

TOWN OF OASIS

20-Year Comprehensive Plan

Volume One: Goals, Objectives and Recommendations

Town of Oasis
Waushara County, WI

Adopted December 17, 2009



Schreiber Anderson Associates, Inc
Project Number 2342.04



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Town of Oasis

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

Waushara County / Waushara County UW-Extension

The Town of Oasis participated in a multijurisdictional comprehensive planning process led by Waushara County and Waushara County UW-Extension to prepare this plan. A portion of the funding for plan development was provided by the Department of Administration through a grant obtained by Waushara County. The County also provided a portion of funding to fulfill local financial match requirements.

East Central Wisconsin Regional Planning Commission (ECWRPC)

The Town of Oasis 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 Town. Content was developed and/or assembled by East Central Wisconsin Regional Planning Commission (ECWRPC). Portions of Volume One also contain data produced by ECWRPC.

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INTRODUCTION: ISSUES AND OPPORTUNITIES

1.1 Plan Purpose and Use

The Town of Oasis's Comprehensive Plan has been developed to establish a strategy for community development while conserving natural resources within the Town. It updates and replaces the *Town of Oasis Community Management Plan (2007)*. Substantial portions of this comprehensive plan are direct carryovers from the community management 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 Oasis's decision makers on matters related to the use and prosperity of Town 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 Town 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 Town'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 Town Board when managing community resources. It will also be used by Waushara County on matters where a county land use control, such as zoning, is applied to the Town of Oasis. Content was developed and/or assembled by the Town and its consultant.

Volume Two: “Existing Conditions Report”. The second volume of this comprehensive plan contains an analysis of existing conditions within the Town. 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 Town 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 Oasis'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 Oasis'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, Town 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 Town of Oasis adopted a Public Participation Plan on October 20, 2008. It is located in Appendix A.

1.3.2 Citizen Questionnaire

The Citizen Questionnaire was completed in the spring of 2002 during the previous land use planning process for the Town of Oasis. 337 questionnaires were mailed out and 132 were returned. This reflects a 39% response rate. Most questions in the questionnaire were broken down into three categories based on an individual's residency status in the Town: resident, part-time, or other. There were 71 respondents who indicated permanent residency, 49 part-time, and 12 others for a total of 132 respondents. Almost half of the respondents who consider themselves residents lived in Oasis for eleven years or longer. Respondents were also asked to describe their principal property by responding to any combination of the following categories: general residence; business/commercial use; recreational land; lake; farmstead; agricultural land without residence; and no response. Because respondents were allowed to mark multiple property descriptions, the total number of responses (175) is more than the total number of surveys returned (132). Of the 175 property type responses, 139 people indicated that their primary property was best described as general residence; recreational land or lake. Over three-quarters (78.8%) of the respondents indicated that there was a home on their property.

Demographic Information

Almost half of respondents that were permanent residents have lived in the Town for eleven years or more. Over half of the respondents have owned property for eleven or more years. The age range for respondents was from those under 25 to over 65. The largest age group of Town respondents was between the ages of 55-64 years of age, and those over 65 years of age.

Existing Development

Respondents were asked how they felt about the Town's residential, commercial, industrial, and agricultural development and recreational opportunities. Most respondents indicated that the amount of residential, commercial, industrial, and agricultural development as well as recreational opportunities was about right. The opinion of a majority of people in the Town is that the existing development meets the needs of the townsfolk.

Land Preservation and Recreational Opportunities.

Respondents overwhelmingly supported the protection of environmentally sensitive resources, such as managed forests, wetlands, forestlands, parks and open spaces, the Ice Age Trail,

historic/cultural site preservation, public hunting lands, and snowmobile trails. Most respondents also felt that farmland should be preserved and avoidance of conflict between agricultural and residential issues is very important.

Development Issues

A majority of respondents supported single family housing developments, and a majority of respondents do not support multi-family housing or mobile homes.

There appears to be a split of the support of large livestock operations. 41.7% of respondents do not support large livestock in any capacity. Only 17.4% respondents support large livestock operations, but when the category is combined with those that indicated that they do not support, but would accept large livestock operations in some capacity, the percentage of respondents jumps to 52.4%. This might show that respondents would tolerate large livestock operations in some capacity in the Town. A majority of respondents (45.5%) do not support natural resource extraction.

Many respondents indicated that they support small business opportunities for individuals within the Town. In addition, the preservation of farmland and the avoidance of conflicting land uses (i.e. residential/agricultural/industrial) were also found to be an important issue. The questionnaire also found that respondents further supported natural resource and farmland preservation efforts by indicating that they supported the promotion of compact residential growth.

Public Services and Facilities

Services and facilities evaluated in the questionnaire were the maintenance and condition of Town roads, snow removal of Town roads, garbage/recycling, County roads, fire protection, law enforcement, public recreational lands, and emergency medical services (ambulance). Public services and facilities were generally ranked above average or acceptable by respondents. According to comments in the back of the survey, some respondents indicated that police and fire response time needed improvement. In general, public services and facilities surveyed in the Town appear to be meeting the needs of 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, Town Committee)

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

A representative of the Town of Oasis 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 Booth at the County Fair

Comprehensive plan components were on display at the Waushara County Fair (August 13-16, 2009) for public review and comment. Although the materials on display were for the countywide plan, components of each municipality were used to assemble this document.

1.3.7 Public Hearing

A public hearing was held on December 17th, 2009 to solicit comments pertaining to the content of the Town of Oasis 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 Plainfield 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 Town of Oasis over the next twenty-year planning period. This vision statement was originally developed for the *Town of Oasis Community Management Plan (2007)* and continues to describe the Town's overall vision and statement of values.

Residents of the Town of Oasis value the quiet rural character and small town atmosphere provided by the area's natural resources. It is their desire to provide a legacy for future generations that preserves and draws upon these assets to enhance their individual and collective emotional, physical, and financial well-being.

1.5 Key Demographic Findings and Projections

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

Demographic Trends

- Over the past fifty years, the population of the Town of Oasis has varied.
- The population decreased from 1950 (389) to 1970 (346), then increased in 1980 (403) and then down slightly to 1990 (389) before starting a gradual increase to a year 2000 population of 405.
- 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 Town was lowest in the county average, with an average of 12 persons per square mile.

Household Structure

- Household size for the Town, Waushara County and the state has been decreasing since 1970.
- The Town had an average household size of 2.9 in 1990, and then dropped to 2.7 in 2000.
- In 1990 and 2000, the majority of households for the Town were family households, and the majority of family households were married couple families.

- The population in the town and county are less diverse than that of the state. In 2000, whites comprised 96.3 percent of the Town and Waushara County's population compared to 88.9 percent of the state's population.

Income Levels

- Access to earning opportunities is a strong determinant in meeting the income needs of residents in the Town of Oasis, Waushara County and Wisconsin.
- The State of Wisconsin maintained higher median family and per capita incomes than Waushara County and the Town for year 1999.
- About eighty-four percent (83.7%) of households in the Town reported incomes below \$75,000 in 1999.
- Between 1989 and 1999, both the number and percentage of persons living below the poverty threshold slightly increased in the Town, and declined in the county and state. Six percent (5.9%) of Town of Oasis residents still lived below the poverty line in 1999.
- In 1989, 2.2 percent of children in the Town lived in poverty, compared to 8.9 percent of the elderly. By 1999, the share of children living in poverty in Oasis had decreased to zero children living in poverty, while the share of elderly living in poverty had decreased to 4 or 6.1 percent.

Population Forecasts

- The Town is expected to lose 16 percent of its population or 65 people between 2000 and 2030.
- 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 28.9 percent between 2000 and 2030.
- It is anticipated that the number of households will hold steady or decrease in Oasis by 2030 (152 to 135).

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 Town of Oasis. 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 *Town of Oasis Community Management Plan (2007)*. 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.

2.2 Summary of Existing Housing Conditions

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

Age of Occupied Dwelling Units

- Year 2000 Census information regarding the age of owner-occupied units indicates that the Town of Oasis was well established by 1960.
- Between 1990 and 2000, the Town of Oasis experienced a comparable level of growth, compared to previous decades (1960 to 1990), in owner-occupied units based on the age of structure information provided in the 1990 and 2000 Census.

Change in Structural Type

- As with most rural communities, the dominant housing type in the Town is single family housing.
- By 2000, the share of single family units had increased to 98.1 percent in the Town, while the number and share of mobile home units decreased to 5 units or 1.9 percent of total housing units.

Occupancy Status

- The majority of occupied units within the Town are owner-occupied. Oasis had a higher owner-occupancy rate compared to Waushara County and the State in both 1990 and 2000.

Vacancy Status

- In 2000, the Town had a homeowner vacancy rate of 1.5 percent, which indicates an adequate number of homes for sale.
- The Town had the lowest rental vacancy rate (0.0%) of all three jurisdictions.
- Between 1990 and 2000, the share of vacant units identified as seasonal increased from 82.9 percent in Oasis to 91.5 percent, while the number of seasonal units decreased from 102 to 97.

Owner-Occupied Housing Stock Value

- Between 1990 and 2000, median housing in the Town has increased by 63 percent. By 2000, the median housing value was \$79,200, up from \$48,500 in 1990.
- Ninety four percent of the owner-occupied housing stock in the Town 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 Town of Oasis, the State and Waushara County. The percentage of homeowners paying a disproportionate share of their income for housing in Oasis increased to 27 percent.
- Ten percent of renters (or 1 renter) paid a disproportionate amount of their income for housing.
- By 1999, the share of renters paying more than 30 percent of their income for housing had increased to 21.1 percent (or 4 renters) in the Town.

Subsidized and Special Needs Housing

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

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 Town of Oasis.

Residential Wells

One of the primary concerns discussed in Oasis was the quantity and quality of groundwater for residential purposes. The northwest portion of Waushara County is particularly susceptible to groundwater quantity issues due to its position on a groundwater divide where water west of the divide flows westerly toward the Wisconsin River, and east of the divide water flows southeast toward the Fox River. High capacity well use east or west of the divide causes greater strain on local capacity. This is further exacerbated by irrigation wells used by farmers in this part of the county. Additionally, quality of the water supply is also an issue. This topic will be dealt with more comprehensively in Chapter 5: Agricultural, Natural, and Cultural Resources.

