



VILLAGE OF HANCOCK

20-Year Comprehensive Plan

Volume One: Goals, Objectives and Recommendations

Village of Hancock
Waushara County, WI

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Schreiber Anderson Associates, Inc
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Village of Hancock

This plan was prepared by the Village of Hancock Land Use Committee for official review and adoption by the Plan Commission and Village Board.

Waushara County / Waushara County UW-Extension

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East Central Wisconsin Regional Planning Commission (ECWRPC)

The Village of Hancock Comprehensive Plan is composed of two documents – Volume One and Volume Two. Together, the two volumes contain all information necessary to meet state requirements.

This volume, “Volume One: Comprehensive Plan (Goals, Objectives, and Recommendations),” contains issues, goals, objectives, and recommendations for each of the nine required comprehensive plan elements for implementation over the next twenty years.

A companion document, “Volume Two: Existing Conditions Report,” contains an analysis of existing conditions within the Village. Content was developed and/or assembled by East Central Wisconsin Regional Planning Commission (ECWRPC). Portions of Volume One also contain data produced by ECWRPC.

Consultant

Schreiber | Anderson Associates, Inc
717 John Nolen Drive
Madison, WI 53713
608 255-0800
www.saa-madison.com

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INTRODUCTION: ISSUES AND OPPORTUNITIES

1.1 Plan Purpose and Use

The Village of Hancock's Comprehensive Plan has been developed to establish a strategy for community development and enhancement within the Village. It updates and replaces the *Village of Hancock Community Development Plan (2005)*. Substantial portions of this comprehensive plan are direct carryovers from the community development plan. This was done to preserve the efforts and intent of that document while updating to conform to the requirements set forth by the State of Wisconsin.

The purpose of this comprehensive plan is to provide direction to Hancock's decision makers on matters related to the use and prosperity of Village resources. 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. The law requires that all Village land use decisions be consistent with the plan. It is a working document that is intended to be reviewed and updated as necessary. The review serves as a checkpoint to ensure that the document is providing clear direction and that it remains consistent with community goals, values, and needs.

1.2 Comprehensive Plan Format

This plan is composed of two documents – Volume One and Volume Two. Together, the two volumes contain all information necessary to meet state regulations. The purpose of the two reports is to create a user-friendly plan that separates a majority of the required background material from the Village's goals, objectives, and recommendations. Generally speaking, Volume One serves as the "guide" for decision making whereas Volume Two provides data and support for actions detailed in Volume One. Specific details are provided below for each volume.

Volume One: "Comprehensive Plan (Goals, Objectives, and Recommendations)". This volume contains issues, goals, objectives, and recommendations for each of the nine required comprehensive plan elements for implementation over the next twenty years. It describes actions and strategies to achieve the goals and objectives listed in each of the nine planning elements, or chapters, within the plan. This document should be consulted by the Plan Commission and Village Board when managing community resources. It will also be used by Waushara County on matters where a county land use control, such as shoreland zoning, is applied to the Village of Hancock. Content was developed and/or assembled by the Village and its consultant.

Volume Two: "Existing Conditions Report". The second volume of this comprehensive plan contains an analysis of existing conditions within the Village. It provides a series of Census and other empirical data available through local, regional, state, and national sources. These data reveal current findings within the Village and how these compare to other communities, Waushara County, and the State of Wisconsin. These data were primarily used to identify challenges within the community which were addressed in Volume One. The report is a companion document to Volume One and should be used to locate evidence of existing conditions that provide support for recommendations and strategies located in Volume One. Content was developed and/or assembled by East Central Wisconsin Regional Planning Commission.

1.3 Planning Process

Public input is a fundamental component of any planning process. Public participation is especially important for this document because Hancock's plan, along with other municipalities in Waushara

County, will comprise the countywide comprehensive plan. This “bottom-up” approach is based on consensus building and plan preparation at the local level. The result is a stronger countywide plan because each locality within the county has the opportunity to identify the issues, needs, and goals that will drive the overall development of the plan. The following formal public participation activities contributed to the development of Hancock’s plan. All public meetings and events were properly noticed.

1. Adoption of a Formal Public Participation Plan
2. Citizen Questionnaire
3. Public Information Meetings (Waushara County)
4. Public Meetings (Waushara County Land Use Committee, Village Committee)
5. Written Comments
6. County Fair Booth
7. Public Hearing

1.3.1 Public Participation Plan

The purpose of the Public Participation Plan is to outline the process and ways in which the public will be invited to participate in developing a comprehensive plan in accordance with 66.1001 of the Wisconsin Statutes. The Village of Hancock adopted a Public Participation Plan on September 15, 2008. It is located in Appendix A.

1.3.2 Citizen Questionnaire

The Survey was completed in 2000 during the previous land use planning process for the Village of Hancock. 272 questionnaires were mailed out and 128 were returned. This reflects a 47% response rate.

Demographics

The demographic information was gathered based on splitting the Village into four different quadrants: northwest, northeast, southeast, and southwest. 12% of respondents indicated that they lived in the northwest part of the Village. 28% indicated the northeast, 33% in the southwest, and 9% in the in the southwest. 18% of respondents did not indicate where they live. Most respondents indicated that they own their residence and were year-round residents.

28% of respondents indicated that they lived in the Village for less than 10 years. A majority of respondents indicated that they owned their residence. Of those who identified their gender, respondents were evenly split at 45% female and 45% male. 10% did not respond to the question. The highest percentage of respondents were over 65 years old (29%).

Land Preservation and Recreational Opportunities

Respondents were asked to comment on the park and recreational facilities and services offered by the Village. The Village Campground, Indian Mounds Park, Community Center Park, and Ball Diamond Park were all rated as good or very good by over half of respondents. The Village Park was rated very good or good by just under half, but 20% of respondents indicated that they had no opinion about the park. 41% of respondents felt that the Village should provide funds for recreational programs. Of those respondents, roughly one-quarter indicated that the funds should come from the State, one-quarter felt that the funds should come from the Village, and another quarter of respondents felt that funding should come from the Federal Government. The question of a Village swimming pool was also raised, but a sizable majority opposed it. There were no questions about natural resource or farmland preservation.

Development Issues

A majority of respondents indicated that general community growth should be encouraged. Breaking the response down further reveals that respondents have mixed feelings about residential growth, but almost three-quarters of respondents support business growth. Restaurant, manufacturing/industrial, and “any” were listed as those businesses in greatest demand. Residential growth was supported by 46%, 30% opposed it, and 24% were unsure.

The survey went a step further and asked about funding the growth. Respondents overwhelming indicated that state and/or federal monies should fund the majority of growth opportunities for residential, business, and industrial development. Village offices were rated either good or very good by over two-thirds of respondents.

Respondents also indicated that there was a need for a long-range plan for the Village.

Public Services and Facilities

Respondents were asked to list the three places or things that are in the greatest need of improvement in the Village. The top three facilities that needed the most attention were the Business District, sidewalks and streets. The biggest improvement to the water system was the need for another bigger water tower. Improving the drainage was the most important to the drainage and water system. Respondents were satisfied with the library, fire and safety protection, police protection, EMT service and response time, wastewater treatment plant, parking availability, trash collection, and snow removal services. Respondents were the least satisfied with the appearance of the Business District, sidewalk condition, street condition, and the appearance of the community in general. Those services that respondents were either satisfied with or had no opinion about were the Village water system, storm drainage and sewer system, police response time, and street lighting. Many responses to the survey indicated that there was a need for general improvements in the community.

1.3.3 Public Information Meetings (Waushara County)

Local residents, interested parties, and non-committee members were encouraged to participate as equals and attend county public information meetings throughout the process. This was the primary public participation method for disseminating progress made on the countywide comprehensive plan. These meetings occurred at key benchmarks in the planning process with one meeting held in each sub area.

1.3.4 Public Meetings (Waushara County Land Use Committee, Village Committee)

A volunteer committee was assembled in the Village of Hancock to assemble the comprehensive plan. All meetings were open to the public and agendas were posted on the Waushara County website, and at the Village Hall. The committee met on an as-needed basis to review plan components and oversee the local planning process.

A representative of the Village of Hancock was invited to sit on the Waushara County Land Use Committee. This Committee oversaw the development of the countywide plan. The intent of having local representatives on the Committee was to ensure local goals and priorities were being addressed in the countywide document. All meetings were publicly noticed and open to the public.

1.3.5 Written Comments

Written comments were solicited throughout the process. Members of the public who had comments were asked to submit them to any local or county official, the UW-Extension agent assigned to this process, or the consultant. Comments received were provided to committee members for review and discussion.

1.3.6 Public Hearing

A public hearing was held on October 12, 2009 to solicit comments pertaining to the content of the Village of Hancock Comprehensive Plan. This meeting was preceded by a Class 1 Public Notice. Additionally, drafts of the comprehensive planning document were sent to all overlapping and adjacent jurisdictions (including Waushara County, ECWRPC, etc.), the Wisconsin Department of Administration, and the Hancock Public Library.

1.4 20-Year Vision

The following 20-Year Vision Statement has been developed to guide future development and resource management activities in the Village of Hancock over the next twenty-year planning period. This vision statement was originally developed for the *Village of Hancock Community Development Plan (2005)* and continues to describe the Village's overall vision and statement of values.

Residents of the Village of Hancock enjoy the quiet rural character and small town attributes provided by the area's blend of natural and cultural resources. Village residents would like to prepare a plan that will preserve these positive attributes which contribute to the quality of life, while providing sustainable economic growth for future generations.

The Vision of the Village of Hancock land use plan is to preserve the positive aspects of small community living that residents now enjoy, and to provide guidance for future growth of the village in a responsible and attractive manner which respects the Village's quality of life.

1.5 Key Demographic Findings and Projections

The following section identifies the key demographic findings and projections for the Village of Hancock. A complete listing of demographic information can be located in the *Village of Hancock Comprehensive Plan Volume Two: Existing Conditions Report*.

Demographic Trends

- Over the past fifty years, the population of the Village of Hancock has remained fairly stable. The population decreased from 1950 to 1960 and 1980 to 1990 before starting a gradual increase to a year 2000 population of 463.
- Migration has played a greater role in population change in Waushara County than natural increase between 1950 and 2005.
- 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 Hancock was more than the county average (37 persons per square mile) and the state (82 persons per square mile), with an average of 425 persons per square mile.

Household Structure

- Household size for Waushara County and the state has been decreasing since 1970, while the Village of Hancock decreased from 1970 to 1990 and then increased in year 2000.
- The Village of Hancock had an average household size of 2.3 in 1990, and then increased slightly to 2.4 in 2000.
- In 1990 and 2000, the majority of households for the Village of Hancock were family households, and the majority of family households were married couple families.
- The population in the village and county are less diverse than that of the state. In 2000, whites comprised 92.2 percent of the Village of Hancock's population compared to 88.9 percent of the state's population and 96.8 percent of Waushara County's population.

Income Levels

- Access to earning opportunities is a strong determinant in meeting the income needs of residents in the Village of Hancock, Waushara County and Wisconsin.
- The State of Wisconsin maintained higher median family and per capita incomes than Waushara County and the Village of Hancock for both 1989 and 1999.
- Over ninety three percent of households in the Village of Hancock reported incomes below \$75,000 in 1999.
- Between 1989 and 1999, both the number and percentage of persons living below the poverty threshold declined in the Village of Hancock, Waushara County and Wisconsin. In spite of the decline in poverty, 9.5 percent of Village of Hancock residents still lived below the poverty line in 1999.
- In 1989, 44.7 percent of children in the Village of Hancock lived in poverty, compared to 25 percent of the elderly. By 1999, the share of children living in poverty in the Village of Hancock had decreased to 11.3 percent, while the share of elderly living in poverty had decreased to 15.5 percent.

Population Forecasts

- The Village of Hancock is expected to grow by 1.2 percent between 2000 (463) and 2030 (469).
- Waushara County population projections by age cohort 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 28.8 percent between 2000 and 2030. It is anticipated that the number of households in the Village of Hancock may increase by 7.3 percent during this same time period (from 193 to 207).

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2 HOUSING

2.1 Housing Chapter Purpose and Contents

This element includes a brief summary of existing housing conditions followed by a series of goals, objectives, and recommendations to guide the future development and character of housing in the Village of Hancock. The element also provides direction to ensure an adequate supply of housing is available for existing and forecasted housing demand.

Recommendations were developed through the public participation process, and through review of the *Village of Hancock Community Development Plan (2005)*. Many of the goals and objectives that were developed as part of the community development plan have also been included in this comprehensive plan. New goals, objectives, and recommendations were added where identified through the public participation process or in areas necessary for compliance with Wisconsin's comprehensive planning law.

2.2 Summary of Existing Housing Conditions

The following section identifies key housing conditions for the Village of Hancock. A complete listing of housing information can be located in the *Village of Hancock Comprehensive Plan Volume Two: Existing Conditions Report*.

Age of Occupied Dwelling Units

- Census information regarding the age of owner-occupied units indicates that the Village of Hancock was well established by 1960.
- Between 1990 and 2000, the village experienced a higher level of growth in owner-occupied units than was indicated in previous Census periods (1960 to 1990) based on the age of structure information provided in the 1990 and 2000 Censuses.

Change in Structural Type

- As with most rural communities, the dominant housing type in the Village of Hancock is single family housing.
- By 2000, the share of single family units had decreased to 76.4% in the Village of Hancock, while the number and share of mobile home units increased to 47 units or 18.2% of total housing units.

Occupancy Status

- The majority of occupied units within the Village are owner-occupied. Hancock has owner-occupancy rates that are lower than Waushara County and higher than the state.

Vacancy Status

- In 2000, the Village of Hancock had a homeowner vacancy rate of 2.8 percent, which indicates an adequate number of homes for sale.
- Between 1990 and 2000, the share of vacant units identified as seasonal increased from 72.1 percent in the Village of Hancock to 86.9 percent.

Owner-Occupied Housing Stock Value

- Between 1990 and 2000, median housing values in the Village of Hancock nearly doubled. By 2000, the median housing value for the Village of Hancock was \$56,900, up from \$26,300 in 1990.
- All of the owner-occupied housing stock in the Village of Hancock and Waushara County 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 and Waushara County. In contrast, the percentage of homeowners paying a disproportionate share of their income for housing in Hancock decreased to 16 percent.
- The share of renters paying a disproportionate amount of their income for housing was 32.5 percent in the Village of Hancock in 1989. By 1999, the share of renters paying more than 30% of their income for housing had decreased to 22.2% in the Village.

Subsidized and Special Needs Housing

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

2.3 Housing Issues Identified Through the Planning Process

A number of issues were identified during the planning process that were not a result of statistical analyses. These issues may or may not have been captured through the existing conditions information collected in Volume Two of this report. The following issues were identified by the Village of Hancock.

Seasonal Residents

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. Between 1990 and 2000, the number of seasonal units increased from 49 to 53 in the Village of Hancock, but declined in the county and state. In discussions with the Village, the number of seasonal homes that used to be available as rentals has decreased. These rentals invited downtown exploration by the weekend tenants, but as the makeup of the seasonal residents has changed, so too has the prosperity of downtown businesses that relied upon a new supply of patrons each week.

