 8) **Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.**
- 9) **Promote expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.**
- 10) **Provide an 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) **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.**
- 12) **Build community identity by revitalizing main streets and enforcing design standards.**
- 13) **Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.**
- 14) **Encourage neighborhood designs that support a range of transportation choices.**

The Committee formulated the following vision statement for the Town:

VISION:

The Town of Deerfield envisions that it will remain primarily a rural community, which retains its agricultural heritage while managing new growth to ensure its compatibility with the existing rural character. The Town of Deerfield should encourage appropriate types and amounts of growth, which will allow for a balance of individual property rights with community interests, and goals.

GOALS, OBJECTIVES AND RECOMMENDATIONS:

The format of this section includes goals, objectives and recommendations or implementation tools. Goals are broad policy statements related to the overall vision of the Town of Deerfield. The objectives offer additional information supporting the goals and explain why further steps should be taken. Where possible, recommendations or implementation tools will be provided to demonstrate how to achieve the goals outlined by the committee. Any existing conditions that predates the plan should be considered grandfathered; this plan is not intended to affect any prior rights and privileges that would make existing lots unbuildable or affect existing single family homes.

Major land use topic areas categorize the plan's goals and objectives. Many physical planning concepts are implied by these statements and can be illustrated in the form of a map (Exhibit 5-

1). This "Proposed Land Use Plan" represents, to some degree, the ultimate vision for the town's physical layout over the next twenty years. The map and its associated land use categories and physical feature information should be used in conjunction with the goals and objectives of the plan to guide land use decisions, while the recommendation statements spell out more specific activities and techniques which could potentially be used by the Town of Deerfield or Waushara County to implement the plan's vision. A summary of the plan's commendations or implementation statements which require specific follow-up tasks are contained in Table 5-1.

1.2 Planning Process

Public input is a fundamental component to any planning process. Although the Town of Deerfield had decided to develop its own Smart Growth Plan the Township was invited and included in the community meetings developed and held by the SAA consulting firm that had been hired by Waushara County to develop its Smart Growth Plan. In addition the Township had representation on the County Land Use/Smart Growth Committee.

1.3 Community Participation

1. Adoption of a formal public participation plan
2. Citizen Questionnaire
3. Public information meetings
4. Public working sessions of the Deerfield Township the Smart Growth/land Use Committee
5. Written comments
6. Distribution of planning documents
7. County Fair booth
8. Public hearings
9. Public adoption of the plan

The status of all of all recommendations of the 2004 Town of Deerfield Land Use Community Management Plan can be found in Table 5-1 of Element 9.