2.4 Housing Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations concerning housing stock in the Town of Oasis. 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 *Town of Oasis Community Management Plan (2007)*.

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

Objective

- a. Protect and enhance the value of existing housing. Existing housing stock in the area is an important resource, which provides community character, cultural identity and reflects the historical development of the area. It also increases housing stock diversity, provides housing choice and helps maintain housing affordability.

Recommendations

2.1.1 The Town should encourage the renovation of older and/or deteriorated residences and should compile a list of funding sources and have this list available to interested individuals. Many funding sources are available to qualifying properties. These include Community Development Block Grants, HRCI Funds (Bureau of Housing), State Historical Society, Veterans Administration and WHEDA.

2.1.2 Consider upgrading the overall quality of the housing stock. The town could work with UW-Extension to develop an information packet that would contain basic information about the Town and County as well as suggestions on building site locating and landscaping tips that would encourage new homes to blend into rural surroundings.

2.1.3 Encourage community/housing improvement activities. These types of activities have the potential to not only reduce the incidence of poorly maintained owner and renter occupied housing but to also instill community pride. Perhaps community-wide clean up days or other efforts initiated by the town in partnership with church, youth and civic organizations can assist the elderly or other residents with home maintenance issues. Money may be available from the Wisconsin Housing and Economic Development (WHEDA) for minor outside repairs. Assistance is also available through the Department of Aging and CAP Services.

2.1.4 Encourage the County to adopt an ordinance that addresses exterior building maintenance. This ordinance should consider aesthetic as well as safety issues including chipped and peeling paint, deteriorating structures with missing windows, damaged shingles, siding etc.

2.1.5 Encourage using the level and quality of groundwater as criteria to guide future residential growth and development. Using groundwater as part of the development criteria benefits current and future residents. The Town should consider locating homes in areas where the water supply is sufficient to meet the needs of the community.

Goal 2.2: Work with local, state, and regional agencies to identify pertinent housing programming, rehabilitation resources, and design standards.

Objective

- a. Identify organizations that can assist homeowners to rehabilitate structures for greater code compliance and efficiency.

Recommendations

2.2.1 Assist seniors in identifying funding sources that can allow them to remain in their homes longer. Community Development Block Grants (CDBG), administered through CAP Services, are available for weatherization and rehabilitation of existing homes.

2.2.2 The Town should encourage the County to review design standards for single family homes. These could include roof pitch, permanent foundation, and minimum width. Design standards could include: 20 foot minimum width, measured from the narrowest part of the dwelling. All dwellings should have a masonry block or poured concrete basement or four foot high crawl space. All dwellings should have a minimum roof pitch of 4/12. All dwellings should have a minimum overhang of 12 inches around the entire perimeter of the structure.

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 Town of Oasis.

Recommendations were developed through the public participation process, and through review of the *Town of Oasis Community Management Plan (2007)*. 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.

3.2 Summary of Existing Transportation Conditions

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

Streets and Highways

- The entire transportation network in the Town is comprised of 70.6 miles of local roads, county highways, and state highways. Local roads comprise over half (63%) of the road network.
- STH 73 is a minor arterial that transects the Town from the southeast to the northwest.
- Approximately 98% (43.7 miles) of the roads within the Town are paved.
- Over three-quarters of the roads in the Town (36.4 miles, 83%) are considered to be in good to fair condition.

Other Transportation Modes

- There are no Rustic Roads in the Town.
- There are two major freight corridors passing through Waushara County. The Cranberry Country Corridor (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.
- The Ice Age National Scenic Trail is a thousand-mile-long footpath located entirely within Wisconsin. A portion of the Ice Age Trail passes through Waushara County and the Town.
- Waushara County has established an interconnected system of bicycle routes throughout the county. Waushara County's Route 1 – Plainfield - Oasis totals 30.1 miles transecting the Village of Plainfield and the towns of Oasis, Plainfield, 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 Town.

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 issues 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 Town of Oasis.

Bicycling

Waushara County has established a bicycle route through the Town of Oasis (Route 1) that is regularly utilized in warmer weather. The routes use a combination of county highways and local roads. Town representatives feel there is increased safety on local roads due to lower traffic volume, but there is opportunity along local roads and county highways to increase the popularity of the routes and promote patronization of local businesses.

3.4 Transportation Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations concerning transportation issues in the Town of Oasis. 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 *Town of Oasis Community Management Plan (2007)*.

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

Objective

- a. Provide a well-maintained system of federal, state, county, and local roads.

Recommendations

3.1.1 Maintain contact with Waushara County and the Wisconsin Department of Transportation (WisDOT) to ensure coordination on regional and statewide transportation issues which may affect the Town.

3.1.2 Respond in a timely manner to site-specific local road maintenance and/or safety issues.

3.1.3 Continue to conduct PASER evaluations of the existing road network.

3.1.4 Encourage residents to report any specific areas where safety or maintenance issues are a concern.

3.1.5 Work with the State Patrol and the County Sheriff to enforce posted weight limits.

3.1.6 Review and revise road maintenance agreements to address the frequency of snow plowing and salt/sand application.

Goal 3.2: Encourage the County to continue to provide transportation options for the elderly, disabled, and other transportation dependent residents within the Town and County.

Objective

- a. Evaluate the needs of the Town's transportation dependent residents and compare them with the assets of the County transportation programs.

Recommendations

3.2.1 Use the Aging and Disability Resource Center Advisory Council members to assess the County's transportation programs every 5 years. A member of the Town should be on the Advisory Council, and be an advocate for the transportation dependent residents from Oasis.

3.2.2 Identify and eliminate gaps in service provisions, specifically for residents in the Town that are transportation dependent. Possible resources include the County's Department of Aging or UW-Extension.

Goal 3.3: Provide safe and adequate bicycle facilities for transportation and recreational bike route users.

Objective

- a. Provide support for local routes in the Waushara County Bike Routes guide that are safe, convenient, and well-connected throughout the County.

Recommendations

3.3.1 Consider sending a representative from Oasis to attend the countywide bicycle planning committee meetings.

3.3.2 Review Waushara County Bike Routes guide to ensure connectivity between local and regional destinations and attractions. In the Town of Oasis, this includes supporting the connection of Bike Route 1 and Bike Route 2.

3.3.3 Coordinate with the Waushara County Parks Department to update related maps.

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 Town of Oasis 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 *Town of Oasis Community Management Plan (2007)*. 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 public utilities and community facilities in the Town of Oasis. A complete listing of this information can be located in the *Town of Oasis Comprehensive Plan Volume Two: Existing Conditions Report*.

Wastewater Collection and Treatment

- Private on-site wastewater treatment systems (POWTs) serve all of the Town of Oasis.

Stormwater Management

- Eight drainage districts have been established within Waushara County. The only active district is the Marion-Warren district.
- Due to the rural nature of the town, curb and gutter is limited.
- A series of open ditches, culverts and drainage channels collect storm water in the Town.

Water Supply

- The Town is served by private wells.

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

Electricity

- Adams-Columbia Electric Co-op and Alliant-Wisconsin Power & Light provide electric power to the Town.

Natural Gas

- There is no natural gas service in the Town of Oasis.

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 no towers located in the Town of Oasis.
- Union Telephone and CenturyTel Central provide service to the Town.
- Union Telephone Company and CenturyTel Central supply internet service to their customers. Charter Communications provides internet service to parts of Waushara County.

Cemeteries

- There are four cemeteries located in the Town of Oasis: Hillside, St. Paul's, Oasis and Lord.

Childcare Facilities

- The Mid-Wisconsin ChildCare Resource & Referral, Inc. works with Waushara County.
- Residents of the Town most likely use childcare facilities in Plainfield or Wautoma. These facilities have a combined capacity of 198 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 not only senior citizens but also to 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 Plainfield Senior Center (114 W. Clark Street) in the Village of Plainfield.
- 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 including bingo, card tournaments, crafts, and others.
- There are no adult daycare 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.
- Facilities for Waushara County are located in Wautoma and Redgranite.
- The overall capacity for adult care facilities serving Waushara County is 258 persons.

Police Service

- The Waushara County Sheriff's Department provides twenty-four hour law enforcement services to the Town, as needed.
- Response time in the Town of Oasis is dependent on the location of the nearest patrol car.
- 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 (including 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, which is below the state average.
- There are three correctional facilities in Waushara County: the Waushara Huber Facility, the Waushara County Jail, and the Redgranite Correctional Facility.

Fire Protection

- The Town of Oasis is served by the Plainfield Volunteer Fire Department.
- The Plainfield Volunteer Fire Department is housed on S. Main Street in the village.

- The Insurance Service Office (ISO) of Wisconsin, through the use of the Fire Suppression Rating Schedule, evaluates the adequacy of municipal fire protection. The grading is obtained by ISO based upon its analysis of several components of fire protection, including fire department equipment, alarm systems, water supply systems, fire prevention programs, building construction, and the distance of potential hazard areas from the fire station. In rating a community, total deficiency points in the areas of evaluation are used to assign a numerical rating of 1 to 10, with a 1 representing the best protection and 10 representing an essentially unprotected community. The Plainfield Volunteer Fire Department has an ISO rating of 6 within the Village of Plainfield and 9 within the towns of Plainfield and Oasis.

Health Care Facilities/Emergency Medical Services

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

Libraries

- Town residents have access to a number of libraries within the county, but will most likely use the Plainfield, Hancock or Wautoma public libraries.
- 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 Plainfield and Hancock public libraries are provided with a less than basic amount for material expenditures. However, even with limited resources the libraries are able to provide a service level of moderate to excellent for most criteria for both the municipal and service populations. The exception is the Hancock Library which provides a less than basic service level for the volumes held in print.