Variety of Housing Options

In 1990, the Village of Hancock had six housing units for rent. By 2000, the number of housing units for rent decreased to three units. With only three units to choose from, the likelihood that a rental unit will meet the needs of prospective renters is very small. Anecdotally, there was only one apartment building located within the Village, and by all accounts, it is always full. In many respects, this apartment building acts as senior housing which has been identified as a need. Options for seniors may include any kind of lower-maintenance housing as aging populations are often less able to provide extensive care and maintenance to the properties they occupy.

Migrant Housing

A report by the Wisconsin Department of Workforce Development Migrant, Refugee, and Labor Services indicates there is no migrant housing in the Village of Hancock. Anecdotally, there are a number of migrant workers who reside within the Village. Due to the strong family bonds of these mostly Mexican immigrants, the properties these populations occupy can become overcrowded with people and automobiles.

Property Condition

Almost half of the existing homes in Hancock were built before 1960 which generally indicates the need for increased upkeep to ensure the integrity of these homes. Remodeling or rehabilitation of existing properties may also help elderly or disabled individuals who wish to stay in their homes to remain in their homes longer. Enforcement of private property standards can also become an issue

when inappropriate amounts of inoperable or junk vehicles or other equipment are stored on residential properties.

Nonconforming Residential Lots

On CTH V north of Pine Lake there are a number of nonconforming lots. These lots are tracts of land that complied with existing lot standards when platted, but are no longer compliant with current regulations. In many cases, the regulations changed as a result of problems associated with inadequate spacing of these lots such as insufficient filter fields for private septic systems which have led to water quality issues. Designation as a nonconforming lot can make it more difficult to sell the lot, or make any kind of structural repair where financial lending institutions are involved. Alterations to non-conforming uses also require a variance from the Zoning Board of Appeals.

Inconsistent Utilities Service

When utilities such as water and sewer were initially installed in the Village there were no requirements mandating connection. Today, there are some properties that contain sewer service, or water service, or both, or neither. While the sewer service maintains enough capacity to service all properties around Fish Lake and Pine Lake, water service is insufficient. This inconsistency may make the Village less attractive to housing developers who would benefit from sewer and water (such as senior housing developments which are generally multi-unit structures).

2.4 Housing Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations concerning housing stock in the Village of Hancock. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to achieve the goals and objectives. In many cases, existing prerogatives were carried over from the *Village of Hancock Community Development Plan (2005)*.

Goal 2.1: Accommodate residential growth without compromising the quality of life for existing residents.

Objective(s)

- a. Protect and enhance the value of existing housing stock.
- b. Provide a diversity of affordable housing options for all age and income groups. Meet the need for non-dependent, assisted and semi-assisted elderly housing.
- c. Provide opportunities for rural residential development.
- d. Reduce conflicts with non-farm residential development.

Recommendations

2.1.1 Protect existing residential areas from incompatible land uses and activities.

2.1.2 Upgrade the overall quality of housing stock by working with WHEDA and CAP Services to present educational seminars about available home improvement programming.

2.1.3 Identify preferred areas for new residential growth.

2.1.4 Make additional rental housing available. Work with developers to identify parcels that are easily served by municipal utilities and consider incentivizing development of these parcels through free or reduced-cost installation of utilities to the site.

2.1.5 Make existing housing stock attractive as “starter” homes for young families. This may include working with CAP Services First Time Homebuyer’s Assistance, and/or encouraging development of affordable housing.

2.1.6 Accommodate mobile homes as a housing option but limit their placement to mobile home parks as defined in the MH-Mobile Home Park District within the Zoning Code.

2.1.7 Encourage the renovation of older and/or deteriorated residences.

2.1.8 Encourage the restoration of architecturally and/or historically significant residences.

2.1.9 Discourage residential development in or near productive agricultural areas.

2.1.10 Provide educational materials to new property owners about the rural lifestyle and its implications.

2.1.11 Identify funding programs that support assisted living developments and related projects for the elderly or other in-need residents.

2.1.12 Continue to use and support the County’s Department of Aging and the Aging and Disability Resource Center.

Goal 2.2: Improve the condition and appearance of residential properties within the Village of Hancock.

Objective(s)

- a. Mitigate unsightly property conditions.
- b. Identify community partnerships to perform property maintenance.

Recommendations

2.2.1 Enforce nuisance ordinances and building codes.

2.2.2 Consider contracting for removal of junk automobiles. This abatement will be paid for by the automobile owners as specified in Section 8-4-4 of the Village Code of Ordinances.

2.2.3 Identify incentives for private property maintenance. This may include promoting an annual Community Clean-Up event in the Village to encourage property owners to clean up yard waste and participate in residential building maintenance activities. Coordinate activities with nearby communities or with the County.

2.2.4 Encourage the County to provide an adequate number of qualified, properly trained building code inspectors to ensure that building code inspections are timely and reflect the State’s uniform dwelling code requirements.

2.2.5 Encourage community/housing improvement activities. While these types of activities have the potential to reduce the incidence of poorly maintained owner and renter occupied housing, they also instill community pride. Examples include communitywide clean up days or other efforts initiated by the Village in partnership with church, youth, and civic organizations to assist the elderly or other residents with home maintenance issues. Money may be available from the Wisconsin Housing and Economic Development Authority (WHEDA) for minor exterior repairs. Assistance is also available through the Department of Aging and CAP Services.

Goal 2.3: Improve utility connections to residential properties within the Village.Objective(s)

- a. Minimize nutrient contributions from private onsite septic systems.
- b. Utilize reserve capacity of municipal services to reduce overall costs for users.

Recommendations

2.3.1 Monitor the effectiveness of individual septic systems. Pump or inspect private onsite septic systems at least once every three years as specified by Wisconsin Stats. 145.20(5)(b).

2.3.2 Consider requiring all new residential development to connect to public utilities.

2.3.3 Work with Waushara County to regulate inspections of onsite septic systems at time of sale or title transfer for all properties.

2.3.4 Consider extending sanitary sewer service and public water provision to Pine Lake residents within the Village and extend offer to Town of Hancock residents within the municipal service area. Coordination with Town of Hancock residents should be done jointly with Town officials through cooperative boundary agreements if annexation is required as a condition of municipal service connection.

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3 TRANSPORTATION

3.1 Transportation Chapter Purpose and Contents

This element includes a brief summary of existing transportation conditions followed by a series of goals, objectives, and recommendations to guide the future development of various modes of transportation and facilities development in the Village of Hancock.

Recommendations were developed through the public participation process, and through review of the *Village of Hancock Community Development Plan (2005)*. Many of the goals and objectives that were developed as part of the community development plan have also been included in this comprehensive plan. New goals, objectives, and recommendations were added where identified through the public participation process or in areas necessary for compliance with Wisconsin's comprehensive planning law.

3.2 Summary of Existing Transportation Conditions

The following section identifies key transportation conditions for the Village of Hancock. A complete listing of transportation information, including regional and state plans, can be located in the *Village of Hancock Comprehensive Plan Volume Two: Existing Conditions Report*.

Streets and Highways

- The entire transportation network in the Village of Hancock is comprised of 6.6 miles of local roads and county highways. Local roads comprise the vast majority (96%) of the Village's road network.
- There are no principal arterials within the Village of Hancock.
- Approximately ninety-seven percent (6.2 miles) of the roads within the Village of Hancock are paved.
- Over three-quarters of the roads in the Village of Hancock (5.5 miles, 87%) are considered to be in good to fair condition.

Other Transportation Modes

- There are no Rustic Roads in the Village of Hancock.
- There are two major freight corridors passing through Waushara County. The Cranberry Country Corridor¹ (STH 21) stretches 100 miles across the state from east to west (Oshkosh to Tomah). This corridor connects the Fox Valley to I-39, southern Minnesota, South Dakota and beyond. The Wisconsin River Corridor (I-39/USH 51) stretches 260 miles linking north central Wisconsin to south central Wisconsin and Illinois.
- Rail service to Waushara County was discontinued several decades ago.
- There are no commercial ports in Waushara County.
- Waushara County has established an interconnected system of bicycle routes throughout the county. Waushara County's Route 2 – Hancock-Deerfield totals 26.9 miles transecting the Village of Hancock and the towns of Hancock and Deerfield.
- 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.
- There is no scheduled bus service within the county.
- There are no major reconstruction plans scheduled for the Village of Hancock.

¹ WisDOT. *Connections 2030 Long-Range Transportation Plan*

Current and Future Transportation Projects

- Main Street is scheduled to be reconstructed in 2013. This will include increased stormwater management facilities.
- Baker Street and Brown Street are scheduled for improvement after 2013.

3.3 Transportation Issues and Opportunities Identified Through the Planning Process

A number of issues were identified during the planning process that were not a result of statistical analyses. These challenges may or may not have been captured through the existing conditions information collected in Volume Two of this report. The following issues or opportunities were identified by the Village of Hancock.

Bicycling

Waushara County has established a bicycle route through the Village of Hancock (Route 2) that is regularly utilized in warmer weather. The routes use a combination of county highways and local roads. Village representatives would like a better connection to Village Park. Currently, the route uses CTH V and CTH GG, but off-road accommodation would be better-utilized for exercise and recreation and may increase the comfort level of individuals who wish to bicycle to the park.

3.4 Transportation Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations concerning transportation issues in the Village of Hancock. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to achieve the goals and objectives. In many cases, existing prerogatives were carried over from the *Village of Hancock Community Development Plan (2005)*.

Goal 3.1: Provide residents and visitors with safe, convenient, and economical transportation options.

Objective(s)

- a. Provide a well-maintained system of federal, state, county, and local roads.
- b. Maintain and improve the overall quality of the local road system.
- c. Improve roadway safety.
- d. Reduce reliance on the automobile where feasible.
- e. Make walking and bicycling more attractive transportation options.
- f. Improve options for transportation-dependent residents.
- g. Improve wintertime driving conditions.

Recommendations

3.1.1 Set minimum roadway standards and refuse acceptance of new dedicated streets unless standards have been met.

3.1.2 Utilize best maintenance practices.

3.1.3 Redesign and rebuild identified problem areas.

3.1.4 Continue timely reconstruction of in-need roadways through capital improvements programming to establish appropriate funding levels and utilizing the PASER evaluation of roadways to help prioritize maintenance and repair schedules.

3.1.5 Encourage transportation users to report problem areas and undertake spot improvements where warranted.

3.1.6 Promote carpooling and ridesharing. Coordinate with adjacent communities to identify “park and ride” lots for ridesharing opportunities and coordinate with Waushara County to establish a database of interested rideshare users.

3.1.7 Accommodate bicyclists and pedestrians in areas of high activity or concentrated development. This may include:

- i. Incorporating paved and striped shoulders on key road segments;
- ii. Providing sidewalks along collector streets to major destinations such as schools or downtown areas;
- iii. Providing amenities such as benches and bicycle parking facilities in downtown shopping areas;
- iv. Connecting Village Park and summer camping areas to the Village center (because N. Lake Street has topographic and right-of-way limitations, consider looking for easements south of Pine Lake on CTH FF);
- v. Reviewing the Waushara County Bike Routes guide to ensure connectivity between local and regional destinations and attractions. In the Village of Hancock, this includes supporting the connection of Bike Route 1 and Bike Route 2.
- vi. Explore grant funding, such as the DNR’s Stewardship Program, to provide funding for linear trail development.

3.1.8 Improve the availability of taxi/medi-van/minivan types of transportation services for elderly and other mobility-challenged residents. This may include working with Waushara County’s Aging and Disability Resource Center to identify challenges or gaps in current services that limit use.

3.1.9 Develop an official map to reserve right-of-way corridors for the development of roads. See Exhibit 8-3 for possible roadway locations.

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4 Utilities & Community Facilities

4.1 Utilities & Community Facilities Chapter Purpose and Contents

This element includes a brief summary of utilities or community facilities that exist within the Village of Hancock followed by a series of goals, objectives, and recommendations to guide the future development or expansion of these utilities or community facilities. The element also provides a timeframe for expansion or rehabilitation of utilities and public facilities.

Recommendations were developed through the public participation process, and through review of the *Village of Hancock Community Management Plan (2005)*. Many of the goals and objectives that were developed as part of the community management plan have also been included in this comprehensive plan. New goals, objectives, and recommendations were added where identified through the public participation process or in areas necessary for compliance with Wisconsin's comprehensive planning law.

4.2 Summary of Existing Conditions for Utilities & Community Facilities

The following section identifies key utilities and community facilities in the Village of Hancock identified by East Central Wisconsin Regional Planning Commission (ECWRPC). A complete listing of this information can be located in the *Village of Hancock Comprehensive Plan Volume Two: Existing Conditions Report*.

Wastewater Collection and Treatment

- The Village of Hancock municipal wastewater collection and treatment system was installed in 1988.
- The collection system covers a majority of Village lands, with capacity to accept all existing properties around Pine Lake and Fish Lake.

Stormwater Management

- Eight drainage districts have been established within Waushara County. The only active district is the Marion-Warren district.
- The surface water drainage system within the Village of Hancock consists principally of roadside ditches.
- Problems with erosion and standing water exist in several locations due to improper grading, inadequate ditch stabilization, and lack of or improperly installed culverts.

Water Supply

- Portions of the Village are served by a public water system.
- Hancock is exploring drilling a second municipal well.

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 of the Village of Hancock are able to utilize any drop-off site within the county, but they most likely utilize the Village of Hancock site.
- All waste management sites in Waushara County accept recyclable materials.

Electricity

- Alliant-Wisconsin Power & Light provides electric power to the Village of Hancock.

Natural Gas

- Wisconsin Gas Company provides natural gas service to the Village of Hancock.

Power Generation Plants and Transmission Lines

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

Telecommunications Facilities

- According to information obtained from Waushara County, there are two cellular towers located in the Village of Hancock.
- Union Telephone provides service to the Village of Hancock.
- Union Telephone and Wisconsin Rural Internet are among some of the providers who supply internet service to the area.

Childcare Facilities

- Mid-Wisconsin ChildCare Resource & Referral, Inc. works with Waushara County.
- Residents of the Village of Hancock most likely use childcare facilities in Plainfield or Coloma. These facilities have a combined capacity of 92 children.
- UMOS operates a housing complex, Head Start program, and childcare facilities in Plainfield. The licensed facility provided childcare for 60 children in 2008.

Elderly Services

- The Waushara County Coordinated Transportation System offers rides to senior citizens, veterans, and human service clientele on Medical Assistance.
- Meals along with activities and fellowship are provided to seniors at seven locations throughout Waushara County. The closest site is located at the Hancock Community Building (420 Jefferson Street) in the Village of Hancock.
- 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 (in the Town of Dakota) offers a wide range of social and educational activities for seniors.
- There are no adult day care facilities listed with the Department of Health and Family Services in Waushara, Green Lake, or Waupaca counties. However, Cooperative Care, based out of Wautoma, provides in-home personal and home care services to elderly and disabled residents.
- The overall capacity for adult care facilities serving Waushara County is 258 persons.

Police Service

- Police protection for the village is provided by one full-time officer whose office is located in the Community Center.
- The Waushara County Sheriff's Department provides law enforcement services to the Village of Hancock, as needed.
- 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.
- There are three correction facilities in Waushara County: the Waushara Huber Facility, the Waushara County Jail, and the Redgranite Correctional Facility.

