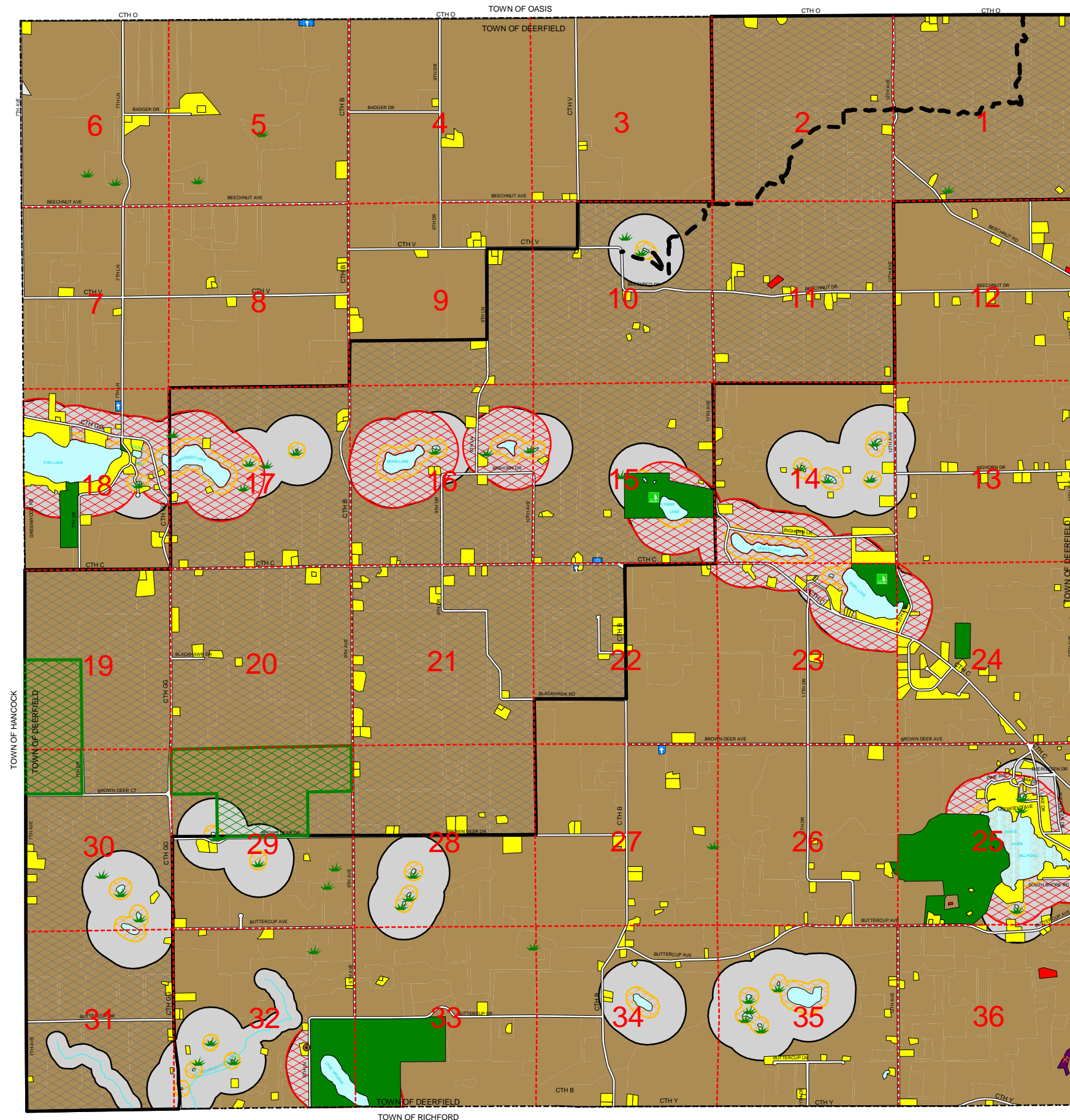


EXHIBIT 5-1 TOWN OF DEERFIELD PROPOSED LAND USE PLAN



PROPOSED LAND USES

Resource Protection Areas:
FEMA 100 Year Floodplains, greater than 5 acre Wetlands with 50 ft buffer,
75 ft Shoreland Buffer and 100 ft buffer from Class I, II, & III trout streams.
(Waushara County Hydro Data was used in the buffering process.)

Development Areas:

- Minimum Lot Size 1 Acre (200 ft. buffer from lakes) *
- Minimum Lot Size 3 Acres (1000 ft buffer from lakes) *
- Minimum Lot Size 5 Acres

* Minimum 1 acre lot sizes are in areas that front upon a lake, river or stream.
* Minimum 3 acre lot sizes are on backlots within shoreland areas.

EXISTING LAND USES

- RESIDENTIAL*
- MULTI-FAMILY / GROUP QUARTERS / RETIREMENT HOMES
- MOBILE HOME PARKS
- COMMERCIAL
- INDUSTRIAL
- MINING / QUARRY SITES
- PARKS AND RECREATION
- TRANSPORTATION / ROADS / RAILROADS
- UTILITIES
- INSTITUTIONAL FACILITIES
- WATER FEATURES

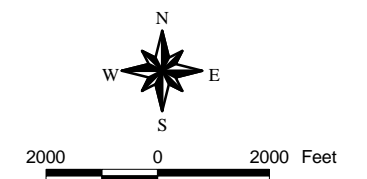
*Single Family Residences, Duplexes, Accessory Garages, Farmsteads, and Outbuildings.

Other Features:

- DNR Owned Lands
- Ice Age Corridor
- Wetlands less than 5 acres in size
- Ice Age Trail
- Town Hall
- Cemetery
- Parks
- Active Quarry
- Abandoned Landfill

Sources:

Digital Base Data provided by Waushara County.
Existing Land Use collected by ECWRPC.
Floodplains provided by FEMA.
Wetlands provided by the WDNR.



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REGIONAL PLANNING COMMISSION - June, 2004