Education

- The Town is served by two public school districts; Almond-Bancroft and Tri-County Area.
- The Tri-County Area School District enrollment is declining at all grade levels. Therefore, it is anticipated that the schools will be able to continue to meet the needs of the district for the near future.
- The Almond-Bancroft School District has seen a decline in enrollment at all levels since the 2003-2004 school year. Therefore, it is anticipated that the schools will be able to continue to serve the district's population for the near future.
- The Town does not have any institutions of higher education.
- The Town is part of the Mid State Vocational Technical College District.

Other Municipal Buildings

- The Oasis town hall is located on the south side of STH 73, west of 11th Avenue about 3-1/2 miles east of the Village of Plainfield.

Parks and Recreation

- Waushara County's park system is comprised of 15 sites containing a total of 761 acres.
- Lake Huron is the only county park facility found within the Town.
- This park is owned by the Town and leased by the county for development and maintenance.
- Lake Huron County Park is in need of regular, continuous maintenance.
- There are no local parks in the Town.
- Many significant lakes, including Plainfield, Long, and Huron can be found within the area.

Post Office

- Residents within the Town are served by the post offices in the Villages of Plainfield and Almond and the City of Wautoma.
- At the present time there are no plans to update this facility.

4.3 Utilities & Community Facilities 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 Town of Oasis.

Alternative Energy Infrastructure

Residents in the Town of Oasis have shown support and interest in the possibilities of alternative energy sources. Interest in allowing individual wind towers at residences was one specific example cited. Regulations would have to consider limiting turbine height and restricting development in areas where agricultural spraying from low-flying planes occurs.

Police and Fire Services

The distance between emergency service providers in the City of Wautoma and Oasis creates response times as much as half an hour, which puts Oasis community members at risk. Residents have voiced concern over the time necessary to receive emergency services and it has been perceived that the long travel time acts as a deterrent when responding to minor, less-life-threatening incidents.

4.4 Utilities & Community Facilities Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations concerning public utilities and facilities in the Town of Oasis. 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 *Town of Oasis Community Management Plan (2007)*.

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

- Provide adequate services and facilities in a fiscally and environmentally responsible manner.

Recommendations:

4.1.1 Continue to explore opportunities for shared services to achieve efficiencies in service provisions. Sharing services with adjoining communities can save the town money and enables the town to realize efficiencies in services that it could not achieve on its own.

4.1.2 Promote the exchange of information with utilities and adjacent municipalities to encourage coordinated scheduling of planned roadway and utility improvements. Communication is key to controlling cost as projects are often scheduled many years in advance. If a road is scheduled for reconstruction, it is more cost effective to do all improvements at the same time.

4.1.3 Continue to monitor the growth occurring near and in the Town in order to plan appropriately for any necessary utilities and community facilities. Consider developing a Capital Improvement Program (CIP) as the need arises as this can help Town officials plan for the community's future needs, remain focused on the improvement goals of the town, and stay organized regarding finances involved in the

improvements. Annual updates of the CIP are also needed to better assess the necessary changes in the program.

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 Oasis, outdated facilities and the needs of an aging population are driving the necessity for facility improvements. See Table 4.5.

Table 4.5: Forecasted Utilities and Community Facilities Needs

Facility/Utility	Need	Approximate Timeframe	Comments	Recommendations
Town Hall	Renovation	Mid-Term	Town hall is cold and drafty, also lacks indoor plumbing and running water.	A renovation plan should be outlined and scheduled. Seek grants to help with renovations.
Fire Protection and Police Services	Expansion	Immediate	The Town is on the edge of the fire service area. Some rural parts of the Town are considered essentially unprotected.	Options could include locating satellite facilities in the Villages of Plainfield or Wild Rose or in the Town of Oasis; increasing the number of vehicles on patrol or on-call.
Power Plants/Transmission Lines	Expansion	Short-Term	ATC owns transmission lines in the Town. Areas in Zone 1 (includes Waushara County) are experiencing low voltages. Several projects are planned to increase transmission capacities.	Encourage ATC to invest alternative energies as they expand services.
Water Supply	Monitoring	Continuous	The Town is served by private wells. Levels of harmful chemicals, specifically atrazine and high nitrates, have been found in the groundwater of neighboring communities.	The Town should either engage a local entity to monitor the quality of the groundwater or support a public relations campaign to educate residents about the issues.
Lake Huron, County Park	Maintenance	Continuous	One of the County's finest lakes and parks.	Regular maintenance needs to be continued.
Private on-site wastewater treatment systems (powts)	Monitoring	Short-Term	Meet 2008 changes in state legislation.	Complete inventory of every POWT system in the Town by 2011. By 2013, all POWT systems will need to be a part of the same inspection program. Refer to state regulations for more information.
Transportation for the Elderly/Disabled	Expand/Monitor	Short-term	According to the Aging and Disability Resource Center, transportation remains an issue for	Support efforts by the Center to meet the needs of this population.

			this population within the county.	
Residential Care Facilities	Expansion	Long-term	The Wisconsin Department of Health and Family Services regulates adult care facilities. According to their reports, the overall capacity for these facilities is 258 people in the County.	The Town should consider supporting the expansion of these facilities to meet the needs of the population.

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

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 Town of Oasis. The element also provides a matrix of preservation programs that could be utilized to meet Oasis's preservation objectives.

Recommendations were developed through the public participation process, and through review of the *Town of Oasis Community Management Plan (2007)*. 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 located in whole or in part within the Town of Oasis. A complete listing of existing resources information can be located in the *Town of Oasis Comprehensive Plan Volume Two: Existing Conditions Report*.

Agricultural Resources

- Agricultural land cover, which includes row crops, forages and grassland, comprised over 81 percent of the total area in the Town of Oasis (1999).
- In 1997, an estimated 54 farms existed within the Town. This represents a net gain of 27 farms from 1990.
- In 1990, there were 8 dairy farms in Oasis and 232 in Waushara County; by 1997 the Town had lost four dairy farms, while the county lost 101 dairy farms.
- Between 1990 and 1997, 379 acres (2.3%) of farmland were lost in the Town.
- Prime farmland accounts for 35 percent (7,824 acres) of the Town's farmland.

Natural Resources

Soils

- About 98% of the area in the Town is suitable for conventional systems; while another 0.1 percent is suitable for at-grade, in-ground pressure and mound systems.
- Over three-quarters of the area within the Town (86.6%, 19,586 acres) has soils that are considered to have a very high suitability for building site development.
- Over half of the soils (54.4%, 12,309 acres) pose a slight risk to no limitations for septage spreading within the Town.

Geography and Topography

- Within the Town, land relief is approximately 90 feet, from a low of 1,110 feet above sea level in the southwest corner of the Town near Herrick Lake to a high of 1,200 feet above sea level in several areas north of Plainfield Lake and east of CTH BB.
- Approximately 5% (4.6%, 1,034 acres) of the Town is classified as having slopes in excess of 12%.

Water Resources

- Surface water drainage for Oasis is predominately located within the Central Wisconsin River Basin, with a small area in the Town's southeast corner falling within the Upper Fox River Basin.

- The Town is divided into four sub-watersheds: the Big Roche-A-Cri Creek (Central Wisconsin River Basin), the Fourteen Mile Creek Sub-watershed (Central Wisconsin River Basin), the Seven Mile & Ten Mile Creeks Sub-watershed (Central Wisconsin River Basin), and the White River (Upper Fox River Basin).
- There are seventeen lakes and/or impoundments found within the Town.
- There are no named river/streams in the Town.
- Approximately 1% (222 acres) of land within the Town lies in a floodplain.
- Less than one percent (171 acres) of the Town is classified as wetlands.
- A groundwater divide, located west and parallel to the topographic divide, cuts diagonally through Waushara County. It extends from 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.
- Some private wells located in this area contain nitrate levels that are higher than the EPA Safe Drinking Water Act standards of 10 mg/L. Four wells within the Town exceeded the 10 ppm threshold level for nitrate. For conversion purposes, 1 part per million (ppm) is the same concentration as 1 mg/L.
- The majority of homes within the Town are served by private wells.
- Although groundwater is found at varying depths throughout the County, the vast majority of groundwater in the Town of Oasis is found at depths greater than six feet. Groundwater depths of less than two feet are found in less than one percent (100 acres) of the land area. Groundwater depths exceed 6 feet in approximately 98% of the Town; an additional 0.4% (194 acres) of the area has groundwater depths of 2 to 6 feet. The remaining 1.0% (254 acres) in Oasis has either no rating or is surface water.
- According to the Wisconsin Administrative Code, Chapter ATCP 30 Atrazine, Pesticides; Use Restrictions, atrazine prohibition areas have been established throughout Waushara County. In the prohibition areas no person can apply, mix or load any atrazine product, except under special conditions. The Town has no atrazine prohibition areas. The Department of Agriculture has determined these areas based on well samples.

Ecological and Woodland Resources

- The majority of the Town falls within the Central Sand Hills ecological landscape, while the Town's northeast corner falls within the Central Sand Plains ecological landscape.
- Woodlands comprise about 27 percent of the total land area in the Town.
- There are 3,072 acres of general woodlands and 2,962 acres of planted woodlands in Oasis.
- In 2008, a total of 1,748 acres were actively managed with the Town under the MFL.

Parks, Open Space and Recreational Resources

- The WDNR owns approximately 198 acres within the Town.
- A State Natural Area encompasses a large portion of the Plainfield Tunnel Channel Lakes (Sherman Lake, Second Lake, and Plainfield Lake).
- The Town does not have any lands classified as State Fishery Areas.
- The WDNR does not manage lands within the Town.

Mineral Resources

- There is one active non-metallic mining site in the Town.
- There are no metallic mineral resource sites in the Town.

Solid and Hazardous Waste

- The Town does not have sites 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.

Air Quality

- There are no areas in Waushara County which exceeds the limits of the National Ambient Air Quality Standards (NAAQS) for ozone, particulates, or carbon monoxide.