Fire Protection

- The Village of Hancock is served solely by the Hancock Volunteer Fire Department.
- The Hancock Volunteer Fire Department has an ISO rating of 7 within the Village of Hancock and 9 within the towns of Hancock and Deerfield.

Health Care Facilities/Emergency Medical Services

- There are no hospitals located within the Village of Hancock; however there are six hospitals located within approximately 50 miles.
- Emergency medical services for the Village of Hancock are provided by the Waushara County EMS.
- The First Responders through the Hancock Area Volunteer Fire Department serve the Town and Village of Hancock.

Libraries

- Residents within the Village of Hancock have access to a good selection of libraries, but will most likely use the Hancock Public Library.
- 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. The Hancock Public Library provides a less than basic service for volumes held in print and material expenditures. However, service levels for fulltime equivalent staff, periodicals titles received, and audio and video recordings held are considered excellent to enhanced.

Education

- The Village of Hancock is served entirely by the Tri-County Area School District.
- The Tri-County Area School District is experiencing a declining enrollment at all levels. Therefore, it is anticipated that the schools will be able to continue to serve the enrollment of the area's population for the near future.
- The Village of Hancock does not have any institutions of higher education.
- The Village of Hancock is part of the Mid State Vocational Technical College District.

Other Municipal Buildings

- The towns of Hancock and Deerfield share the area community center, located at 420 N. Jefferson Street, with the Village of Hancock.
- The village utilizes a maintenance garage that was formerly a county garage (corner of W. Brown Street and Foster Street).
- Due to the age of the Village garage, general repairs are needed, including windows, which are in need of replacement.

Parks and Recreation

- There are no county park facilities found within the Village of Hancock; municipal parks include Village Park and Whistler Mounds Park which occupy a 43-acre site located approximately one mile east of Hancock on Fish Lake.
- Many significant lakes can be found within the area, including Pine, Fish, Deer, Goose, Reeder and Bullhead lakes.
- There are public and private snowmobile trails in Waushara County. Private segments, which link to public trails, are maintained by the Wautoma Snow Drifters, Hancock Sno-Goers, Tri-County Drifters, and the Snow Drifters.

Post Office

- Residents within the village utilize the Village of Hancock Post Office located at 127 W. North Lake Street.
- At the present time there are no plans for expansion of these facilities.

4.3 Utilities & Community Facilities Issues and Opportunities

A number of issues and opportunities were identified during the planning process that were not a result of statistical analyses. These challenges may or may not have been captured through the existing conditions information collected in Volume Two of this report. The following utilities and community facilities topics were discussed by the Village of Hancock.

Official Map

The Village needs to protect preferred locations for utility and roadway extensions from private development within the right-of-way. Hancock has purchased 66-feet of right-of-way in some locations and because they are unofficially mapped encroachment has been a concern. The Village would like to identify roadways and utility corridors to preserve logical long-term connections.

Capital Improvement Plan

With a number of capital improvement projects pending or on the horizon for installation, the Village would benefit by developing a 3-5 year capital improvement plan to ensure funding is properly earmarked for priority projects.

Services for Elderly

Although the Hancock Community Center provides activities for elderly populations, including the county's "Meals on Wheels" program, the Village does not have adequate programming or housing facilities, transportation, or healthcare to sustain aging populations from surrounding towns.

Sewer and Water Service Limits

There is a limited service area for sanitary sewer and water. These utilities were not extended to all properties within the Village because some property owners refused the service during installation. Water service does not extend to I-39 where a pressurized water system would help economic development efforts. There is capacity for extension of sanitary sewer service to all properties around Pine Lake and Fish Lake, but not necessarily throughout the entire village corporate limits.

Municipal Water

The Village would like a second municipal well to ensure consistent water supply. A 40,000 gallon elevated storage tank has helped to supply sufficient service, but a second well would ensure water availability. A second well is tentatively planned for operation before 2014.

Public Library

The Hancock Public Library is a unique arrangement as it is locally funded by the village and town of Hancock, the Town of Deerfield, and Waushara County through five-year agreement. The facility is heavily utilized and provides a venue for children to go after school, and for residents to utilize computers and wireless internet services. Local residents are very pleased with this facility.

Public Park Facilities

Village Park and Whistler Mounds Park are located on Fish Lake and operated by the Village of Hancock. There is a desire to increase the amount of linear trails throughout the parks and to link them to the village. Development of a bike route or path from the village to the park system is problematic due to topographical and right-of-way issues on N. Lake Street. Some feel CTH FF might be a better

option. The beach facilities in Village Park are also in need of restoration as invasive species continue to populate the shoreline.

Fire Protection

While fire protection is adequate, and facilities and equipment are updated and replaced on an as-needed basis, the operation of the department overall is not transparent. There is a Fire Board that elects a Fire Chief which places control of the department in few hands. Funding for the department is through a flat fee for member communities. There has been some interest in assessing fees based on equalized values.

4.4 Community Facilities Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations concerning public utilities and facilities in the Village of Hancock. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to achieve the goals and objectives. In many cases, existing prerogatives were carried over from the *Village of Hancock Community Management Plan (2005)*.

Goal 4.1 Provide an appropriate level of municipal services and facilities to maintain the public health and welfare and to sustain a viable economy.

Objectives:

- a. Provide adequate services and facilities in a fiscally responsible manner.
- b. Ensure that municipal water and sewer services and facilities are adequate in quality and quantity to address the needs of the community.
- c. Use the availability of in-ground infrastructure to attract new commercial and industrial development.

Recommendations:

4.1.1 Encourage compact development to improve the economic efficiencies of services requiring infrastructural costs.

4.1.2 Continue to coordinate with the Town of Hancock to support the lake district on Fish Lake. The purpose of this district is to look after the welfare of the lake by establishing consistent management policies, working to prevent erosion and nutrient pollution of the lake, acting to control the spread of invasive species, managing populations of sport fish, monitoring water quality, and applying for grant fund resources.

4.1.2 Continue to identify and remedy municipal services on an as-needed basis as budget allows. This includes establishing a capital improvements program to establish priorities and appropriate funding levels.

4.1.3 Explore potential grant programs to offset planning, engineering, or installation costs for infrastructure projects.

4.1.4 Address site-specific drainage and storm water issues as they arise in cooperation with regulatory authorities including Waushara County and Wisconsin DNR.

4.1.5 Coordinate with the Town of Hancock to extend sanitary sewer to all properties on Pine Lake.

4.1.6 Extend municipal water and sewer service to key growth areas to expand economic development capacity. This includes coordination through capital improvement programming to extend water and sewer lines to areas adjacent to the I-39 interchange.

4.1.7 Expand water service capacity by drilling a second municipal well over the next five-year period.

4.1.8 Coordinate with members of the Hancock Volunteer Fire Department to discuss alternate funding approaches based on actual calls, number of residents, or equalized value.

4.1.9 Work with Waushara County to enforce septic requirements and inspections, especially around lake properties.

4.1.10 Develop a strategy for restoration of facilities and features at Village Park. This includes working on a strategy for increased development of linear trail facilities and possible grant programs, such as DNR Stewardship funds, to implement the strategies.

4.1.11 Work with members of the public, user groups, and resources such as the Waushara County Parks and Recreation Department to discuss improving capacity for pedestrians and bicyclists along CTH FF between village limits and Village Park. Explore public grant programs, such as Bicycle and Pedestrian Facilities Program (BPPF) funds through WisDOT, which allow for roadway improvements to enhance non-motorized transportation mobility.

4.1.12 Continue to financially support the Hancock Public Library.

4.1.13 Consider developing and adopting a stormwater management ordinance. This ordinance would apply to all properties, not just new developments. Explore possible funding strategies such as establishing a stormwater utility to provide resources for facilities installation.

4.5 Timetable for Expansion of Utilities & Community Facilities

Wisconsin's comprehensive planning law requires communities to describe the existing and future public utility and community facilities and assess the future needs for government services related to these utilities and facilities. Upgrades and expansions to public utilities and facilities may be warranted for a variety of reasons. In Hancock, aging facilities are driving the need for upgrade or replacement. The Village is also interested in extending water and sewer service capabilities. See Table 4.5.

Table 4.5: Forecasted Utilities and Community Facilities Needs

Facility/Utility	Need	Approximate Timeframe	Comments
Fire and Emergency Services	Upgrade	Mid-Term	New fire equipment.
Police	Replace	Short-Term	New squad car.
Parks	Renovate	Short-Term	Village Park beach should be restored.
Trails	Expand	Long-Term	Enhance linear trail system to Village Park and Whistler Mounds Park.
Well	Expand	Mid-Term	Drill a second well.

Stormwater	Renovate	Mid-Term	Improve stormwater drainage when Main Street is redeveloped including improving facilities on Baker Street and Brown Street.
Sanitary Sewer	Expand	Long-Term	Extend service to properties on Pine Lake.
Village Garage	Upgrade	Mid-Term	Replace windows.
Water Service	Expand	Long-Term	Extend water service to I-39.

Immediate: as soon as possible

Short-Term: approximately 1-4 years in the future

Mid-Term: approximately 5-9 years

Long-Term: 10 or more years

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5 Agricultural, Natural & Cultural Resources

5.1 Agricultural, Natural & Cultural Resources Chapter Purpose and Contents

This element includes a brief summary of existing agricultural, natural, and cultural resources followed by a series of goals, objectives, and recommendations to guide future preservation or enhancement activities in the Village of Hancock. The element also provides a matrix of preservation programs that could be utilized to meet Hancock's preservation objectives.

Recommendations were developed through the public participation process, and through review of the *Village of Hancock Community Management Plan (2005)*. Many of the goals and objectives that were developed as part of the community management plan have also been included in this comprehensive plan. New goals, objectives, and recommendations were added where identified through the public participation process or in areas necessary for compliance with Wisconsin's comprehensive planning law.

5.2 Summary of Existing Conditions for Agricultural, Natural & Cultural Resources

The following section identifies primary agricultural, natural, and cultural resources identified by East Central Wisconsin Regional Planning Commission (ECWRPC) that are located in whole or in part within the Village of Hancock. A complete listing of existing resources information can be located in the *Village of Hancock Comprehensive Plan Volume Two: Existing Conditions Report*.

Agricultural Resources

- The Village of Hancock does not have active farms. However, the soils are classified with the highest percentage of land (soils) classified as "local importance" by the USDA Soil Survey Manual.

Natural Resources Soils

- Although the vast majority of developed areas within the Village are served by public sewer, soil evaluation data shows that almost all of the soils in the Village of Hancock are capable of supporting private on-site wastewater disposal systems.
- About half of the area within the Village of Hancock (48.3%, 320 acres) has soils that are considered to have a very high suitability for building site development.
- Although the Village's soils are rated for septage spreading, actual spreading does not occur within the Village limits.

Geography and Topography

- Within the Village of Hancock, land relief is approximately 53 feet, from a low of 1,072 feet above sea level in areas surrounding Pine Lake to a high of 1,125 predominately located in areas north of Pine Lake and east of North Main Street.
- Approximately four percent (3.9%, 26 acres) of the Village of Hancock is classified as having slopes in excess of 12 percent.

Water Resources

- Surface water drainage for the Village of Hancock is located entirely within the Central Wisconsin River Basin.
- The Village of Hancock falls entirely within one sub-watershed: the Big Roche-A-Cri Creek Sub-watershed (Central Wisconsin River Basin).

- There are two lakes and/or impoundments found within the Village of Hancock: Fish and Pine Lakes.
- There are no named river/stream in the Village of Hancock.
- There are no mapped 100-year floodplains within the Village of Hancock.
- Less than one percent (0.6%, 4 acres) of the Village of Hancock 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 Hancock, east of the Village of Plainfield to the Portage County line. East of this divide, groundwater moves southeasterly toward the Wolf and Fox Rivers. West of this divide groundwater moves westerly toward the Wisconsin River.
- Although the Village's nitrate level is substantially lower than the maximum contaminant level threshold, twenty wells surrounding the Village, exceeded the 10 ppm threshold level for nitrate.
- Groundwater depths of less than two feet are found in three percent (20 acres) of the Village.
- The Village does not fall within a restricted area; however an atrazine prohibition area is located to the east of the Village within the Town of Hancock (sections 4, 5, 8, and 9, between Badger Avenue and Bighorn Avenue west of 4th Avenue).

Ecological Resources

- The vast majority of the Village of Hancock falls within the Central Sand Plains ecological landscape, while a small portion of the Village (northeastern area) falls within the Central Sand Hills ecological landscape.
- Woodlands comprise about 43 percent of the total land area in the Village of Hancock; there are 228 acres of general woodlands and 58 acres of planted woodlands.
- In 2008, a total of 59.3 acres were actively managed with the Village of Hancock under the Managed Forest Law (MFL).

Mineral Resources

- There are no active metallic or non-metallic mining sites in the Village.

Solid and Hazardous Waste

- There is one site in the Village of Hancock 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 (Section 11).

Air Quality

- 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.

Cultural Resources

- At the present, the Whistler Mound Group is the only property within the Village of Hancock that is listed on the National Register.
- A search of the Wisconsin Historical Society's online Architecture and History Inventory (AHI) indicates that a total of 30 properties are listed within the Village of Hancock.
- There are no historical markers in the Village.
- The Woodland Indian Mounds in Whistler Park are located in the Village of Hancock. Additionally the Hancock Public Library is housed in a fully restored firehouse.
- The Hancock Lakes which include Pine (Hancock) Lake, Deer Lake, Fish Lake and two more lakes were the seat of a large Indian population. Traces of their existence in this area still exist today.
- In 1902, the Village of Hancock was incorporated.

- In 2000, the most common ancestry identified by Village and county residents was German. Thirty-five percent (35.3%) of Village of Hancock 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 Hancock area.

Community Design¹

The Village of Hancock is a small Village surrounded by agricultural lands, some lake homes, and a major interstate highway (I-39). The design of the community includes modest homes on small lots between Oak Street and Main Street, and unique commercial facades along Main Street. A range of single family homes are located around Pine Lake, including some very large houses. Commercial and industrial lands are concentrated on E. North Lake Street and Main Street.

5.3 Agricultural, Natural & Cultural Resources Issues Identified Through the Planning Process

Supply and preservation of agricultural, natural, and cultural resources were some of the most important issues for the Village of Hancock. The following issues were identified through the public participation process as primary concerns that should be addressed by this comprehensive plan.

Losing Unique Character

The Village of Hancock is losing its historical character as storefronts along Main Street continue to fall into disrepair or are razed. Other historic buildings, such as the Grand Army of Republic Hall on Wood Street and S. Lake Street are also not being well kept, and are being used for storage or other unintended uses. Many old schools were also lost over the years because they were not deeded as public institutions and after their lifecycle reverted to private landowners when many were destroyed. The Village does have an historic preservation ordinance (Sec. 9, Chapter 4) but it is not enforced.

Invasive Species

Hancock operates two parks on Fish Lake – Village Park and Whistler Mounds Park. Village Park contains a beach that is overrun with invasive species, such as phragmites, that diminish the aesthetic and recreational value of the park facility and the water resource.

5.4 Agricultural, Natural, and Cultural Resources Policy

The Village of Hancock will accommodate existing and future growth in ways that do not compromise the area's *agricultural*, natural, and cultural resources.