Cultural Resources

- At the present, no properties within the Town are listed on the National Register.
- A search of the DHP's on-line Architecture and History Inventory (AHI) indicates that there are no properties listed within the Town.
- There is one historical marker in the Town, the Sir Henry Wellcome home.
- There are no museums in the Town.
- Traces of Native American existence, in the form of numerous mound groups, enclosures and a campsite have been found near the lakes in the Town.
- The Town of Norwich was created on November 11, 1851. On November 12, 1852, the name was changed to Oasis.
- In 2000, the most common ancestry identified by town and county residents was German. Thirty-nine percent (38.8%) Oasis and 38.0 % of Waushara County residents claimed German ancestry.
- While Waushara County has Amish Settlements, these settlements are not concentrated in the Town of Oasis area.

Community Design

- A majority of the land in the Town is in agricultural production. Residential developments along Long Lake and Lake Huron are compact, but other homesteads are spread out along State Road 73, Country Road P, and 12th Ct. There is no central unincorporated village of Oasis. Oasis's topography is characterized by flat plains with a few lakes located in the northwestern quadrant.

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 Town of Oasis. The following issues were identified through the public participation process as primary concerns that should be addressed by this comprehensive plan.

Irrigation Wells

One of the primary concerns discussed in Oasis was the groundwater. The northwest portion of Waushara County is particularly susceptible to groundwater quantity issues due to its position on a regional groundwater divide. Irrigation wells, or high capacity wells, used by agricultural operations in the Town also causes greater strain on local capacity. More irrigations wells have recently been located in the Town. Not coincidentally, many nearby deep and shallow residential wells have been reported a decrease in capacity or have dried up. The water cycle, the water capacity, and the number of irrigation wells have begun to put a strain on the water supply in Oasis. Studies conducted by UW Stevens Point have connected the irrigation wells to the decrease in the local groundwater supply. This topic is also addressed as it relates to residential development in Chapter 2 Housing.

Water Quality

Water quality is also an issue. A number of pesticides, herbicides, and other fertilizers used in traditional agricultural practices have seeped into the local water supply. Water quality in some parts

of the Town has been degraded. This increase in nitrates, phosphorus, and other chemicals in the water supply has also been seen downstream in the south and eastern portions of the community.

Farm v. Non-Farm Conflicts

One of the primary concerns in agricultural communities is farmland preservation. Agriculture is the primary contributor to the local economy and residents enjoy the bucolic vistas and rural landscapes that active agricultural lands provide. Despite a shared respect for agriculture, residents disagree on how to preserve farmland. Some think that regulating land divisions is the best way to protect active lands from sprawling developments, while others feel that landowners should be allowed to self-regulate.

Conversion of land from active agriculture to residential use is also a concern because new residential populations are sometimes unprepared for the smells and noises associated with rural living in actively farmed areas. The conversion of actively farmed lands also removes these parcels from agricultural production, often in perpetuity, which can alter the rural landscape.

Recreational Trails

An issue of contention in Oasis has been the development of recreational trails. Some landowners are unwilling to allow any recreational trails on their land, while others only permit snowmobile trails on their property during the winter due to it being the non-productive growing season. The Wisconsin's Ice Age Trail runs through Waushara County, and part of the trail is proposed to run through the Town. There are some landowners that do not want to sell their land to the state to allow the proposed trail to be developed. Other residents support recreational trail development.

5.4 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 Town of Oasis. 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 *Town of Oasis Community Management Plan (2007)*. For some of the goals, objectives, and recommendations, background information is provided.

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

Controlling non-point runoff, minimizing nutrient contributions from on-site septic systems and maintaining wetland areas and associated buffers in native vegetation can help maintain and improve the surface water quality of local lakes and streams.

Objectives

- a. Reduce non-point nutrient runoff into lakes and streams. Non-point nutrients are indirect sources of pollutants that can not be traced to one source. Agriculture and lawn care are causes of non-point pollution. Water from rain and snow flow into lakes and streams, carrying nutrients, silt and other wastes. These nutrients promote algae growth and sedimentation; degrading water quality.
- b. Minimize nutrient contributions from private on-site septic systems.
- c. Maintain wetland areas in native vegetation.

Recommendations

5.1.1 Support the existing County ordinance that requires a setback from the ordinary high water mark (OHW) and a buffer of native vegetation be maintained along all water bodies. The ordinance also requires that a vegetative buffer zone be established within the shoreland setback area that covers at least 70 percent of the half of the shoreland setback area that is nearest the water.

5.1.2 Encourage farmers to use best farm management practices that will improve and protect the quality and quantity of water resources. Examples of best farm management practices include installing vegetative filter strips between agricultural land uses and surface waters, implementing conservation tillage practices (no-till planting and contour plowing), timing fertilizer use and amounts and controlling barnyard runoff.

5.1.3 Encourage farmers to explore alternative farming methods, such as organic farming, that exclude the use of synthetic fertilizers and pesticides.

5.1.4 Encourage farmers to use protective measures to reduce the effects of wind erosion. Wind erosion results in the loss of valuable topsoil and nutrients and reduces the soil's natural ability to produce crops. It can be reduced by maintaining a protective plant cover, planting wind breaks, erecting appropriate fencing, and by incorporating a variety of tillage practices depending on the specific planting practice.

5.1.5. Encourage the County to institute a program to monitor on-site waste disposal systems that meet state requirements. See Table 4.5 in Chapter 4 Utilities & Community Facilities for more information on state requirements. The Town also encourages the County to have a requirement of an on-site system inspection as part of the ownership transfer. Support appropriate mechanisms to ensure testing on a regular basis. Support the requirement of on-site system testing as part of ownership transfers. Support uniform testing requirements for on-site systems.

5.1.6 Discourage development in areas poorly suited for on-site waste disposal which include floodplains, wetlands, shorelands, and the related setback areas. The Town may find referring to the Proposed Land Use Map useful.

5.1.7 Encourage the county to require that a 50 foot buffer of native vegetation be established adjacent to all designated wetlands 2 acres and greater in size in addition to its existing ordinance. The existing ordinances only establishes a 50 foot building setback from any wetland 2 acres or greater.

Goal 5.2 Preserve the quality and quantity of groundwater supplies.

Area residents have indicated concerns for the quality and quantity of groundwater supplies. The town encourages the state to implement comprehensive legislation to monitor, protect and improve groundwater resources.

Objectives

- a. Ensure that adequate amounts of safe drinking water are available throughout the area. Since the entire town is served by private wells, maintaining an adequate supply of safe drinking water is critical to the well-being of both existing and future residents. Groundwater quantity problems can occur from both natural and manmade causes. The presence of naturally occurring substances in groundwater (iron, sulfate and arsenic) or human caused contamination can limit groundwater use.
- b. Maintain a safe, clean supply of groundwater.
- c. Preserve the quantity of groundwater in the Town.

Recommendations

5.2.1 Support County efforts to permit private wells. If state policy changes, the town would support county permitting of private wells. According to the Wisconsin State Statutes, a well permit is required for all new wells. This not only includes high capacity wells used for irrigation and public drinking water purposes but also individual private wells used by individual homeowners and businesses. The county

has investigated the possibility of permitting private wells in lieu of state permits, however at this time, the state has not eliminated the state permit fee in lieu of a local permit fee.

5.2.2 Encourage residents and property owners to have well water periodically tested, especially those who live near agricultural operations that are irrigated and/or sprayed with pesticide to determine the impact of pesticides and nitrates on the groundwater. Property owners should notify the state regarding testing of wells for pesticide and nitrates.

5.2.3 Encourage testing and monitoring of water bodies in the area of sprayed and irrigated land to determine the impact of nitrates and pesticides on the system.

5.2.4 Encourage the WDNR to notify the county and the local governing entity of all new high capacity wells, which allows for continued monitoring of high capacity well activity in the area.

5.2.5 Support a program that increases public awareness on public health issues related to wells and drinking water. An informative brochure could be developed and distributed when a building permit is issued or a property transfer is made.

5.2.6 Petition the state to require that an environmental impact statement be prepared prior to designating new fields for crop dusting.

5.2.7 Encourage farmers to consider ways to achieve maximum efficiency in their farming practices. Ideas include timing the hours of operation to achieve maximum efficiencies & exploring more efficient irrigation systems to reduce evapotranspiration rates.

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

In 2000, approximately 63 percent of the existing land in the town was devoted to agriculture. According to the citizens' questionnaire, approximately 64 percent of the respondents supported farmland preservation. Increasing residential development in rural areas leads to conflicts with existing agricultural operations. Modern day agriculture is an industrial activity; too often, residents new to living in rural areas find that many aspects of a farming operation are objectionable. Their collective voices often make it difficult for a farmer to operate at his convenience and, more importantly, at maximum efficiency and profitability.

Objectives

- a. Maximize opportunities for profitable agricultural activities.
- b. Reduce conflicts with non-farm residential development.

Recommendations

5.3.1 Discourage residential development in or near productive agricultural areas.

5.3.2 Support efforts to generate public awareness and support of farmland preservation that will help community members understand the importance and legacy of agriculture to the local economy.

5.3.3 Consider establishing agricultural preservation areas that would preserve land for agricultural operations. See Chapter 8 Land Use and Chapter 9 Implementation for more information on specific policies and programs.

5.3.4 Support programs that educate new property owners about rural living lifestyles and their implications. Request that the County or UW-Extension distribute a standard public informational sheet acknowledging that farming operations may produce noise, odor, and dust, and that the hours of operation begin before dawn and extend past dark.

5.3.5 Encourage homeowners to report incidents of pesticide overspray and low aerial flying to the sprayer that is responsible. If the conflict persists, homeowners should be encouraged to report incidents of pesticide overspray to the Bureau of Agrichemical Management a division of DATCP. Encourage homeowners to report incidents of low aerial flying over their properties to the Federal Aviation Association (FAA).

5.3.6 Address existing conflicts such as aerial crop spraying. Conflicts between aerial spraying and residential properties were identified during the planning process. Many of the concerns that residents expressed involved overspraying (pesticides sprayed on residential properties adjacent to the farmfield) and low flying aircrafts over residential homes. Both of these concerns may be an offense that is not allowed by law.

Goal 5.4 Use the natural resources for an appropriate level and types of recreation.