5.5 Agricultural, Natural & Cultural Resources Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations for the conservation and effective management of unique and valuable resources in the Village of Hancock. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to achieve the goals and objectives. In many cases, existing prerogatives were carried over from the *Village of Hancock Community Management Plan (2005)*.

¹ This item was not developed by ECWRPC but was included to satisfy state requirements for the agricultural, natural, and cultural resources element.

Goal 5.1: Maintain and improve the water quality of lakes and streams.

Objective(s)

- a. Reduce non-point nutrient runoff into lakes and streams.
- b. Minimize nutrient contributions from private on-site septic systems.
- c. Maintain wetland areas in native vegetation.

Recommendations

5.1.1 Promote fencing water bodies from livestock where needed and using best farm management practices (i.e. fertilizer use/timing, no-till planting, contour plowing). This includes reestablishing windbreaks to reduce non-point pollution.

5.1.2 Support existing lake district organizations. These bodies should be charged with maintaining a buffer of native vegetation along shorelines, promoting storm sewer diversion to detention ponds, minimizing the amount of impervious yard area, and encouraging on-site rain gardens.

5.1.3 Cooperate with Waushara County to monitor the effectiveness of individual septic systems and discourage development in areas poorly suited for on-site waste disposal. Encourage inspections of on-site systems at time of sale or title transfer for all properties.

5.1.4 Work with property owners to extend sanitary sewer service provision to Pine Lake residents within the Village.

5.1.5 Enforce building setbacks adjacent to wetlands as a part of the building permit process. This includes:

- i. A 50' buffer of undisturbed native vegetation and a 75' building setback adjacent to all designated wetlands.
- ii. A 35' native vegetation buffer and a 75' building setback adjacent to all lakes and ponds.
- iii. A 100' native vegetation buffer along all rivers and streams.

Goal 5.2: Preserve the quality and quantity of our groundwater supplies.

Objective(s)

- a. Ensure that adequate amounts of safe drinking water are available throughout the area.
- b. Ensure that the right to use groundwater for a variety of purposes is not compromised.

Recommendations

5.2.1 Continue monitoring any private wells within the Village for atrazine, nitrate and bacteria levels and require a permit for all new residential wells. Set up appropriate mechanisms to require testing on a regular basis in high risk areas.

5.2.2 Consider extending the Town of Hancock a minimum of 30 days to comment on high capacity well permits before issuance.

5.2.3 Provide educational materials and periodic monitoring of on-site septic systems. Require on-site system testing as part of ownership transfers.

5.2.3 Restrict residential and private well development near landfills by creating a 1,200 foot setback zone adjacent to existing and closed landfills.

5.2.4 Support monitoring and enforcement of water and air requirements consistent with the standards of the U.S. Clean Water and Clean Air Act through adoption by reference.

5.2.5 Protect water quality of area lakes by expanding the sanitary sewer service extensions to include areas around developing or developed lakes when requested by a majority of lake residents.

5.2.6 Protect the community's water supply by implementing a multi-phase plan for constructing a second well source and testing the existing well point to ensure a safe public water supply for developed areas.

5.2.7 Continue to monitor and enforce safeguards on the atrazine prohibition areas in the Town of Hancock to ensure that private drinking wells are safe from excessive levels of atrazine, nitrates and harmful bacteria.

5.2.8 Minimize the amount of residential development near primary irrigation areas.

Goal 5.3: Preserve the area's most productive farmland for agriculture.

Objective(s)

- a. Reduce conflicts with non-farm residential development.
- b. Provide appropriate services to support active agriculture.

Recommendations

5.3.1 Discourage residential development in or near productive agricultural areas.

5.3.2 Work with Waushara County and UW-Extension to address existing conflicts such as aerial crop spraying.

5.3.3 Work with Waushara County to address potential agricultural concerns such as large animal operations that may be built near the Village. Work within state requirements to identify areas where these Concentrated Animal Feeding Operations (CAFOs) can occur.

5.3.4 Provide educational materials to educate new property owners about the rural lifestyle and its implications.

Goal 5.4: Protect important architectural, historical, and other significant cultural resources.

Objective(s)

- a. Preserve the area's heritage.
- b. Capitalize on cultural resources to attract tourists.
- c. *Provide incentives for redeveloping cultural resources.*

Recommendations

5.4.1 Identify and protect historic buildings which contribute to the historic character of the area, including: Whistler's Indian mounds, the drug store, the library (old firehouse), GAR building (Lion's building), the Huckin's estate, the Walker house, etc.

5.4.2 Prepare state register nominations for designating other known Indian mound sites in the town. Investigate and prepare a past history of the Village/Town of Hancock.

5.4.3 Develop and inventory of historically significant local structures. Use this listing to apply for renovation funds and seek enrollment of important sites/structures on a state or national register.

5.4.4 Identify and map a Historic District pursuant to the Historic Preservation Ordinance (Sec. 9, Chapter 4) to begin protecting historically significant properties.

Goal 5.5: Use natural resources for appropriate levels and types of recreation.

Objective(s)

- a. Accommodate a range of recreational opportunities.
- b. Develop and maintain quality recreational facilities.
- c. Minimize conflicts between user groups.
- d. Minimize conflicts between recreationalists and landowners.
- e. Increase the economic base through additional recreational/tourism development.

Recommendations

5.5.1 Develop a recreation plan to identify recreational opportunities that are presently unavailable. The plan should include programming options and facilities development alternatives to enhance and provide a level of service appropriate for the Village and surrounding area. Follow DNR standards for developing a comprehensive outdoor recreation plan so that Hancock can apply for DNR grants.

5.5.2 Encourage potential business opportunities. These include environmental touring and education programs, or other businesses that provide low-impact recreation activities that do not interfere with the preservation and availability of natural and cultural resources.

5.5.3 Work with elected officials to resolve any potential user conflicts that may arise through regular and increased use of local natural and cultural resources.

5.6 Agricultural, Natural & Cultural Resources Programs

The following table identifies programs for the enhancement or preservation of agricultural, natural, or cultural resources in the Village of Hancock. A complete listing of programming information can be located in the *Village of Hancock Comprehensive Plan Volume Two: Existing Conditions Report*.

Table 5.6: Agricultural, Natural & Cultural Resource Programs

Agriculture Resources			
National			
Program	Department	Description	Contact Information
Conservation Reserve Program / Conservation Reserve Enhancement Program	NRCS/FSA	Allows landowners to enroll agricultural lands into various land conservation management programs.	http://www.nrcs.usda.gov/Programs/crp/ http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=cep
Grassland Reserve Program	FSA	Protects private grasslands, shrublands, and pasturelands.	http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=grp
Grazing Lands Conservation Incentive	NRCS	Provides cost sharing to improve grazing land management.	http://www.nrcs.usda.gov/Programs/gpci/
Environmental Quality Incentives Program	NRCS	Promotes agricultural production and environmental quality and compatible goals.	http://www.nrcs.usda.gov/Programs/eqip/

USDA Farmland Protection Policy Act	NRCS	Maintains prime farmland in agricultural use through agricultural conservation easements.	http://www.nrcs.usda.gov/programs/fppa/
State			
Program	Department	Description	Contact Information
Wisconsin Farmland Preservation Program	DATCP	Preserves farmland through local planning and zoning; promotes social conservation; tax relief.	http://www.datcp.state.wi.us/arm/agriculture/land-water/conservation/pdf/2007FPPSummaryMaps.pdf
Farmland Tax Relief Credit Program	WDR	Provides tax relief to all farmland owners with 35 or more acres.	http://www.dor.state.wi.us/faqs/ise/farm.html
Wisconsin Pollutant Discharge Elimination Systems Permits	WDNR	Regulates agricultural operations which discharge into local surface waters.	http://www.dnr.state.wi.us/org/water/wm/ww/
Natural Resources			
National			
Program	Department	Description	Contact Information
Wildlife Habitat Incentives Program	NRCS	Voluntary program that is used to develop or improve wildlife habitat on privately owned land.	http://www.nrcs.usda.gov/Programs/whip/
Wetland Reserve Program	NRCS	Provides financial and technical assistance to private landowners to restore, protect, and enhance wetlands.	http://www.nrcs.usda.gov/PROGRAMS/wrp/
Forest Land Enhancement Program	FS	Aids landowners in the application of sustainable forestry management on private lands.	http://www.fs.fed.us/spf/coop/programs/loa/flep.shtm
State			
Program	Department	Description	Contact Information
Forest Crop Law (FCL) and Managed Forest Law (MFL)	WDNR	Encourages the growth of future commercial crops through sound forestry practices.	http://dnr.wi.gov/forestry/feeds/faqsFull.asp?s1=ForestTax&s2=MFL&inc=ftax
Wisconsin Forest Land Owner Grant Program	WDNR	Assists private landowners in protecting and enhancing their woodlands.	http://dnr.wi.gov/forestry/private/financial/wflgp.htm
Partners for Fish and Wildlife	FWS	Provides financial and technical assistance to private landowners to restore, protect, and enhance wildlife.	http://www.fws.gov/midwest/WisconsinPartners/

Cultural Resources			
National			
Program	Department	Description	Contact Information
Federal Historic Preservation Credit	WHS	Returns 20% of the cost of rehabilitating historic buildings to owners.	http://www.wisconsinhistory.org/hp/architecture/iptax_credit.asp
State			
Program	Department	Description	Contact Information
Wisconsin Historical Society	WHS	Provides funds to conduct surveys to identify and evaluate historical resources and other key services.	http://www.wisconsinhistory.org/
Wisconsin Supplemental Historic Preservation Credit	WHS	Returns an additional 5% of the cost of rehabilitation to owners as a discount on State income taxes.	http://www.wisconsinhistory.org/hp/architecture/iptax_credit.asp
25% State Income Tax Credits	WHS	Used for the repair and rehabilitation of historic homes in Wisconsin.	http://www.wisconsinhistory.org/hp/architecture/tax_credit.asp

6 Economic Development

6.1 Economic Development Chapter Purpose and Contents

This element includes a brief summary of existing economic development resources and opportunities followed by a series of goals, objectives, and recommendations to guide the stabilization, retention, or expansion of local economic opportunity in the Village of Hancock. The element also provides a description of the types of businesses or industries desired in the community, and Hancock's strengths and weaknesses for attracting or retaining these businesses.

Recommendations were developed through the public participation process, and through review of the *Village of Hancock Community Management Plan (2005)*. Many of the goals and objectives that were developed as part of the community management plan have also been included in this comprehensive plan. New goals, objectives, and recommendations were added where identified through the public participation process or in areas necessary for compliance with Wisconsin's comprehensive planning law.

6.2 Summary of Existing Conditions for Economic Development

The following section identifies primary economic development resources identified by East Central Wisconsin Regional Planning Commission (ECWRPC) located in whole or in part within the Village of Hancock. A complete listing of existing resources information can be located in the *Village of Hancock Comprehensive Plan Volume Two: Existing Conditions Report*.

Educational Attainment

- A higher percentage of residents in the Village of Hancock (41.3%) received high school diplomas than the State of Wisconsin (34.6%).
- The percentage of Village residents that completed four years of college or more was 7.2% compared to 22.4% of state residents.

Labor Force

- Labor force growth rates for Waushara County (29.4%) and the Village of Hancock (63.4%) exceeded the state's 14 percent growth rate between 1990 and 2000.

Economic Base Information

- The transportation and warehousing, and utilities (15.5%); agriculture, forestry, fishing and hunting, and mining (13.2%); retail trade (12.8%); and education, health, and social services (11.9%) industries employed just over half (53.4%) of workers in the Village of Hancock in 2000.
- The top three occupations for Village of Hancock workers in 2000 were production, transportation, and material moving (24.7%); sales and office (24.2%); and service occupations (19.6%).

Travel Time to Work

- On an average, residents from the Village of Hancock, 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 22.5 minutes in the Village of Hancock. By 2000, average commute times for residents increased to 27 minutes.

Location of Workplace

- A total of 84.3% of Hancock residents worked in Waushara County in 1990. In 2000, the percentage decreased to 56.5%.

- About 38% of Village of Hancock workers found employment locally, working in the Village and Town of Hancock and the City of Wautoma in 2000.

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. 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 Hancock. The closest industrial part is the Coloma Business Park.

Business Retention and Attraction Entities

- 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.
- Several nearby communities actively promote business retention and attraction.

Economic Strengths and Weaknesses

- Economic strengths generally include the Village's location, access to public sewer and water, as well as natural resources and the agricultural economy. Weaknesses include low population density and lack of economic diversity.

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 over 30 entries for Hancock community in Waushara County. However, all sites listed in Hancock are either closed, historic or No RR Action required.

6.3 Economic Development Issues Identified Through the Planning Process

Economic development for many rural communities means maintaining the ability of farmer's to continue to work the land while ensuring there is a support system which maintains access to goods and services that sustain active agricultural pursuits. Generally speaking, access to goods and services is accommodated in the small villages and cities throughout Waushara County. The following economic development issues were identified through the public participation process as primary concerns that should be addressed by this comprehensive plan.

Agriculture

Agriculture is an important part of the county's local economy. Farming provides economic opportunity for hired hands to help harvest crops, which provides additional earning opportunities during limited times of the year. There are farming-related industries that also contribute to the local economy. The Village of Hancock's role in maintaining active agriculture in surrounding towns is to provide sufficient delivery of goods and services. Lately, the Village has been losing business to other community centers or larger communities that offer more choices.

Downtown Redevelopment

Many town residents utilize goods and services opportunities available in nearby communities. In the Village of Hancock these opportunities are becoming fewer as historic storefronts fall into disrepair and small businesses grapple with tough economic realities of higher operating costs and tougher competition. Redevelopment of small service centers, such as the Village of Hancock, would allow rural residents closer proximity to the goods and services they require and would increase their access to these commodities. It is generally thought that exterior repair programming, and redevelopment based on a unique design theme would help to revitalize Hancock's downtown.

Proximity to Larger Service Centers

The Village of Hancock is located along I-39, a major highway, which should make it attractive for business development. Unfortunately, large population centers, such as the City of Stevens Point, deny local opportunities as smaller communities cannot compete with the services and other incentives larger communities can provide.

Provision of Municipal Utilities

Although the Village of Hancock receives inquiries about economic development due to its access to I-39, the Village cannot support large industries due to limitations of utilities extension. For example, the water system does not extend to the interstate where pressurized water would be necessary. Too, the sewer service area is limited and does not encompass the entire Village.

Absentee Owners and Teardowns

Main Street contains a few historic facades in various states of repair. While some of these structures look and function just fine others detract from the overall appearance of the downtown environment or have already been razed and now act as community gardens. Many of the structures are owned by a single absentee owner who pays taxes but makes no improvements. Previously, there was a downtown committee that worked to improve Main Street and make it a more welcoming environment. That effort included coordination with ECWRPC to establish a paint and exterior design theme but it failed to launch and the downtown is struggling to find its identity.

Employment Opportunities

The lack of employment opportunities can be an issue in rural communities. Even though agriculture is a key component in these communities, there is not always enough work to sustain many workers on a year-round basis. There are also few job opportunities available for young people who are looking for employment after high school or college graduation.