The natural resources and topography of the area provide a variety of different recreational opportunities to both residents and visitors. Snowmobiling, cross county skiing, biking, hiking, hunting, bird watching and fishing are a few of the many activities that are enjoyed in the area.

Objectives

- a. Accommodate a range of recreational opportunities.
- b. Minimize conflicts between user groups
- c. Increase the economic base through additional recreation/tourism development

Recommendations

5.4.1 Monitor the need for additional outdoor recreational facilities based on the Waushara County Parks Department Annual Report and community input. Support County efforts to create a Comprehensive Outdoor Recreation Plan/Master Plan to develop additional facilities as well as improve existing ones.

5.4.2 Encourage the expansion of existing activities as well as the creation of new recreational opportunities. The Town should work with local snowmobile clubs and impacted landowners to look at expanding snowmobile trails in the area.

5.4.3 Support the development of the Ice Age Trail and other recreational trails.

5.4.4 Encourage all users to recognize that natural resources are for everyone to enjoy and that everyone should take into consideration the rights of private property owners and other users of these resources. Encourage the different user groups to meet to discuss and resolve conflicts.

5.4.5 Encourage potential business opportunities that are compatible with the rural nature of the town, including campgrounds, recreational camps, bed and breakfasts, orchards and the development of sportsman clubs and conservation organizations.

Goal 5.5 Encourage landowners to retain woodlots and forested areas to enhance the character and economy of the Town.

Objectives

- a. Encourage best forestry management practices.
- b. Control insects and diseases that threaten forest resources.

Recommendations

5.5.1 Encourage private landowners to manage their forests and woodlots as a sustainable resource. The Town should encourage landowners to educate themselves on available incentive and technical assistance programs.

5.5.2 The Town should work with the WDNR and local landowners to monitor the forest resource for insects, diseases and invasive and exotic species. Local landowners are the first line of defense against diseases, insect and invasive and exotic species infestation; therefore the WDNR should educate and train local landowners about gypsy moths, bark beetle, oak wilt, garlic mustard, milfoil, spotted knapweed and other common problems so that landowners can better monitor their forest resource and contact the WDNR when problems arise. As part of this effort, citizen forest health monitors could also be trained by the WDNR, and could work closely with landowners to detect and report forest issues.

5.5.3 The Town should work with UW-Extension and the Waushara County Land Conservation Department to share forest health information with the public. UW-Extension and the county land conservation department collect and analyze data on the health of the forests in the county. To increase the distribution of this data to town residents and property owners, the Town should work with Extension and the county to inform people about local forest health.

Goal 5.6 Preserve cultural and historical resources in the Town.Objective

- a. Protect existing resources.

Recommendations

5.6.1 Encourage owners of potentially architecturally and/or historically significant residences to restore and preserve these properties for future generations. Preserving these residences benefits both the owners and the community as a whole. The Town should contact the Wisconsin State Historical Society and compile an informational packet that can be distributed to all interested property owners.

5.6.2 Consider preserving some of the areas where Native American mounds and other artifacts have been found. Highlighting these areas can provide a sense of community pride and can draw tourists from the Region, which can also help with economic development.

5.6.3 Consider developing a historical trail within the Town. The trail could include historical markers, Native American sites, and other places of historical and cultural significance to the Town. Support County efforts to develop a countywide trail.

5.5 Agricultural, Natural & Cultural Resources Programs

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

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 practices. Has support of government partnerships.	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/glici/
Environmental Quality Incentives Program	NRCS	s	http://www.nrcs.usda.gov/Programs/eqip/
USDA Farmland Protection Policy Act	NRCS	Maintain prime farmland in agricultural use through agricultural conservation easements.	http://www.nrcs.usda.gov/programs/fppa/
For Forestry-related programs, see Natural Resources			

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 and Managed Forest Law	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 Town of Oasis. The element also provides a description of the types of businesses or industries desired in the community, and Oasis's strengths and weaknesses for attracting or retaining these businesses.

Recommendations were developed through the public participation process, and through review of the *Town of Oasis Community Management Plan (2007)*. 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. A listing of recommended programs for implementation is also identified.

6.2 Summary of Existing Conditions for Economic Development

The following section identifies primary economic development resources located in whole or in part within the Town of Oasis. A complete listing of this information can be located in the *Town of Oasis Comprehensive Plan Volume Two: Existing Conditions Report*.

Educational Attainment

- A higher percentage of residents in the Town of Oasis (38.2%) received high school diplomas as their highest form of education than the State of Wisconsin (34.6%).
- A person with a bachelor degree can expect to earn \$2.1 million over the course of a career, nearly double what the expected earnings are for a high school graduate.

Labor Force

- Labor force growth rates for Waushara County (29.4%) and State (14.0%) exceeded the Town's 11.7% growth rate between 1990 and 2000.

Economic Base Information

- The manufacturing (18.5%), education, health, social services (17.9%), and agriculture, forestry, fishing and hunting, and mining (14.9%) industries employed over half (51.3%) of workers in the Town in 2000.
- The top three occupations for Town workers in 2000 were management, professional, and related occupations (26.2%), production, transportation, and material moving occupations (25.1%), and sales and office occupations (19.5%).

Travel Time to Work

- On an average, residents from the Town, 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 21.0 minutes in the Town.
- In 2000, average commute times for residents from Oasis was 25.1 minutes.

Location of Workplace

- Town residents were dependent on Waushara County for employment; a total of 62.% of the residents from Oasis worked in Waushara County in 1990.
- The largest share of residents from the county (52.5%) and Oasis (62.6%) continue to work in Waushara County.

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

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.

Industrial Park Information

- There are no industrial parks in Oasis.

Business Retention and Attraction

- 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.
- Business attraction involves the promotion of community assets.
- Business retention is very important in that it is a relationship building effort between the community and already present local businesses.

Commercial and Industrial Design

- Site review procedures and design standards can be used to improve the quality of design and to promote the individual identity for a community.

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 three entries for the Town of Oasis in Waushara County.
- All sites listed in Oasis are either closed, historic or No RR Action required.

6.3 Economic Development Issues Identified Through the Planning Process

Economic development for many towns means sustaining the ability of farmers 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. 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 important to the Town of Oasis, providing many economic opportunities. Potato farming is the major agriculture industry, but there are also many smaller farms, including dairy operations with less than 100 cattle. Farming also provides some economic opportunity for others as farmers hire extra help to harvest crops, which provides additional earning opportunities seasonally throughout the year. There are also farming-related industries, like food processing, the supply of farm machinery and equipment, and wholesale retail or trade, that can also contribute to the local economy.

Employment Opportunities

The lack of employment opportunities is an issue in the Town. Even though agriculture is the major industry in the community, there are generally few full-time employment opportunities available. There are also few job opportunities available for young people who are looking for employment upon

college graduation. The community's tax base is also linked to the success (or failure) of local agricultural businesses.

6.4 Strengths and Weaknesses for Economic Development

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

Kinds of Businesses Desired

Agriculture, and related operations, should continue to be a key component of the local economy in Oasis. Large, factory farms are not as widely accepted, and the Town should collaborate with other communities to identify where this type of operation could be located in the county. Small businesses should also be encouraged to develop and prosper in the Town.

Strengths

- Access to the I-39 corridor, via STH 73
- Natural areas, open space, and recreational opportunities
- Prime agricultural soils
- Strong agricultural economy

Weaknesses

- Lack of diversity in economic base
- Lack of population density is a deterrent for service and retail businesses
- Distance from urban centers

Although new development is highly encouraged, it must exist in harmony with the local environment. It should not compromise the natural resources or the historical and cultural components of the area. New development should blend into the rural landscape and complement existing development.

6.5 Economic Development Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations for growing or sustaining economic development resources in the Town of Oasis. 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 *Town of Oasis Community Management Plan (2007)*.

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

Objectives

- a. Expand the range of goods and services available locally.
- b. Encourage entrepreneurs to develop successful local businesses.

Recommendations

6.1.1 Work with the County to promote local businesses and products within the county. Promotion of local products not only benefits the local producer but stimulates the economy of both the area and county. Local restaurants should be encouraged to buy, use and promote the use of local products. Local stores should also be encouraged to market and sell products that are produced nearby.

6.1.2 Work with the County and other agencies to enable local entrepreneurs. Encourage them to take advantage of business incubations sites and services offered by CAP Services located in the City of Wautoma.

6.1.3 Support local business opportunities that will benefit the Town, its residents, and the larger area. Working with the surrounding communities to promote economic development will benefit the area as a whole. New industrial and commercial development can be directed to areas with adequate infrastructure to support this type of development.

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

Objectives

- a. Enable farming to remain a lifestyle choice.
- b. Maintain/expand the customer base for agricultural-related businesses and services.
- c. Provide opportunities for entry level farmers.
- d. Curb the loss of employment opportunities in the agricultural sector.

Recommendations:

6.2.1 Work with the county to identify and encourage agri-business development opportunities. To help keep agriculture viable, farmers need an outlet to market their products. This could include the addition of a cannery or cheese factory in the area or county.

6.2.2 Support efforts to encourage retiring farmers to work with novice farmers. Retiring farmers are a valuable resource, and are encouraged to share their knowledge with others. Encourage the County or another entity in starting an apprenticeship program.

6.2.3 Encourage specialty farming operations like equestrian facilities, orchards, nurseries, horticulture, floriculture, etc.

6.2.4 Encourage innovative farming techniques and methods such as organic farming and other niche type operations. Farms throughout the county have found that shifting or augmenting their current operations to accommodate these and other innovative or unique farming methods or products can provide an income stream that may enable them to remain economically viable.

Goal 6.3 Support the local economy by managing forest areas and engaging in silviculture in the Town.

Objectives

- a. Explore opportunities to expand markets and diversify uses for forest products.
- b. Encourage practices that maintain a healthy ecosystem

Recommendations

6.3.1 Support forest industry efforts to improve the efficiency of raw material uses and to explore species supply options to produce forestry products.

6.3.2 Encourage woodlot owners to partner with other forest owners to explore opportunities for other forest products.

6.3.3 The Town should work with UW-Extension to develop an information sheet to be included in a packet that could be distributed to all new landowners and area realtors. This sheet should contain information regarding the use of native vegetation, instead of exotics in landscaping projects.

Goal 6.4 Strengthen economic development opportunities in the Town by cooperating with other communities to develop a regional economic development strategy.

Objectives

- a. Provide additional local employment opportunities through joint efforts with county and local economic development organizations.
- b. Retain young members of the work force.
- c. Create better paying jobs.

Recommendations

6.4.1 Support and encourage the efforts by the Waushara County Economic Development Cooperation. This organization can help with the coordination of local and regional economic development activities. Encourage them to develop a website.

6.4.2 Work with surrounding communities to encourage the expansion and development of new commercial and industrial businesses.

6.4.3 Support the County and other groups efforts in highlighting the Town's quality of life attributes (natural features, scenic attributes, low crime rates, and outdoor recreational amenities) to attract businesses and an educated workforce.

6.4.4 Work with others to encourage and support businesses that attract tourists by protecting and promoting the scenic and recreational values of the town's resource base.

6.4.5 Support local entrepreneurial programs that facilitate local business start-ups.

6.4.6 Support the creation of small and "home-based" businesses that would be compatible with the rural nature of the area and would provide economic opportunities to local residents, like accounting, auto repair, and other similar kinds of businesses.

6.4.7 Encourage local businesses to provide a reason for college and technical graduates to return. This could include encouraging businesses to employ local students for intern and cooperative jobs, with the guarantee that they will be hired when they graduate from college.

6.4.8 Encourage local high schools and guidance counselors to promote technical programs/job skill training through Mid-State Technical College and local high school curriculum. Work with CESA 5, CAP Services and the business community to initiate a youth apprenticeship program or other similar program to provide students with valuable skills.

6.6 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 Oasis's goals and objectives. A listing of available programs is available in the *Town of Oasis Comprehensive Plan Volume Two: Existing Conditions Report*.

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 Town of Oasis. This element also provides a description of identified or potential conflicts between Oasis and overlapping or adjacent jurisdictions.

Recommendations were developed through the public participation process, and thorough review of the *Town of Oasis Community Management Plan (2007)*. 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 Town of Oasis 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 *Town of Oasis Comprehensive Plan Volume Two: Existing Conditions Report*.

Communities

- The Town of Oasis shares its borders with the towns of Plainfield, Rose, Deerfield, Hancock, and Wautoma in Waushara County; and the towns of Pine Grove, Almond, and Belmont in Portage County.

School Districts

- The Town of Oasis is served by two public school districts, Almond-Bancroft and Tri-County Area.
- These facilities (school and town forests) are open to the community and include the Tri-County School Forest (230 acres), the Wild Rose School Forest (128 acres), the Coloma School Forest (40 acres) and the Town of Rose Forest (421 acres). There are no school or town forests located within the Town of Oasis.

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.
- Police protection for the Town of Oasis and the other communities within Waushara County is provided by the Waushara County Sheriff's Department which dispatches officers from the City of Wautoma.
- Fire protection and First Responders are provided by the Plainfield Volunteer Fire Department, located in the Village of Plainfield.
- Emergency medical services for the majority of the county are provided by the Waushara County EMS.

Existing Relationships with Waushara County

- The town has adopted county zoning. The County also enforces regulations pertaining to land divisions and private on-site wastewater treatment systems.
- 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

- Waushara County is a member of the East Central Wisconsin Regional Planning Commission.

Existing State Relationships

- The Wisconsin Department of Natural Resources develops a variety of regional planning initiatives to protect natural and environmental resources in the Town. The Department also provides programming for environmental preservation and recreational facilities development.
- The Wisconsin Department of Agriculture, Trade, and Consumer Protection oversees a variety of programs that are vital to maintaining a healthy agricultural and commercial economy in Waushara County and the Town.

7.3 Intergovernmental Cooperation Issues Identified Through the Planning Process

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 Town of Oasis 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.

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.

WDNR Owned Lands

Many communities in Waushara County contain large tracts of land owned by the Wisconsin Department of Natural Resources. Some towns feel there is too much DNR owned land in their community. This concern stems from the fact that once the land is purchased by the state, it reduces the amount of taxable acreage used to support services provision. In turn, property taxes on other property owners may increase. There is also some concern that these parcels are not properly managed.

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 Town and other governmental units, including school districts, and describe processes to resolve such conflicts.

Existing or Potential Conflicts

The Town is content with a majority of current service provision provided through Waushara County. However, should service delivery fail to meet service expectation, Oasis should seek to communicate formally with the providers in an effort to discuss service gaps and identify solutions.

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 Town of Oasis for coordinating with school districts and adjacent or other local governments for siting, building, and sharing public services.

School Districts

The Town of Oasis will coordinate with the Almond-Bancroft and Tri-County Area School Districts for siting and building public facilities and sharing public services.

Local Governments

The Town of Oasis 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 *Town of Oasis Community Management Plan (2007)*.

Goal 7.1 Work with neighboring municipalities and Waushara County to cooperatively address common opportunities and issues.

Objectives

- a. Support on-going and future intergovernmental collaborations.
- b. Enhance local recreation facilities.
- c. Identify events and programs that bring groups together to improve water quality.
- d. Obtain grant funding.

Recommendations

7.2.1. Meet with the adjacent towns and the DNR twice a year to work on issues of common interest and concern. Consider forming a standing joint Town subcommittee.

7.2.2 Encourage Town residents to continue to participate in the Waushara County Watershed Lakes Council.

7.2.3 Continue collaboration with Lake Associations and other public and private agencies to volunteer to monitor public landings to manage the invasive species problem.

7.2.4 Support workshops, programs, events and other activities that promote improvements in the local water quality by inter-agency collaboration.

7.2.5 Determine how planned or existing recreational parklands can be coordinated with trail development. This includes working with the DNR to identify natural easements and grant opportunities to develop an interconnected trail system.

7.2.6 Consider developing and submitting grant requests with other local governments and agencies

Goal 7.2 Provide an adequate level of law, ordinance and public safety enforcement services by working with the neighboring municipalities and the County.

Objectives

- a. Support on-going and future intergovernmental collaborations.
- b. Improve public safety for tornados, blizzards, and other severe weather events.
- c. Provide increased opportunities to build relationships.

Recommendations

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

7.1.2 Promote positive interactions with government officials from neighboring communities. Encourage residents to participate in events and activities of surrounding communities.

7.1.3 Encourage representatives from various agencies, businesses, departments, and Waushara County to periodically attend town board or plan commission meetings to discuss or provide input into the implementation process.

7.1.4 Consider establishing a weather radio subsidy program to encourage every household to purchase a weather radio to increase severe weather alertness. The Fire Department could help with the program as necessary.

7.1.5 Continue to work with residents to ensure that every home has a readable fire number sign.

7.1.6 Encourage open communication and establish working relationships between Town residents and County employees, especially during the winter months.

New Goal 7.: 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

7.4.1 Coordinate with the Village of Plainfield and other jurisdictions to request increased funding availability for new business development through Waushara County.

7.4.2 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 Oasis.

7.4.3 Encourage the Waushara County Economic Development Corporation to take part in community development events and opportunities in the Town.

Goal 7.6 Improve natural resources quality and opportunities for recreation by coordinating with other entities.

Objectives

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

Recommendations

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

7.3.2 Work with the County and the Village of Plainfield to decide on the need for expanded park facilities to accommodate future growth in the area.

7.3.3 Encourage collaboration with local governments and the County to pursue and secure funding for park and recreational facilities.

7.3.4 Consider working with local governments, the County Sheriff, and other organizations to expand rule enforcement and supervision at parks and at public access points and boat landings at lakes.

7.3.5 Encourage open communication and establish working relationships between Town residents and County employees, especially during the winter months.

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 Town of Oasis. 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 Town of Oasis as identified by the East Central Wisconsin Regional Planning Commission (ECWRPC). A complete listing of existing resources information can be located in the *Town of Oasis Comprehensive Plan Volume Two: Existing Conditions Report*.

Existing Land Use

- The Town of Oasis existing land use map was last updated by the Town 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 Town of Oasis encompasses approximately 22,631 acres. Five percent (4.7%) of the total area is developed.
- Overall, cropland (irrigated and non-irrigated) accounts for about 63 percent (62.7%) of the total land use, while woodlands (planted and unplanted) makes up another 27 percent (26.7%).

Zoning

- The Town of Oasis utilizes Waushara County Zoning.
- The predominant zoning district in the Town is "General Agriculture" (93.5%).

Table 8.1: Town of Oasis Existing Land Use, 2000

Land Use	Total Acres	% Land Developed	% of Total
Single-Family Residential	280	26.5%	1.2%
Farmstead	95	9.0%	0.4%
Multi-Family Residential	0	0%	0.0%
Mobile Home Parks	0	0%	0.0%
Industrial	4	0.4%	0.0%
Parks / Outdoor Recreation	6	0.6%	0.0%
Commercial	32	3.0%	0.1%
Institutional Facilities	9	0.8%	0.0%
Utilities	0	0.0%	0.0%
Transportation	630	59.7%	2.8%
Total Developed	1,056	100.0%	4.7%
Non-Irrigated Cropland	681		3.0%
Irrigated Cropland	13,505		59.7%
Planted Woodlands	2,962		13.1%
Unplanted Woodlands	3,072		13.6%
Active Quarry	45		0.2%
Other Open Land	1,061		4.7%
Water Features	249		1.1%
Total Acres	22,631		100.0%

Land Use Trends

- According to data collected by ECWRPC, the percentage change of residential, commercial, institutional and industrial acreages increased and the percentage of cropland acreage decreased between 1980 and 2000.
- ECWRPC data is verified by Department of Revenue (WI) estimates illustrating that residential acreages are increasing, while agricultural acres are decreasing.