6.4 Strengths and Weaknesses for Economic Development

Wisconsin State Statutes require that this element discuss the strengths and weaknesses of Hancock to attract, retain, and build economic capacity. The following descriptions summarize the types of industries or businesses desired within the Village, and the assets and liabilities for growing or maintaining these economic opportunities.

Kinds of Businesses Desired

There are some good businesses in the Village of Hancock that draw traffic. These include Ray's Closeouts and K&M Polaris. What the Village lacks is a quality grocery store with a deli and meat counter. Other service or convenience businesses would also help draw traffic downtown and provide area residents with local shopping opportunities.

Strengths

- Access to the I-39 corridor
- Proximity to Stevens Point

- Availability of natural areas, open spaces, and recreational opportunities
- Historic architecture downtown
- Availability of public sewer and water

Weaknesses

- Lack of diversity in economic base
- Lack of population density is a deterrent for service and retail businesses
- Competes with larger communities also on I-39
- Limited service area of public sewer and water

6.5 Economic Development Policy

The Village of Hancock encourages agencies and individuals to work together to improve the economic health of the area and the financial well-being of local residents.

6.6 Economic Development Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations for growing or sustaining economic development resources in the Village of Hancock. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to achieve the goals and objectives. In many cases, existing prerogatives were carried over from the *Village of Hancock Community Management Plan (2005)*.

Goal 6.1: Create conditions that are favorable for retaining and attracting appropriate commercial enterprises.

Objective(s)

- Expand the range of goods and services available locally.
- Attract and capture visitor-dollars locally.
- Improve the economic viability of the business district.

Recommendations

6.1.1 Target key I-39 interchange areas for new commercial development. This includes determining the feasibility of extending sewer and water services where viable.

6.1.2 Support and retain existing local commercial enterprises.

6.1.3 Identify and fill “gaps” in the local retail/service economy. Gaps may include:

- Gas station / Food service
- Tax accountants / Farm accounting
- Daycare services
- Beauty salon / Barber
- Craft store

6.1.4 Encourage business development that caters to the traveling public.

6.1.5 Seek out business opportunities that provide a reason to “visit” the area.

6.1.6 Market the area and its attractions by developing a tourism brochure and distribution strategy. Consider organizing a well-publicized community event/festival to draw people to the area. Coordinate events with the Waushara Area Chamber of Commerce.

6.1.7 Renew discussions with ECWRPC, UWEX, and others to upgrade the appearance of the downtown. This may include development of downtown design standards and delineating portions of Main Street as a Historic Preservation District (Title 9, Chapter 4, Village Code of Ordinances).

6.1.8 Work with interested groups and individuals to attract new businesses to the downtown area.

6.1.9 Encourage home occupations.

6.1.10 Identify and promote exterior paint and repair programming especially for downtown businesses.

Goal 6.2: Maintain the viability of productive agricultural activities and enterprises as a component of the area's economy.

Objective(s)

- a. Maintain/expand the customer base for ag-related businesses and services.
- b. Work with local unincorporated communities to preserve prime farm land.

Recommendations

6.2.1 Protect prime agricultural lands from encroachment of incompatible land uses.

6.2.2 Discourage residential development in prime farming areas.

6.2.3 Support statewide "Right-to-Farm" policies.

6.2.4 Identify and encourage agri-business development opportunities.

6.2.5 Encourage development of countywide or statewide programming to allow raw land price stability at a level that it is affordable for farmers to acquire and expand acreage for agricultural activities. (eg. statewide Purchase of Development Rights (PDR) program, etc.)

6.2.6 Encourage specialty farming operations. This includes niche crop development using organic or sustainable practices, and developing community supported agriculture (CSA) whereby food harvested from local fields is made available for local consumption.

6.2.7 Work with Waushara County to identify appropriate regional locations for large concentrated animal farming operations (CAFOs).

Goal 6.3: Maintain a quality forest resource and support economy.

Objective(s)

- a. Utilize forest resources for appropriate levels of economic development.
- b. Retain support industries to sustain viable forest exports.

Recommendations

6.3.1 Encourage best forestry management practices.

6.3.2 Explore opportunities to expand markets and diversify uses for forest products.

6.3.3 Control insects and diseases that threaten the forest resource.

Goal 6.4: Reduce dependency on other areas for employment.Objective(s)

- a. Provide additional local employment opportunities.
- b. Retain young members of the work force.
- c. Create better paying jobs.

Recommendations

6.4.1 Work with Tri-County Regional Development Corporation (TCREDC) and the Waushara County Economic Development Corporation to develop both short-range and long-range strategies for job creation.

6.4.2 Explore the feasibility of forging a Village and Town of Hancock partnership for creation of a jointly shared Industrial park development near the I-39 highway interchange.

6.4.3 Work with the Waushara Area Chamber of Commerce to better “sell” the area’s amenities (i.e., location, quality of life) to attract business development.

6.4.4 Develop unique and interesting commercial opportunities to lure college and tech graduates back to the Hancock area. This includes exploring development of niche retail development (such as antique shops or other boutique commercial outlets) to make Hancock a destination area.

6.7 Economic Development Programs

There are a number of economic development programs available in Waushara County, the region, and the state. While the scope and magnitude of many of these programs is beyond the capacity of the Town, application of economic development programs administered at other levels of government could be utilized locally to help achieve Hancock’s goals and objectives. A listing of these programs is available in the *Village of Hancock Comprehensive Plan Volume Two: Existing Conditions Report* (see pages 6-14 to 6-23).

7 Intergovernmental Cooperation

7.1 Intergovernmental Cooperation Chapter Purpose and Contents

This element includes a brief summary of existing intergovernmental relationships followed by a series of goals, objectives, and recommendations to identify opportunities for joint planning and decision making in the Village of Hancock. This element also provides a description of identified or potential conflicts between Hancock and overlapping or adjacent jurisdictions.

Recommendations were developed through the public participation process, and through review of the *Village of Hancock Community Management Plan (2005)*. Goals and objectives related to intergovernmental cooperation developed as part of the community management plan have also been included in this comprehensive plan. New goals, objectives, and recommendations were added where identified through the public participation process or in areas necessary for compliance with Wisconsin's comprehensive planning law.

7.2 Summary of Existing Conditions for Intergovernmental Cooperation

The following section identifies existing intergovernmental relationships or agreements that may affect the Village of Hancock or its affiliates. Existing relationships were identified by the East Central Wisconsin Regional Planning Commission (ECWRPC). A complete analysis of intergovernmental relationships can be located in the *Village of Hancock Comprehensive Plan Volume Two: Existing Conditions Report*.

Adjacent Local Governments

- The Village of Hancock shares all of its borders with the Town of Hancock.

School Districts

- The village is served by the Tri-County Area School District.
- The Tri-County Area School District owns over 400 acres, including a 160-acre conservation easement in the northeast corner of the Town of Hancock. This property is open to the public and includes part of Goose and Bullhead Lakes.

Local and County 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.
- The Village of Hancock has its own police department. However, Waushara County Sheriff's Department provides backup police protection for the Village of Hancock.
- Fire protection and First Responders, are shared jointly between the Town and Village of Hancock and the Town of Deerfield, through the Hancock Volunteer Fire Department, located in the Village of Hancock.
- Emergency medical services for the majority of the county are provided by the Waushara County EMS.
- The towns of Hancock and Deerfield share the area community center, located at 420 N. Jefferson Street, with the Village of Hancock. This facility is administered by a six member board with representatives from the Village of Hancock and the towns of Hancock and Deerfield.

Extraterritorial Areas

- The Village of Hancock does not exercise extraterritorial controls in any surrounding town.

Existing Relationships with Waushara County

- Communities work with the various county departments to coordinate road construction and maintenance; solid waste and recycling efforts; senior citizen and other social services; and park and recreational facilities and programs.

Existing Regional Relationships

- The Village of Hancock is located in Waushara County which is a member of the East Central Wisconsin Regional Planning Commission.

Existing State Relationships

- The Wisconsin Department of Transportation is responsible for corridor planning and maintaining I-39, which forms the western border of the village.
- The Wisconsin Department of Natural Resources develops a variety of regional planning documents to protect natural and environmental resources in the county. State wetland and shoreland regulations affect lake properties in and near the village.

7.3 Intergovernmental Cooperation Issues and Opportunities

Intergovernmental cooperation is an essential component of the comprehensive plan. Building relationships between public, quasi-public, and private entities can increase service efficiencies and capabilities that will provide the Village of Hancock with better services. The following intergovernmental cooperation issues and opportunities were identified through the public participation process.

Lake Associations

Area lake associations and the local government support each other and have a positive working relationship. Continuation of governmental support for activities such as preparing grant applications to curb invasive species is essential for maintaining area surface waters and upholding property values.

Sanitation

Waushara County is responsible for permitting and inspecting private onsite wastewater treatment systems. The town and village of Hancock are concerned that older facilities on some properties are in poor shape and leach effluent into area surface waters and drinking water supplies. The Village has adequate capacity to connect lake properties to municipal sanitary sewer service.

Economic Development

Many small communities in Waushara County are in need of economic development assistance. This includes a desire for programming and funding to help small businesses succeed. Greater intergovernmental assistance is desired to ensure local communities in Waushara County compete in a regional marketplace.

Repair Programming

One of the major issues identified in the Hancock area (village and town) was exterior repair of residential and commercial structures. Small communities often lack the capacity and resources to collect and administer exterior home/business improvement programs. Greater intergovernmental assistance at the county or regional level would help small communities to repair properties that may not be code compliant and may help to maintain property values.

Community Center

There may be a long-term issue if Hancock Community Center is not used for Meals on Wheels. At the county level, there is a plan to develop a new services center in the City of Wautoma. If this occurs,

area communities should coordinate to determine new programming opportunities for the Hancock Community Center.

7.4 Existing or Potential Conflicts and Process to Resolve Conflicts

Wisconsin's comprehensive planning law requires that the Intergovernmental Cooperation Element identify existing or potential conflicts between the Village and other governmental units, including school districts, and describe processes to resolve such conflicts.

Existing or Potential Conflicts

The Village provides few services, and because Hancock does not exercise extraterritorial controls there are no short-term boundary issues. Similarly, since this comprehensive plan was developed utilizing joint meetings with the Town of Hancock, no known land use conflicts exist. The only existing conflict that does exist is the current fire district assessment that includes an even four-way split between participating governments within the district. The Village of Hancock would prefer an assessment formula that utilizes assessed value, which would make distribution of costs more equitable.

Process to Resolve Conflicts

Waushara County encourages towns, villages, and cities to coordinate with each other and the County on planning efforts. The intergovernmental cooperation element is intended to avoid and minimize potential conflicts though conflicts may still occur. When conflicts arise, there are several techniques available for dispute resolution. Dispute resolution techniques can be broken into the following two categories:

1. Alternative dispute resolution techniques such as negotiation and mediation.
2. Judicial and quasi-judicial dispute resolution techniques such as litigation and arbitration.

In the event that a conflict does occur, utilization of an alternative dispute resolution process will be encouraged in an effort to avoid costly and lengthy litigation. If these efforts are unsuccessful, facilitated negotiation utilizing a Dispute Resolution Panel may be used, followed by mediation. Arbitration and litigation are the remaining stages and tend to be slower and more costly than the foregoing stages.

Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid them. It may be easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute by maintaining open communication.

7.5 Intergovernmental Cooperation Policies

The following policies have been identified by the Village of Hancock for coordinating with school districts and adjacent or other local governments for siting, building, and sharing public services.

School Districts

The Village of Hancock will coordinate with the Tri-County Area School District for siting and building public facilities and sharing public services.

Local Governments

The Village of Hancock will coordinate with adjacent and other local governments for siting and building public facilities and sharing public services whenever feasible.

7.6 Intergovernmental Cooperation Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations to guide the future development of various cooperative practices and agreements. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to achieve the desired outcome. Wherever possible, existing prerogatives were carried over from the *Village of Hancock Community Management Plan (2005)*.

Goal 7.1: Work together with neighboring municipalities and Waushara County when issues or opportunities arise that can be more effectively addressed cooperatively.

Objective(s)

- a. Create cost efficiencies through economies of scale.
- b. Take advantage of technical expertise and opportunities for better and/or more diverse equipment and training.
- c. Continue improving levels of service.

Recommendations

7.1.1 Create a joint committee of the Town and Village of Hancock to identify areas of mutual benefit including cooperative agreements or shared facilities/services.

7.1.2 Convene a joint meeting with the Village of Hancock and Town of Deerfield to discuss a three-way agreement for use of the village's municipal sewer service capabilities to serve new development, especially around Pine Lake, Fish Lake.

7.1.3 Encourage government officials to support intergovernmental agreements and partnerships especially those that are environmentally and fiscally responsible.

7.1.4 Improve working relationships with other governmental entities by encouraging representatives from various agencies, businesses, departments, and Waushara County to periodically attend regular village board or plan commission meetings.

7.1.5 Provide periodic reports to the Waushara County Sheriff's Department related to existing and potential law enforcement issues.

7.1.6 Continue to coordinate with WisDOT and the Waushara County Highway Department on upcoming road construction projects.

7.1.7 Coordinate with Waushara County Aging and Disability Resource Center to ensure availability of local senior programming, including Meals on Wheels.

7.1.8 Work with the Waushara County Emergency Services Department to determine availability of grant opportunities for acquisition and distribution of NOAA emergency radios at reduced costs.

Goal 7.2: Improve natural resources quality and opportunities for recreation by coordinating with other entities.

Objective(s)

- a. Enhance local recreation facilities.
- b. Improve water quality in lakes and streams.
- c. Obtain grant funding.

Recommendations

7.2.1 Work cooperatively with other entities, including Waushara County, in meeting and addressing common public park service issues.

7.2.2 Identify the parkland needs of present and future residents and determine how those needs will be met within the Village, Town and County.

7.2.3 Determine how planned or existing recreational parklands can be coordinated with trail development. This includes working with the Department of Natural Resources to identify natural easements and grant opportunities to develop an interconnected linear trail system.

7.2.4 Encourage the County Sheriff to monitor activities and litter problems at public boat landings.

7.2.5 Consider submitting grant requests jointly between the Town and Village of Hancock.

7.2.6 Foster cooperation between Lake Districts / Lake Associations and the Wisconsin DNR to control invasive species.

7.2.7 Support workshops, programs, events and other activities that promote improvements in the local water quality through interagency collaboration.

Goal 7.3: Encourage countywide availability of economic development and home repair assistance programming.

Objectives

- a. Increase the availability of regional programming assistance.
- b. Promote use of available programming to increase economic development opportunities and improve code compliance.

Recommendations

7.3.1 Coordinate with other jurisdictions to demand increased funding availability for new business development or exterior maintenance through Waushara County.

7.3.2 Establish a joint Town/Village working group to explore the possibility of developing an industrial/business park venture.

7.3.3 Work with UWEX to hold seminars on business development. Continue ongoing relationships with UWEX staff to increase the availability of education programming related to improving entrepreneurship in Hancock.

7.3.4 Inspect and mitigate nuisance properties.

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8 Land Use

8.1 Land Use Chapter Purpose and Contents

This element includes a brief summary of existing land use conditions and trends followed by a series of goals, objectives, and recommendations to guide the future development and redevelopment of public and private property in the Village of Hancock. The element also contains an analysis of opportunities for redevelopment and existing or potential land use conflicts. It concludes with a twenty-year future land use plan.