Residential Density and Intensity

- Between 1990 and 2000, residential densities increased throughout the county, state, and decreased in the Town of Oasis. During this time period, residential densities decreased by about 0.004 percent from 7.39 units per square mile to 7.36 units per square mile in the Town of Oasis.
- When comparing the number of residential properties to the amount of land classified as single-family (including farmsteads, duplexes, and mobile homes), a single-family intensity of less than 1 unit per acre was recorded for the Town in 2000 (258 units on 451 acres).

Land Demand and Pricing

- According to the WI Department of Administration, between 1990 and 2007, 13 net units were added within the Town of Oasis. This averages to about 0.72 units per year (units/yr).
- The Wisconsin Department of Revenue (DOR) annually reports equalized value by real estate class per municipality in Wisconsin. Overall, Waushara County experienced steady increases in land value between 1998 and 2008, while the Town of Oasis experienced a decrease. During this time period, the value of land in the Town of Oasis decreased by 26 percent, while land values in the County went up by 103 percent.
- From 2006 to 2008, the Town's land value (3.1%) increased at a noticeably lesser rate than the County (19.8%), indicating that land in Oasis appreciated less rapidly in recent years.
- State of Wisconsin housing statistics provided by the Wisconsin Realtors Association show that the 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

Like many rural communities, the Town of Oasis does not have its own downtown center where a variety of services are provided and opportunities to redevelop non-residential properties remain. Instead, the Town consists of a variety of residential homes and working farms. Opportunities for redevelopment could include old feed mills, obsolete industrial or agricultural uses and inactive or abandoned non-metallic mines. Currently, none of these redevelopment options are available in Oasis.

8.4 Existing or Potential Land Use Conflicts

Throughout the Town, there are single-family residences and active agricultural operations. While farm/non-farm issues may arise, the only potential land use conflicts are the properties located inside the Village of Wild Rose extraterritorial area. However, because the town and village coordinate on a variety of issues, 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 Town of Oasis. 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 *Town of Oasis Community Management Plan (2007)*.

Goal 8.1 Preserve the rural character of the Town.Objectives

- a. Eliminate unsightly properties and other elements generally regarded as eyesores.
- b. Reduce roadside littering. Wisconsin Statutes 287.81 addresses littering and has been adopted by Waushara County.
- c. Minimize the visual impact of non-farm residential development on the rural landscape. The preservation of rural character was identified in the citizen's questionnaire as very important. To achieve this, the Town should consider various methods to ensure that new and existing development is visually compatible with its surroundings.
- d. Protect the visual integrity of important scenic features and/or vistas. (The Town should identify important scenic features and/or vistas on the future land use map.)

Recommendations

8.1.1 The Town of Oasis should work with the County to enforce nuisance/litter ordinances and building codes. Identification of nuisance properties and building code violations by the Town of Oasis can assist the county in the enforcement of local ordinances that protect health and wellbeing of town residents.

8.1.2 The Town encourages the County to consider adding aesthetic requirements to the existing county ordinance that regulates wireless communication towers. (The county regulates wireless communication towers under 58-236(b)(20). The town encourages the county to consider tower aesthetics such as height restrictions, setbacks, coloration, lighting, fencing and co-locations.)

8.1.3 Encourage the County Sheriff's Department to increase enforcement of litter ordinances. The Town of Oasis has identified littering as an issue in the town. To decrease the incidence of littering, the town should work with the Sheriff's Department to identify methods that can be used to effectively enforce litter ordinances. Specifically, patrol litter around the Town's park.

8.1.4 Encourage the County to post litter ordinance signs in key locations. The posting of signs reminds citizens that littering is a punishable offense and engagement in this activity could result in criminal action. The Town has identified the Huron Lake boat landing as a location that frequently experiences littering and may benefit from a sign.

8.1.5 The Town of Oasis should encourage local civic and youth organizations to participate in "Adopt-a-Highway" programs. Organizations are often willing to participate in local projects to fulfill a need in the community. Organizations will frequently contact local community leaders to assist them in identifying these needs.

8.1.6 The Town should work with local farmers, Rural Development (USDA) and UMOS to provide decent, safe and sanitary housing for seasonal workers. To assist local farmers in the provision of needed housing, it is recommended that the Town work with local farmers and state and federal agencies. It is further recommended that the appearance of the housing for seasonal workers be improved and screened from the road via landscape plantings.

8.1.7 The Town should encourage innovative development techniques such as conservation subdivisions. Clustered residential development is more compact and orderly than scattered single lot development or traditional subdivisions. Clustered development is a form of residential development that preserves open space while permitting the same amount or more residential development. Conservation or clustered development should be used to protect existing natural features, preserve open space adjacent to existing roadways and to screen new housing with topography or existing or new vegetation.

8.1.8 The Town should discourage future shoreline development of lakes and ponds identified by the community as worth preserving. There are a number of lakes within the Town that either exist in a natural state or have experienced little development over the years. These lakes include Plainfield, Second, Sherman, Pumpkin Seed, Horsehead, Fiddle, Weymouth, Shumway, Mud, Herrick, Slafler, Walter and Kawalski. The county's Shoreland Ordinance is an overlay zone that somewhat restricts development activities within 1,000 feet of lakes and other similar water bodies. However it does not ban development. To protect these areas from development the town should consider the following:

- Encourage property owners to consider enrolling shoreline areas in a land trust.
- Encourage the county to enact stricter requirements limiting the removal of shoreline vegetation. (Current standards prohibit the cutting or removal of woody perennial vegetation within 35 feet of the OHW mark except as follows: No more than 30 feet in any 100 feet at the OHW mark, shall be clear cut to a depth of 35 feet or a 60 foot strip.) Encourage innovative development techniques such as conservation subdivisions.

GOAL 8.2 Maintain and improve the quality and quantity of lakes and streams.

Objectives

- a. Reduce non-point nutrient runoff into lakes and streams. Non-point nutrients are indirect sources of pollutants that can not be traced to one source. Agriculture and lawn care are causes of non-point pollution. Water from rain and snow flow into lakes and streams, carrying nutrients, silt and other wastes. These nutrients promote algae growth and sedimentation; degrading water quality.
- b. Minimize nutrient contributions from private on-site septic systems. Improperly maintained septic systems can contaminate ground and surface water with nutrients and pathogens.
- c. Maintain wetland areas in native vegetation. Wetlands act as a natural filtering system for nutrients such as phosphorus and nitrates and serve as a natural buffer protecting shorelines and stream banks. They provide wildlife habitat, flood control and groundwater recharge.

Recommendations

8.2.1 The Town supports the existing County ordinance that requires that a buffer of native vegetation be maintained along all water bodies. Waushara County Ordinance 58-826 requires a 75 feet setback from the OHW mark of navigable waters (trout streams 100 feet). The ordinance also requires that a vegetative buffer zone be established within the shoreland setback area that covers at least 70 percent of the half of the shoreland setback area that is nearest the water.

8.2.2 The Town encourages farmers to use best farm management practices. These practices should be implemented to improve and protect the quality and quantity of the water resource. Examples of best farm management practices include installing vegetative filter strips between agricultural land uses and surface waters, implementing conservation tillage practices (no-till planting and contour plowing), timing fertilizer use and amounts and controlling barnyard runoff.

8.2.3 Farmers should be encouraged to test the soil to avoid over-application of nitrates, which can end up in groundwater supplies. Additionally, fertilizer storage containers should be checked and maintained to avoid leakage into groundwater supplies.

8.2.4 The Town encourages farmers to explore alternative farming methods such as organic farming. Organic farming is a form of agriculture that excludes the use of synthetic fertilizers and pesticides.

8.2.5 The Town encourages farmers to utilize protective measures to reduce the effects of wind erosion. Wind erosion results in the loss of valuable topsoil and nutrients and reduces the soil's natural ability to produce crops. Wind erosion can be reduced by maintaining a protective plant cover, planting wind breaks, erecting appropriate fencing, and by incorporating a variety of tillage practices depending on

the specific planting practice. Wind breaks and tree lines should not be removed to accommodate irrigation systems.

8.2.6 Minimize nutrient contributions from private on-site septic systems. Improperly maintained septic systems can contaminate ground and surface water with nutrients and pathogens.

8.2.7 The Town of Oasis encourages Waushara County to institute a county-wide system to monitor on-site waste disposal systems. The Town supports a uniform county requirement regarding the inspection of on-site systems at the time of property transfer and the ongoing periodic inspection of these systems.

- Support appropriate mechanisms to ensure testing on a regular basis.
- Support the requirement of on-site system testing as part of ownership transfers.
- Support uniform testing requirements for on-site systems.

8.2.8 The Town should discourage development in areas poorly suited for on-site waste disposal. The future land use map delineates floodplains, wetlands and 50 foot setback, and appropriate shoreland setbacks. The Town and County should consult this map prior to granting building permits.

8.2.9 Encourage the county to require that a 50 foot buffer of native vegetation be established adjacent to all designated wetlands 2 acres and greater in size. Waushara County Ordinance 58-396 establishes a 50 foot building setback from any wetland 2 acres or greater. However, the ordinance does not require that this setback be maintained in native vegetation.

GOAL 8.4 Preserve the quality and quantity of groundwater supplies.

Objectives

- a. Ensure that adequate amounts of safe drinking water are available throughout the area. Since the entire town is served by private wells, maintaining an adequate supply of safe drinking water is critical to the well-being of both existing and future residents. Groundwater quantity problems can occur from both natural and manmade causes. The presence of naturally occurring substances in groundwater (iron, sulfate and arsenic) or human caused contamination can limit groundwater use.

Recommendations

8.4.1 The Town of Oasis supports county efforts to permit private wells. If state policy change, the town would support county permitting of private wells. According to the Wisconsin State Statutes, a well permit is required for all new wells. This not only includes high capacity wells used for irrigation and public drinking water purposes but also individual private wells used by individual homeowners and businesses. The county has investigated the possibility of permitting private wells in lieu of state permits, however at this time, the state has not eliminated a state permit fee in lieu of a local permit fee.

8.4.2 The Town encourages residents and property owners to periodically have their well water tested. An informative brochure can be distributed when a building permit is issued or a property transfer is made. Property owners near fields that are sprayed with pesticides and/or irrigated should have their wells tested periodically to determine the impact of pesticides and nitrates on the groundwater system. Property owners should notify the state regarding testing of wells for pesticides and nitrates.