8.2 Summary of Existing Conditions

The following section identifies a summary of existing land use conditions and trends for the Village of Hancock as identified by the East Central Wisconsin Regional Planning Commission (ECWRPC). A complete listing of existing land use information can be located in the *Village of Hancock Comprehensive Plan Volume Two: Existing Conditions Report*.

Existing Land Use

- The Village of Hancock existing land use map was last updated by the Village in 2001.
- The land use categories are agricultural, residential, commercial, industrial, transportation, utilities/communications, institutional facilities, recreational facilities, water features, woodlands and other open land.
- The Village of Hancock encompasses approximately 661 acres. Approximately 31 percent (30.7%) of the total area is developed.
- Overall, woodlands (planted and unplanted) accounts for 43 percent (43.3%) of the total land use, while other open land makes up another 26 percent (26.0%).

Zoning

- The Village of Hancock adheres to its own zoning ordinance.
- The predominant zoning district in the Village is Residential. This district comprised 48.4 percent of land area in the Village of Hancock.

Land Use Trends

- According to data collected by ECWRPC, institutional facilities, residential, and commercial increased, while industrial decreased between 1980 and 2001.

Table 8.1: Village of Hancock Existing Land Use, 2001

Land Use	Total Acres	% Land Developed	% of Total
Single-Family Residential	100	49.3%	15.1%
Farmstead	0	0.0%	0.0%
Multi-Family Residential	1	0.5%	0.2%
Mobile Home Parks	6	3.0%	0.9%
Industrial	0	0.0%	0.0%
Recreational Facilities	17	8.4%	2.6%
Commercial	16	7.9%	2.4%
Institutional Facilities	7	3.4%	1.1%
Utilities/Communications	2	1.0%	0.3%
Transportation	54	26.6%	8.2%
Total Developed	203	100.0%	30.7%
Non-Irrigated Cropland	0		0.0%
Irrigated Cropland	0		0.0%
Planted Woodlands	58		8.8%
Unplanted Woodlands	228		34.5%
Active Quarry	0		0.0%
Other Open Land	172		26.0%
Water Features	0		0.0%
Total Acres	661		100.0%

Residential Density and Intensity

- Between 1990 and 2000, residential densities increased throughout the county, state, and the Village of Hancock. During this time period, residential densities increased by about nine percent from 212.84 units per square mile to 233.03 units per square mile.
- In 2001, single family intensity was over 2 units per acre in the Village of Hancock. During this same year, there were 13 multi-family units on a total of 1.2 acres. This resulted in a multi-family intensity of 10.67 units per acre.

Land Demand and Pricing

- According to the DOA, between 1990 and 2007, 19 net units were added within the Village of Hancock. This averages to about 1.1 units per year (units/yr).
- The Wisconsin Department of Revenue (DOR) annually reports equalized value by real estate class per municipality in Wisconsin. Overall, both the Village of Hancock and Waushara County experienced steady increases in land value between 1998 and 2008. During this time period, the value of land in the Village of Hancock increased by 188 percent, while land values in the County went up by 103 percent.
- From 2006 to 2008, the Village's land value (18.9%) increased at a slightly lower rate than the County (19.8%), indicating that land in Waushara County is appreciating slightly more quickly.
- State of Wisconsin housing statistics provided by the Wisconsin Realtors Association show that median sale price in Waushara County increased from \$81,800 in 1998 to \$105,000 in 2008. This represents a 28 percent increase.

8.3 Opportunities for Redevelopment

Many Main Street properties are deteriorating. There is an absentee landowner who owns many substandard properties. Many residents feel these substandard properties are hurting the downtown. Other buildings that were in substantial need of repair have been razed and replaced with community lawns and gardens. There is also an abandoned filling station on Main Street that the village would like to see redeveloped. Many feel there is an opportunity to provide niche retail shopping opportunities, but the few good businesses that remain need help overcoming the effects and appearance of substandard properties.

8.4 Existing or Potential Land Use Conflicts

Commercial uses are primarily clustered along the intersection of Main Street and N Lake Street (CTH V). Residential uses are located throughout the village, and where mobile home parks exist, they are generally adjacent to other residential uses or open spaces. Potential land use conflicts include any industrial uses that may occur though the village would like to keep these uses as close to I-39 as possible.

Another potential conflict area includes the potential of the village to enable extraterritorial controls within the Town of Hancock. However, since the town and village coordinate on a variety of issues, including the development of their comprehensive plans, no conflicts have been identified.

8.5 Land Use Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations to guide the future development and redevelopment of public and private property in the Village of Hancock. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to achieve the desired outcome. Existing prerogatives were carried over from the *Village of Hancock Community Management Plan (2005)*.

Goal 8.1: Preserve unique and desirable qualities of the area's landscape that define its rural character.

Objective(s)

- a. Eliminate unsightly properties and other elements generally regarded as eyesores.
- b. Protect the visual integrity of important scenic features and/or vistas.
- c. Enhance local ordinances and programs.

Recommendations

8.1.1 Enforce nuisance/litter ordinances (particularly in public places) and building codes. Encourage volunteers to participate in "Adopt-a-Highway" programs to help reduce litter along roadways.

8.1.2 Consider contracting for removal of junk cars – paid for by fines from violators.

8.1.3 Establish an official map to reserve right-of-way corridors to enable development of lands not accessible by the current transportation network. Exhibit 8-3 identifies all existing and future roadway segments. The official map should be adopted by ordinance by the Village Board.

8.1.4 Restrict development of significant scenic areas (such as Indian mounds and scenic woods.)

8.1.5 Explore funding to purchase unique lands and features. This may include purchasing scenic easements or development rights and allowing the right to continue farming or hunting on the land to the landowner.

8.1.6 The Village should consider the individual rights of landowners when assessing (re)development proposals while encouraging (re)development that complements, and benefits, the community as a whole. This includes making decisions consistent with Exhibit 8-3 and related definitions in Section 8.7.

8.1.7 The Village should discuss the progress of the plan at least every other year. This discussion should include the content and progress of implementing the plan.

8.6 Land Use Projections

Wisconsin statutes require comprehensive plans to include twenty-year projections for residential, commercial, industrial, and agricultural uses by five-year increment. A summary of future land use projections developed by East Central Wisconsin Regional Planning Commission is listed below.

Existing residential density was calculated at 2.26 dwelling units per acre. If this density remains constant, the Village of Hancock would likely experience and increase of 10 residential acres by 2030.

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 0.27 acres of commercial and 0.01 acres of industrial will be added over the life of the plan.

The 2001 land use indicates that there were no agricultural land uses in the Village of Hancock. Therefore it is anticipated that agricultural acreage will remain at zero throughout the life of the plan. See Table 8.2.

Table 8.2: Future Land Use based on Moderate Residential Density

Land Use	2005 Acres	2010 Acres	2015 Acres	2020 Acres	2025 Acres	2030 Acres	Change in Acres	% Change
Residential	106	107	109	112	114	116	10	9%
Commercial	1	1	1	1	1	1	0	0%
Industrial	0.4	0.4	0.4	0.4	0.4	0.4	0	0%
Agricultural	0	0	0	0	0	0	0	0%

Sources: ECWRPC 2001 land use, household projections. US Census 2000. DOA. SAA.

8.7 Future Land Use Categories and Map

This section describes the future land use districts utilized on the Future Land Use Map (Exhibit 8-3) and describes the intent and placement of these districts.

Future Land Use Categories

8.7.1 Single Family Residential: a single family home is a detached, free-standing residential structure. Single family development in Hancock may include both sewered and unsewered properties. Minimum lot size is 10,000 square feet homes connected to municipal sewer.

8.7.2 Multi-Family Residential: this classification of residential land uses is reserved for structural development of housing includes separate housing units contained within one building. The intent of this designation is to promote higher-density housing such as apartment buildings or senior housing.

8.7.3 Mobile Home Park: these areas are existing parcels where tracts of manufactured housing exist.

8.7.4 Commercial: the commercial district includes areas dedicated to the sale of goods or merchandise. In Hancock, this area is primarily contained near or adjacent to Lake Street (CTH V.) Highway commercial is also encouraged near I-39.

8.7.5 Industrial: the manufacturing district is established in select areas to enable industrial activities when compatible with adjacent land uses.

8.7.6 Parks and Recreation: these recreational lands include Village Park and Whistler Mounds Park.

8.7.7 Public/Institutional: this district includes a range of public, social, and institutional uses. These uses are public or semi-public, and are generally tax exempt. Specific uses include schools, libraries, municipal buildings, health care facilities, places of worship, and transportation right-of-way corridors or other public lands.

8.7.8 Woodlands: woodlands include areas where special protection is encouraged because of unique landscape, topographical and wildlife features.

Future Land Use Map

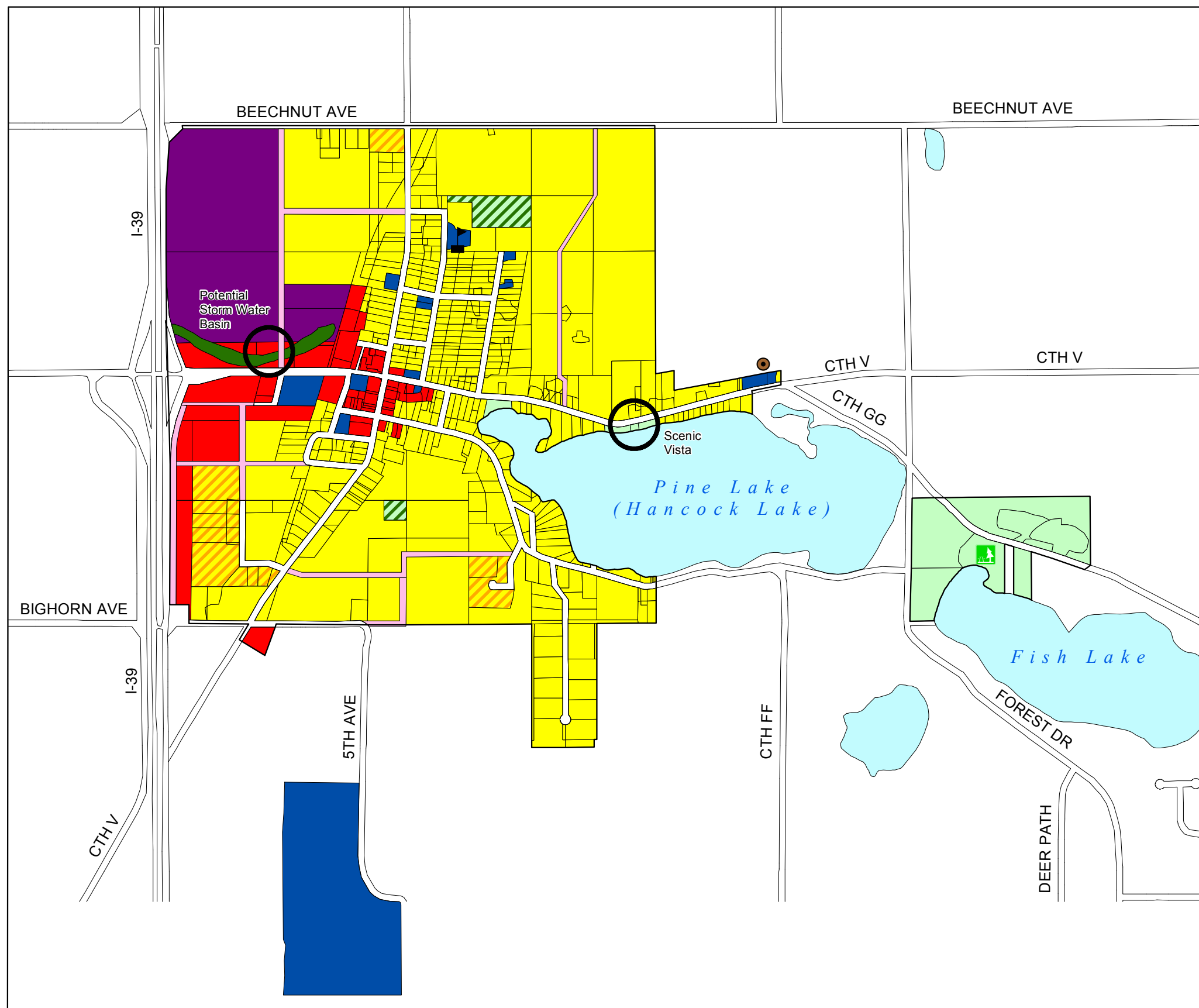
The Village of Hancock Future Land Use Map (Exhibit 8-3) identifies industrial development east of I-39. Commercial development efforts are focused on redevelopment of the downtown district located

at the intersection of Lake Street and Main Street. Additional commercial development is planned for E N Lake Street between I-39 and Main Street. Residential uses comprise the majority of land uses within the village. The addition of several key roads, identified on the map, would increase the development potential of several large parcels for residential development and increase access throughout the village proper.

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Proposed Land Use - Village of Hancock

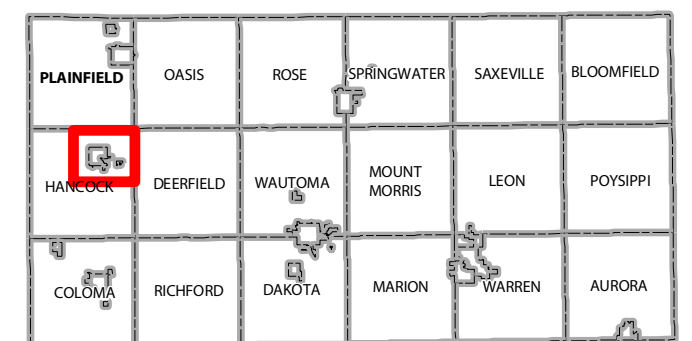
Exhibit 8-3



Legend

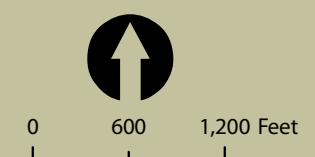
- Abandoned Landfills
- Parks
- Village Hall
- Residential
- Mobile Home Parks
- Commercial
- Industrial
- Public Institutional
- Agricultural/Natural Areas
- Potential Park Area
- Environmentally Sensitive Areas
- Water
- Transportation
- Potential Road Location

Waushara County



Proposed Land Use - Village of Hancock

Exhibit 8-3



9 Implementation

9.1 Implementation Chapter Purpose and Contents

This element includes a compilation of regulatory and non-regulatory measures to implement the objectives of this comprehensive plan. The chapter also includes the process for adopting, monitoring, and updating the comprehensive plan.

The implementation of the Village of Hancock comprehensive plan involves decision-making by both public officials and the citizens of the community. These decisions will be measured by the concern for the welfare of the general community, the willingness to make substantial investments for improvement within the community, and the realization that certain procedures must be followed and adhered to for the continued high quality environment found within the Village. Suggested implementation measures include:

- a. Continued utilization and enforcement of regulatory ordinances and non-regulatory activities based on the goals and objectives identified in the comprehensive plan.
- b. The development of programs and support systems that further the goals and objectives set forth by the Village in this plan.
- c. The establishment and support of a continued planning process providing for periodic review and updates to the plan and land use control measures.
- d. The support of committees and local, regional and state organizations to carry out specific objectives identified in the comprehensive plan.

9.2 Summary of Key Planning Issues and Opportunities

The following list summarizes some of the key issues and opportunities identified through public involvement activities and the Citizen Questionnaire (2000.) Issues also reflect observed liabilities and comments made through the planning development process.

Parks and Recreation

The Village contains a variety of recreational opportunities and the preservation of these facilities and resources is primary. Formalized programming to complement and more fully utilize existing facilities was mentioned in the Citizen Questionnaire as a potential need.

Residential Growth

While there are some residential growth needs, such as increased senior housing options, many residents are torn on why types of residential growth are appropriate.

Business Development

Almost three-quarters of the Citizen Questionnaire respondents support business growth. Types of preferred businesses included restaurants and manufacturing/industrial. This plan reserves areas located adjacent to I-39 for industrial growth. Less intense uses are more easily accommodated along Main Street. The business district is in need of revitalization.

Public Services and Facilities

The Village contains a variety of public services including a library, fire and police protection, and urban utilities such as sewer and water. However, not all parts of the Village are served by urban utilities, and there is a need to increase stormwater facilities to better protect low-lying areas. Enhancing the street and sidewalk network would also increase mobility and may promote economic development.

9.3/9.4 Implementation Tools

Implementation Tools include the rules, policies, and ordinances used to facilitate or control for a desired outcome. Examples include zoning ordinances and official maps, or the availability of certain incentives. Sections 9.3 and 9.4 describe regulatory and non-regulatory measures to control growth and provide effective community management.

9.3 Regulatory Measures

The following regulatory measures can be used to guide development and implement the recommendations of a comprehensive plan. The Village, county, or state authorities officially adopts these regulatory and land use control measures as ordinances or laws. For the purposes of this document, “regulatory measures” are those that must be adhered to by everyone if adopted. A brief description of the tool is provided below followed by a specific action recommended for the Village of Hancock.

9.3.1 Zoning Ordinance

Zoning is used to guide and control the use of land and structures on land. In addition, zoning establishes detailed regulations concerning the areas of lots that may be developed, including setbacks and separation for structures, the density of the development, and the height and bulk of building and other structures. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by maintaining adequate standards for individual uses.

The establishment of zoning districts is generally conducted after careful consideration of the development patterns indicated in the comprehensive plan. Amending zoning district boundaries has the overall effect of changing the plan (unless amendments correspond to changes within the plan); therefore, it is reasonable to assume that indiscriminate changes may result in weakening of the plan.

The Village of Hancock has an adopted zoning ordinance (Chapter 1 of Title 9 in the Village of Hancock Municipal Code.) The following districts are included in the code:

1. Residential (R)
2. Community Commercial (CC)
3. Highway Commercial (HC)
4. Industrial (I)
5. Agricultural/Holding (AH)
6. Mobile Home Park (MH)

Action: No ordinance changes are recommended, however, if the Village would like to differentiate intensities of residential use (e.g. single-family residential versus multi-family residential) additional categories should be added to existing districts. An example that already exists within the commercial district is the distinction between Community Commercial (CC) and Highway Commercial (HC) where HC is reserved for business development requiring larger land areas and potentially greater automobile parking needs.

9.3.2 Official Maps

An official map shows the location of areas which the municipality has identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been reserved for a future public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

The Village should draft an official map to ensure consistency with the Future Land Use Plan (Exhibit 8-3) and to budget capital improvements. Proposed placement of roads has already been identified in Exhibit 8-3 of this plan. If the Village decides to extend roads to areas outside the village limits but within the extraterritorial area the official map must be developed jointly with the Town of Hancock.

Action: Adopt an official map to reserve road right-of-ways to enable economic development and increase mobility throughout the Village. Also explore reserving additional areas for parks or stormwater facilities on this map.

9.3.3 Sign Regulations

Governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by establishing standards that assure the provision of signs adequate to meet essential communication needs while safeguarding the rights of the people in the community to a safe, healthful and attractive environment.

The Village has sign regulations (Sec. 9-1-5) that specify allowed sign types and fees as well as special regulations based on use.

Action: Continue to utilize current standards.

9.3.4 Erosion/Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to set forth stormwater requirements and criteria which will prevent and control water pollution, diminish the threats to public health, safety, welfare, and aquatic life due to runoff of stormwater from development or redevelopment. Adoption of local ordinances for stormwater do not pre-empt more stringent stormwater management requirements that may be imposed by WPDES Stormwater Permits issued by the Department of Natural Resources.

Generally speaking, erosion control plans are required to be submitted as part of land use regulation controls. For example, the Waushara County subdivision ordinance (Chapter 42, Sec. 42-126) establishes erosion controls during construction activities. The Village does not have erosion or stormwater control ordinances.

Action: Add language to the subdivision ordinance (Title 9, Chapter 6) that requires development of stormwater facilities and reduces the effects of erosion during construction activities. The Village should also consider development of a separate ordinance to improve existing stormwater facilities. This may include development of a stormwater utility to provide funding for facilities development. The proper management of stormwater runoff should meet the following objectives:

- a. Reduce the adverse water quality impacts of stormwater discharges to rivers, lakes, reservoirs and streams in order to attain federal water quality standards;
- b. Prevent the discharge of pollutants, including hazardous chemicals, into stormwater runoff;
- c. Minimize the volume and rate of stormwater which is discharged, to rivers, streams, reservoirs, lakes and combined sewers that flows from any site during and following development;
- d. Prevent erosion and sedimentation from land development, and reduce stream channel erosion caused by increased runoff;
- e. Provide for the recharge of groundwater aquifers and maintain the base flow of streams;
- f. Provide stormwater facilities that are attractive, maintain the natural integrity of the environment, and are designed to protect public safety;
- g. Maintain or reduce pre-development runoff characteristics after development to the extent feasible;

- h. Minimize damage to public and private property from flooding;
- i. Ensure that these management controls are properly maintained.

9.3.5 Building/Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. The UDC is primarily enforced by municipal or county building inspectors who must be state-certified. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

The Village of Hancock has adopted building regulations (Title 9, Chapter 2) that include permits and fees, construction standards, and special codes (electrical, plumbing). The code also adopts the UDC by reference.

Action: Continue to ensure builders follow local and state building codes for all structures built within the jurisdiction.

9.3.6 Mechanical Codes

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings.

Action: Hancock requires that builders follow local and state building and mechanical codes for all structures built within the jurisdiction.

9.3.7 Sanitary Codes

The Village of Hancock has a public sanitary sewer system and requires new developments to connect to the service where available. Where these connections do not exist, the development must provide private onsite wastewater treatment systems per state regulations. Where connection to public sanitary sewer is anticipated to become available within five years of the development, the developer must install and cap connections to the anticipated public sanitary sewer system.

Action: Continue to promote connection to the public sanitary sewer system where available. Primary areas for connection include all properties surrounding Pine Lake.

9.3.8 Land Division/Subdivision Ordinance

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed land division by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, road design, open space, and other improvements necessary to ensure that new development will be an asset to the community.

Hancock has a local subdivision ordinance (Title 9, Chapter 6). The ordinance includes fees, submission procedures, design standards, necessary improvements, and provisions for parkland dedication or fee in lieu of dedication.

Actions: Continue to utilize the current ordinance. Consider adding development of stormwater facilities to Sec. 9-6-8 "Improvements" to be designed and constructed by developers.

9.3.9 Shoreland and Floodplain Zoning

Waushara County regulates shorelands and floodplains within its jurisdiction. The zoning code controls for water pollution, protects spawning grounds for fish and aquatic life, controls building sites including placement of structures and land uses, and preserves natural shore cover. The Village of Hancock complies with the county code.

Action: Continue to utilize county rules and regulations.

9.3.10 Building Site Ordinance

Building site ordinances detail minimum regulations, provisions and requirements for development. The purpose of building site ordinances is to ensure development occurs consistent with municipal values. This tool can help preserve community character, sustain property values and the property tax base, and help realize the objectives of a comprehensive plan.

The Village of Hancock requires plans showing the location of proposed buildings are included within the building regulations (Title 9, Chapter 2).

Action: Continue to utilize local controls.

9.3.11 Historic Preservation / Design Review Ordinances

Design guidelines are a set of standards that define general parameters to be followed in site and/or building design. Such standards do not prescribe architectural style or exact site layout. In many cases, design guidelines are used to preserve the historic or architectural character of an area. They may also be used to preserve important scenic corridors by requiring development to be integrated into the landscape.

The Village of Hancock has a historic preservation ordinance (Title 9, Chapter 4) to protect and enhance places with special character. Utilization of this ordinance is particularly important as historic structures fall into disrepair. Hancock is currently losing historic structures that provide a unique theme and enhance economic development efforts.

Action: Enforce the local ordinance.

9.4 Non-regulatory Measures

The following non-regulatory measures can be used to guide development and implement the recommendations of a comprehensive plan. These measures often exist as policies or as special incentives available to willing participants. For the purposes of this document, “non-regulatory measures” are meant to encourage a particular practice, but not legislate it. A brief description of the tool is provided below followed by a specific action recommended for the Village of Hancock.

9.4.1 Capital Improvement Plan

This is an ongoing financial planning program intended to help implement planning proposals. The program allows local communities to plan for capital expenditures and minimize unplanned expenses. Capital improvements or expenditures are those projects that require the expenditure of public funds for the acquisition or construction of a needed physical facility.

Capital improvement programming is a listing of proposed projects according to a schedule of priorities over a short time period. It identifies needed public improvements, estimates their costs, discusses means of financing them, and establishes priorities over a three-to-five year programming period. Improvements or acquisitions considered a capital improvement include:

- Public buildings (i.e. – fire and police stations)
- Park acquisition and development
- Roads and highways
- Utility construction and wastewater treatment plants
- Joint school and other community development projects
- Fire and EMS protection equipment

A capital improvement plan (CIP) or program is a method of financial planning for these types of improvements and scheduling the expenditures over a period of several years in order to maximize the use of public funds. Each year the capital improvement program should be extended one year to compensate for the previous year that was completed. This keeps the improvement program current and can be modified to the community's changing needs.

Preparation of a Capital Improvement Program

The preparation of a Capital Improvement Program is normally the joint responsibility between the community administrator or plan commission, various staff, governing body, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. In communities that have a community development plan or comprehensive plan, a planning agency review of the proposed capital improvement program is desirable.

The Village has not formalized a Capital Improvement Plan.

Action: Utilize a multi-year system of funding allocation, such as capital improvement plan, to ensure adequate funding and programming for needed upgrades and repair of capital improvements.

9.4.2 Cooperative Boundary Agreements

These agreements attempt to facilitate problem solving through citizen involvement, negotiation, mediation, and other cooperative methods. Generally, boundary agreements help both an incorporated community and an unincorporated community forecast future lands for annexation so that infrastructure needs can be forecast and funded. They can also ease contentious relationships.

A boundary agreement between the Village of Hancock and the Town of Hancock has not yet been created.

Action: At which time that annexation becomes an issue, coordinate with the Town of Hancock to establish a joint committee charged with preparing a boundary agreement.

9.4.3 Impact Fees

Impact fees are levied to a developer or homeowner by a municipality to offset the community's costs resulting from a development. To set an impact fee rate an analysis called a Public Facilities Needs Assessment must be performed to quantify the fee. If Hancock wishes to develop and maintain a local park system, or offset costs for the improvement of transportation facilities to accommodate new populations it may benefit from collecting impact fees from new construction.

The Village does not currently collect impact fees from new development. However, there is a parkland dedication component in the subdivision ordinance that requires dedication of parkland, or a fee in lieu of dedication which performs similar. If impact fees are imposed, they should focus on development or upgrade of other public facilities, such as sewer, water, or stormwater facilities.

Action: Determine the need for impact fee exactions and develop a Public Facilities Needs Assessment prior to development of the impact fee ordinance.

9.4.4 Tax Increment Financing District

Tax Increment Financing (TIF) is a development tool designed to help finance redevelopment and community improvement projects through new tax revenues generated by the project after completion. When a development project is carried out, the value of surrounding real estate usually increases translating into higher tax revenues. Tax Increment Financing dedicates that increased tax revenue to finance debt issued to pay for the project. TIF is designed to channel funding toward improvements in distressed or underdeveloped areas where development would not otherwise occur but is increasingly being used by communities hoping to spur local economic development efforts.

The Village has not established a Tax Increment Financing District. There are several areas that may benefit from an incentive tool such as a TIF including the downtown, and the industrial area near the interstate.

Action: Consider developing a TIF district or other economic development incentive program to fund public improvements in select areas. Consider subjecting this action to a referendum.

9.4.5 Comprehensive Outdoor Recreation Plan (CORP)

The Wisconsin Department of Natural Resources (WDNR) requires the preparation of a comprehensive outdoor recreation plan to obtain grants for outdoor recreation projects. These grants can be used for a variety of projects including land acquisition, facilities development, and resource protection and restoration.

The Village is interested in preparing a CORP in order to enhance and protect recreational resources.

Action: Consider developing a CORP to prioritize park projects, evaluate the level of service of the park system (including users outside of Hancock), and to increase funding availability for park improvements.

9.5 Consistency Among Plan Elements

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine elements will be integrated and made consistent with the other elements of the plan. Since the Village of Hancock completed all planning elements simultaneously, no known inconsistencies exist.

This Comprehensive Plan references previous planning efforts, and details future planning needs. To keep consistency with the Comprehensive Plan, the Village should incorporate existing plans as components to the Comprehensive Plan, and adopt all future plans as detailed elements of this Plan.

Hancock will continue to make educated decisions based upon available information and public input. Planning community resources will incorporate a comprehensive look at all elements to determine appropriate cohesiveness of the decision against stated visions.

9.6 Plan Adoption, Monitoring, Amendments and Update

9.6.1 Plan Adoption

In order to implement this plan it must be formally adopted by ordinance. This action formalizes the plan document as a frame of reference for general development decisions over the next 20 years. Once formally adopted, the plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Specific details for adopting a comprehensive plan can be found in Wisconsin Statutes 66.1001 Section 4. A generalized process is outlined below.

- a. Adopt a Public Participation Plan.
- b. Plan Commission must recommend (with official Resolution by majority vote) the Plan to the governing body (Village/Village Board, City Council). Notice this meeting the same as any other Plan Commission meeting.
- c. After Plan Commission approval, mail draft Plan copies to statutory list (RPC, County, DOA, adjacent governmental units, local library).

- d. Publish Class 1 Notice at least 30-days prior to Public Hearing. *Jurisdictions that contain nonmetallic mineral extraction operations must mail written notice of the Public Hearing to the operator of the nonmetallic mineral extraction site. 66.1001 (4)(e)*
- e. Approval by Board/Council (with Ordinance by majority vote of members elect) after Public Hearing. *The Public Hearing may take place at the regular Board/Council meeting, or be held separately on a different date.*
- f. Mail final Plan copies to statutory list (#3 above).

9.6.2 Plan Use and Evaluation

The Village of Hancock will base all of its land use decisions against this plan's goals, objectives, policies, and recommendations including decisions on private development proposals, public investments, regulations, incentives, and other actions.

Although this plan has described policies and actions for future implementation, it is impossible to predict the exact future condition of the Village. As such, the goals, objectives, and actions should be monitored on a regular basis to maintain concurrence with changing conditions.

The plan should be evaluated at least every 5 years, and updated at least every 10 years. Members of the Village Board, Plan Commission, and any other decision-making body should periodically review the plan and identify areas that might need to be updated. The evaluation should consist of reviewing actions taken to implement the plan's vision, its goals and objectives.

9.6.3 Plan Amendments

The Village of Hancock Comprehensive Plan may be amended at any time by the Village Board following the same process to amend the plan as it originally followed when it was initially adopted regardless of how minor the amendment or change is.

Amendments may be appropriate throughout the lifecycle of the plan, particularly if new issues emerge or trends change. These amendments will typically be minor changes to the plan's maps or text. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity. Any proposed amendments shall be submitted to the Plan Commission for their review and recommendations prior to consideration by the Village Board for final action.

Consider the following criteria when reviewing changes to the Plan:

- a. The change is consistent with the goals and objectives or other elements of this comprehensive plan.
- b. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks.
- c. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
- d. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.

- e. The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
- f. There is a change in Village policies or neighborhood characteristics that would justify a change.
- g. The change corrects an error made in the original plan.
- h. There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
- i. The change helps the Village implement its overall goals.
- j. The change does not adversely impact any historical or culturally significant structures or properties unless mitigated through relocation, commemoration or dedication.
- k. The amendment is in compliance with Wisconsin state laws.

9.6.4 Plan Update

According to the State comprehensive planning law the Comprehensive Plan must be updated at least once every ten years. It is recommended that the Village of Hancock review this plan at least biennially, with revisions occurring five years from the date adopted.

9.6.5 Enactment

Upon enactment of this plan, all zoning recommendations, official mapping and subdivision regulation decisions shall be consistent with this plan.

9.7 Ten-Year Action Plan

This 10-Year Action Plan provides a summary list and work schedule of short-term actions that the Village should complete as part of the implementation of the Comprehensive Plan. It should be noted that many of the actions require considerable cooperation with others, including the citizens of Hancock, Village Committees, Village staff, and local/state governments. The completion of recommended actions in the timeframe presented may be affected and or impacted due to competing interests, other priorities, and financial limitations facing the Village. This table should be reviewed every five years and updated every ten years. It should be used as a mechanism to measure progress toward achieving all aspects of the comprehensive plan and to provide direction to the implementation authority specified in the table.

Table 9.1: Action Plan

Action	Who is responsible?	Schedule
Housing		
Work with regional housing providers to disseminate information about home renovation programming	Village Board	Ongoing
Make additional rental housing available. Consider incentives such as free or reduced-cost installation of utilities to the site	Plan Commission	2012

Consider extending sanitary sewer service and public water provision to Pine Lake residents	Plan Commission	2014
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Transportation

Accommodate bicyclists and pedestrians in areas of high activity or concentrated development	Village Board	Ongoing
Continue timely reconstruction of in-need roadways	Village Board	Ongoing
Develop an official map to reserve right-of-way corridors for the development of roads	Plan Commission	2010
Explore grants to fund development of a linear trail system to connect downtown with Village Park	Plan Commission/Village Board	2012
Encourage increased mobility services for senior and disabled populations	Village Board, Waushara County Aging and Disability Resource Center	2013

Community Facilities and Utilities

Develop a Capital Improvements Plan (CIP)	Plan Commission	2010
Expand water service capacity by drilling a second municipal well over the next five-year period	Village Board	2012
Coordinate with Town of Hancock to expand sanitary sewer service around Pine Lake	Plan Commission	2014
Encourage the Hancock Volunteer Fire Department to develop a more equitable funding mechanism	Village Board, Hancock Volunteer Fire Dept.	2014
Improve stormwater drainage when Main Street is redeveloped. Consider adopting a stormwater management ordinance	Plan Commission	2016

Agricultural, Natural, and Cultural Resources

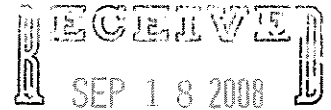
Coordinate with the Village of Hancock to form a lake district	Village Board	2010
Continue building setback enforcement near environmental resources	Plan Commission/Village Board	Ongoing
Continue to monitor groundwater for atrazine, nitrate and bacteria levels	Village Board	Ongoing
Identify and map a Historic District to begin protecting historically significant properties	Historic Landmarks Commission	2012

Develop a recreation plan	Parks Committee, Village Board	2012
Economic Development		
Target the I-39 interchange for commercial development	Plan Commission/Village Board	Ongoing
Encourage home occupations	Plan Commission/Village Board	Ongoing
Renew discussions with ECWRPC, UWEX, and others to upgrade the appearance of the downtown	Village Board	2010
Promote the area and its attractions by developing a tourism brochure and distribution strategy	Village Board, TCREDC	2012
Intergovernmental Cooperation		
Create a joint committee of the Town and Village of Hancock to identify areas of mutual benefit including cooperative agreements or shared facilities/services	Joint Committee (Village of Hancock/Town of Hancock)	2010
Convene a joint meeting with the towns of Hancock and Deerfield to discuss a three-way agreement for use of the village's municipal sewer service capabilities to serve new development where appropriate (esp. lake areas)	Village Board	2011
Continue to coordinate with Waushara County Aging and Disability Resource Center	Village Board	Ongoing
Land Use		
Enforce nuisance/litter ordinances	Village Board	Ongoing
Establish an official map to reserve right-of-way corridors to enable development of lands not accessible by the current transportation network	Plan Commission	2010
Discuss the progress of implementing this plan at least every other year	Plan Commission/Village Board	Ongoing

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APPENDIX A:
CITIZEN PARTICIPATION PLAN

#2008-04



Resolution Adopting
the
Village of Hancock, Waushara County, Wisconsin
Public Participation Plan

BY:

WHEREAS, the Village of Hancock is participating in a countywide comprehensive planning process with Waushara County that includes preparing comprehensive plans for adoption at the local level followed by preparation and adoption of a countywide plan, and

WHEREAS, public participation will be largely driven by public meetings held for each of the participating local municipal governments, in three sub areas, and at the county level.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Hancock Board of Trustees hereby adopts the following attached Public Participation Plan.

ADOPTED this ^{15th} day of September, 2008.

Signed: _____

Larry K. Monroe, President
Village of Hancock

Attest: _____

Jerry W. Carlton, Clerk
Village of Hancock

Drafted By: Schreiber Anderson Associates
Attorney Approved: None

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	Voice Vote <input checked="" type="checkbox"/>
Larry K. Monroe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lenny Carlton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Michael Brenkus	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Douglas Timm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Tom Wetmore	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

I hereby certify that the above resolution was adopted by the Village of Hancock Board of Trustees at a regular meeting held on September 8, 2008.

15th day

Jerry W. Carlton, Clerk
Village of Hancock

Village of Hancock, Waushara County, WI Public Participation Plan

Purpose

The purpose of this Public Participation Plan is to outline the process and ways in which the public will be invited to participate in developing a comprehensive plan in accordance with 66.1001 of the Wisconsin Statutes. The Village of Hancock is participating in a countywide comprehensive planning process with Waushara County that includes preparing comprehensive plans for adoption at the local level followed by preparation and adoption of a countywide plan.

Process

Public participation will be largely driven by public meetings. Meetings will be held for each of the participating local municipal governments, in three sub areas, and at the county level. The planning process occurs over three phases.

Phase 1 will begin with a Public Information Meeting in each of the three sub areas. Those communities that have already completed their plans will also be included in the sub area meetings. Everyone will have the opportunity to express their opinions in small groups during this event. After these meetings are complete, there will be Local Kick-Off meetings for the following communities:

- | | |
|-----------------|-------------------|
| - T. Plainfield | - T. Springwater |
| - T. Oasis | - T. Mount Morris |
| - T. Hancock | - T. Saxeville |
| - V. Hancock | - T. Leon |
| - T. Richmond | - Waushara County |

After the Local Kick-Off meetings, Phase 2 will begin. The Village of Hancock will meet to review each element of the comprehensive plan as desired. These meetings will be properly noticed and open to the public.

At the mid-point of the process, a second Public Meeting Information meeting will be held in each sub area to discuss the progress of the countywide plan. This meeting will discuss countywide policies and possible ordinances for development based on local plans and countywide needs. After the second Public Information Meeting, the Planning Committee will meet to review the remaining comprehensive plan elements.

When all comprehensive plan elements have been finalized, a third Public Information Meeting will be held in each of the three sub areas to present the Land Use Plan and Implementation Tools.

In Phase 3 local governments will each adopt their plan and distribute draft and final copies to the appropriate state-required entities.

Citizen Comprehensive Planning Committee/ Plan Commission

The Village of Hancock will appoint a Planning Committee to oversee the development of the comprehensive plan. If a committee chair is appointed, he or she should be a local citizen. The committee may invite key citizens to participate in discussions based on specific issues. These individuals will not be required to remain active members throughout the process. All Planning Committee meetings will be properly noticed and open to the public. Members of the public are encouraged to attend.

Public Informational Meetings

Local residents, interested parties, and non-committee members are encouraged to participate as equals and attend county public information meetings throughout the process. This is the primary public participation method for disseminating progress made on the countywide comprehensive plan. These meetings will occur at key benchmarks in the planning process with one meeting held in each sub area. Agendas will be posted at the Village Office or bulletin board. The meeting dates may also be listed on the Waushara County UW-Extension website and announced in local media.

Citizen Questionnaire

As part of the information gathering process, the citizen questionnaires that were previously analyzed for the land management plan will be incorporated into the comprehensive plan. The information will be used to prioritize the state's comprehensive planning goals for local and countywide application. Outcomes of the questionnaire will be tested at the first Kick-Off meeting to ensure current desires still reflect the citizen questionnaire outcome.

Distribution of Draft Copies

Drafts of the plan will be available to local Planning Committees for review after each element has been written. Drafts will also be available electronically on the Waushara County UW-Extension website. Members of the public are encouraged to attend Planning Committee meetings where elements are reviewed. Extra copies of comprehensive planning elements may be available at the municipal building if demand for these documents is observed by the Planning Committee.

County Land Use Committee

The County Land Use Committee will be the steering committee that leads the development of the countywide plan. This committee includes representatives from each municipality in Waushara County. The County Land Use Committee will utilize direction from local plans to review the countywide document. Members of the public are encouraged to attend meetings of the County Land Use Committee. These meetings will be advertised in accordance with county protocol.

Informational Presentations at Local Organizational Meetings

UW-Extension may be invited to speak to local organizations on the planning process and other related issues. Members of local organizations and the citizenry are encouraged to read the papers, look for updates on the UW-Extension Waushara County website, and look at draft copies of the plan to stay informed about the comprehensive planning process.

Informational Brochures and Website on Comprehensive Planning

UW-Extension has produced some general informational brochures on planning and public participation. With the assistance of the Planning Committee, the brochures can be distributed to local libraries, business, and other public locations as desired. In addition, a display with the brochures may be put up at the Waushara County Fair. To keep the public regularly informed, a web site maintained by UW-Extension Waushara County will provide additional information on planning, the meeting dates of the local Planning Committees and the activities of the County Land Use Committee.

Public Hearing

A formal public hearing on the proposed Comprehensive Plan Ordinance will be held by the Village Board prior to recommendation and approval of the Plan.

A public notice containing a summary of the Comprehensive Plan will be published in the Village's official newspaper at least 30 days prior to the Village public hearing.

The entire proposed Comprehensive Plan will be available for public review at the Village Office at least 30 days prior to the Village Board public hearing.

Other ways information will be collected

Written comments will be accepted throughout the planning process either electronically or on paper. Comments may be sent to the consultant, the Waushara County UW-Extension office, the Planning Committee, or the village clerk. For comments sent to the Village, a Village Official will respond by acknowledging receipt of the written comments at a Planning Committee meeting.

Village of Hancock Comprehensive Plan Adoption Process

The Village of Hancock will follow the procedures for adopting the comprehensive plan as listed in §66.1001(4)(a). The first step in the adoption process is being met by the adoption of this document that details written procedures that are designed to foster public participation throughout the comprehensive planning process.

APPENDIX B:

RESOLUTION FOR ADOPTION (PLAN COMMISSION)

RECEIVED
OCT 23 2009

PC2009-01

By: _____

**Resolution Relating
to the
Adoption of the Recommended Comprehensive Plan
as prepared by the
Village of Hancock Land Use Committee**

WHEREAS, the Village Board of the Village of Hancock charged the Land Use Committee with preparing a recommended Comprehensive Plan for the Village of Hancock; and

WHEREAS, numerous persons involved in local planning provided information at regular and special meetings called by the Hancock Land Use Committee; and

WHEREAS, members of the public were invited to make comments at said meetings, wherein the Comprehensive Plan herein adopted was reviewed and commented upon by members of the public; and

WHEREAS, the Village of Hancock Plan Commission has reviewed the recommended Comprehensive Plan; and

WHEREAS, members of the public, adjacent and nearby local governmental units, and Waushara County will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Village Board for the Comprehensive Plan; and

WHEREAS, after said public hearing, the Village Board will decide whether to adopt by ordinance the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating local ordinances, and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the Village of Hancock; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail.

NOW, THEREFORE, BE IT RESOLVED, by the Village of Hancock Plan Commission that the Comprehensive Plan is hereby recommended to the Village Board for adoption by ordinance, after a 30-day public review and comment period and public hearing as the Village of Hancock's Comprehensive Plan pursuant to sec 66.1001, Wisconsin Statutes.

ADOPTED this 24h day of August, 2009.

Signed: Larry Monroe
Chairperson, Village of Hancock
Plan Commission
Attested: Jerry W. Carlton
Jerry W. Carlton, Village Clerk

APPENDIX C:

ADOPTING ORDINANCE (VILLAGE BOARD)

Ordinance No. 2009-02

A General Ordinance
to
Adopt the Comprehensive Plan
of the
Village of Hancock, Wisconsin

RECEIVED
OCT 20 2009
BY:

WHEREAS, (1) Pursuant to section [59.69(2) and (3) (for counties)/62.23(2) and (3) for cities, villages, and towns exercising City powers under 60.22(3)] of the Wisconsin Statutes, the Village of Hancock is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, and

WHEREAS, (2) The Village Board of the Village of Hancock, 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, and

WHEREAS, (3) The plan commission of the Village of Hancock, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of both volumes of the Village of Hancock Comprehensive Plan containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes, and

WHEREAS, (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.

NOW, THEREFORE, BE IT RESOLVED, (5) That the Village Board of the Village of Hancock, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Village of Hancock Comprehensive Plan, Volume One: Comprehensive Plan (Goals, Objectives and Recommendations)" and the document entitled, "Village of Hancock Comprehensive Plan, Volume Two: Existing Conditions Report" pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED, (6) That this ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication as required by law.

Adopted this 12th day of October 2009 by the Village of Hancock.

VILLAGE OF HANCOCK

By: Larry Monroe
Larry K. Monroe, President

Attest: Jerry W. Carlton
Jerry W. Carlton, Clerk

Passage:	Aye	Nay	Abstain	Absent
Larry K. Monroe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lenny Carlton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Douglas Timm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thomas Wetmore	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Brenkus	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Voice Vote [✓]

Ayes: 4 Nays: 0