8.4.3 Encourage testing and monitoring of water bodies in the vicinity of sprayed and irrigated land to determine the impact of nitrates and pesticides on the system.

8.4.4. The Town encourages the State to notify the county and the local governing entity of all new high capacity wells. Notification of new high capacity wells will allow the county and town to monitor high capacity well activity in the area.

8.4.5. The Town supports developing a program that increases public awareness on public health issues related to wells and drinking water.

8.4.6 The Town of Oasis recommends that a Water Management Plan be developed for the county. A Water Management Plan would provide an analysis of existing ground and surface water conditions in the county. This information could be used to develop additional strategies to ensure that adequate amounts of safe drinking water are available in the county.

8.4.7 Petition the state to require that an environmental impact statement (EIS) be prepared prior to the granting of well permits for new irrigation wells.

8.4.8. Petition the state to require that an environmental impact statement be prepared prior to designating new fields for crop dusting.

8.4.9 Encourage farmers in the town to utilize their hours of operation to achieve maximum efficiencies.

8.4.10 Encourage farmers in the town to explore more efficient irrigation systems to make an effort to reduce evapotranspiration rates.

GOAL 8.5 Preserve the area's most productive farmland for agriculture.

Objectives

- a. Maximize opportunities for profitable agricultural activities.
- b. Keep raw land prices attractive for agricultural use.
- c. Reduce conflicts with non-farm residential development. Increasing residential development in rural areas leads to conflicts with existing agricultural operations.

Recommendations

8.5.1 Discourage residential development in or near productive agricultural areas.

8.5.2 The town should consider establishing agricultural preservation areas as indicated on the future land use map. The land management committee has designated sections 1, 2, 3, 11, 12, 13, 14, 26, 27, 28, 32, 33, 34 and 35 as agricultural preservation areas. The town should work with the county to ensure that these areas are rezoned to reflect town wishes. The following criteria should apply to these areas:

- Major and minor subdivisions should be discouraged.
- A minimum lot size of 5 acres should be established.

8.5.3 Identify ways to enable retiring farmers to pass farms onto their heirs and other farmers. Not all farmers can or want to sell off their farms for development. Many hope that their children or someone else will continue to operate their farms following their retirement. Encourage farmers to explore deed restrictions, permanent easements and estate planning.

8.5.4 Encourage retiring farmers to work with young farmers who want to start out in farming. Retiring farmers are a valuable resource to young farmers starting out and are encouraged to share their knowledge with others.

8.5.5 Reduce conflicts with non-farm residential development. Increasing residential development in rural areas leads to conflicts with existing agricultural operations. Modern day agriculture is an industrial activity; too often, residents new to living in rural areas find that many aspects of a farming operation are objectionable. Farmers should be encouraged to repair damage caused by their

machinery to county and town roads and access those roads only via existing roadways to minimize damage.

8.5.6 Address existing conflicts such as aerial crop spraying. Conflicts between aerial spraying and residential properties were identified during the planning process. Many of the concerns that residents expressed involved overspraying (pesticides sprayed on residential properties adjacent to the farm field) and low flying aircrafts over residential homes. Both of these concerns may be an offense that is not allowed by law. Therefore, to address these concerns the town should:

- Encourage homeowners to report incidents of pesticide overspray and low aerial flying to the local sprayer that is responsible. If that doesn't work, then the following recommendations can be considered.
- Encourage homeowners to report incidents of pesticide overspray to the Bureau of Agrichemical Management a division of DATCP.
- Encourage homeowners to report incidents of low flying aircraft over their properties to the Federal Aviation Association (FAA).

8.5.7 The Town should direct residential development to areas that are less productive for agricultural use.

8.5.8 The Town should educate new property owners about rural living lifestyles and its implications. The Town should request that the county distribute a standard public informational sheet acknowledging that farming operations may produce noise, odor, and dust and that the hours of operation begin before dawn and extend past dark.

GOAL 8.6 Use the natural resource base for an appropriate level and type of recreation.

Objectives

- a. Accommodate a range of recreational opportunities.
- b. Minimize conflicts between user groups (recreationalists and landowners). The town recognizes that while the area supports many different activities, not all activities are compatible.
- c. Increase the economic base through additional recreation/tourism development.

Recommendations

8.6.1 The town should monitor the need for additional outdoor recreational facilities. In order to properly plan and develop additional facilities or improve existing facilities an outdoor recreational plan should be prepared. The plan could help the town identify its recreational needs and opportunities and the funding sources available to complete recreational plans.

8.6.2 Encourage the expansion of existing or the creation of new recreational opportunities that are currently unavailable. The Town should work with local snowmobile clubs and impacted landowners to look at expanding snowmobile trails in the area.

8.6.3 Support the development of the Ice Age and other recreational trails, with the decision resting with the individual property owners.

8.6.4. Minimize conflicts between user groups (recreationalists and landowners). The town recognizes that while the area supports many different activities, not all activities are compatible.

8.6.5. Encourage all users to recognize that natural resources are for everyone to enjoy and that everyone should take into consideration the rights of private property owners and other users of these resources.

8.6.6. Encourage the different user groups to meet to discuss and resolve conflicts. The Town, as a neutral party, could organize a meeting between the different groups in the Town Hall.

8.6.7 Encourage property owners to report trespassers to the proper authority. Trespassing is enforced by the sheriff's department unless a person is illegally on a property for the purpose of hunting or other similar activity. In those situations a Wisconsin Department of Natural Resource warden should be called.

8.6.8. Encourage potential business opportunities that are compatible with the rural nature of the town. Compatible business opportunities could include campgrounds, recreational camps, Bed and Breakfasts, orchards and the development of sportsman clubs and conservation organizations.

GOAL 8.7. Accommodate residential growth without compromising the quality of life for existing residents.

Objectives

- a. Protect and enhance the value of existing housing. Existing housing stock in the area is an important resource, which provides community character, cultural identity and reflects the historical development of the area. It also increase housing stock diversity, provides housing choice and helps maintain housing affordability.
- b. Provide opportunities for rural residential development.

Recommendations

8.8.1 The Town should encourage the renovation of older and/or deteriorated residences and should compile a list of funding sources and make this list available to interested individuals. Many Funding sources are available to qualifying properties. These include Community Development Block Grants, HRCI Funds (Bureau of Housing), State Historical Society, Veterans Administration and WHEDA.

8.8.2 The Town should protect existing residential areas from incompatible land uses and activities.

- Work with Waushara County to assess current zoning requirements to promote small and home-based businesses which would complement the community and fit into existing residential areas.

8.8.3 Upgrade the overall quality of the housing stock. The town should work with UW-Extension to develop an information packet that would contain basic information about the Town and County as well as suggestions on building site locating and landscaping tips that would encourage new homes to blend into rural surroundings.

8.8.4 Encourage the County to adopt an ordinance that addresses exterior building maintenance. This ordinance should consider aesthetic as well as safety issues including chipped and peeling paint, deteriorating structures with missing windows, damaged shingles, siding etc.

8.8.5 Establish standards/criteria to manage rural residential development. This could include:

- Disallow minor and major subdivisions in areas designated for agricultural preservation.
- Establish a minimum lot size of 5 acres for single lot development within designated agricultural areas.
- Consider conservation subdivision design in specific areas as a means of preserving open space and productive farmlands.

8.8.6 Encourage owners of potentially architecturally and/or historically significant residences to restore and preserve these properties for future generations. Preserving these residences benefits both

the owners and the community as a whole. The Town should contact the Wisconsin State Historical Society and compile an informational packet that can be distributed to all interested property owners.

8.8.7 Encourage community/housing improvement activities. These types of activities have the potential to not only reduce the incidence of poorly maintained owner and renter occupied housing but to also instill community pride. Perhaps community wide clean up days or other efforts initiated by the town in partnership with church, youth and civic organizations can assist the elderly or other residents with home maintenance issues. Money may be available from the Wisconsin Housing and Economic Development (WHEDA) for minor outside repairs. Assistance is also available through the Department of Aging and CAP Services.

8.8.8. Direct seniors to sources that can assist them in identifying identify funding options that can allow them to remain in their homes longer. Community Development Block Grants (CDBG), administered through CAP Services, are available for weatherization and rehabilitation of existing homes.

8.8.9 The Town should encourage the County to review design standards for single family homes. This could include roof pitch, permanent foundation, and minimum width. Design standards could include:

- 20 foot minimum width, measured from the narrowest part of the dwelling. All dwellings should have a masonry block or poured concrete basement or four foot high crawl space.
- All dwelling should have a minimum roof pitch of 4/12.
- All dwellings should have a minimum overhang of 12 inches around the entire perimeter of the structure.

GOAL 8.8 Provide residents and visitors with safe, convenient, and economical transportation options.

Objectives

- a. Provide a well-maintained system of federal, state and county roads.
- b. Maintain and improve the overall quality and safety of the local road system. The Town of Oasis encourages feedback from residents so that safety and maintenance issues and concerns can be addressed and resolved in a timely manner. PASER is one method that communities can use to inventory their roads and develop a planned maintenance and reconstruction programs.
- c. Improve wintertime driving conditions.
- d. Encourage the County to continue to provide transportation for elderly, disabled and other transportation dependent residents within the municipality.

Recommendations:

8.8.1 The Town should maintain contact with Waushara County and the Wisconsin Department of Transportation (WisDOT) to ensure coordination on regional and statewide transportation issues which may affect the town. The Town recognizes the importance of maintaining communication with the County and WisDOT and encourages them to continue to inform the town about any regional or statewide transportation issues.

8.8.2 The Town should respond in a timely manner to site-specific road maintenance and/or safety issues.

8.8.3 The Town should continue to conduct PASER evaluations of the existing road network.

8.8.4 The Town should continue to use a capital improvement program (CIP) to establish appropriate funding levels.

8.8.5 The Town should encourage residents to report any specific areas where safety or maintenance issues are a concern.

8.8.6 The Town should work with the State Patrol to enforce posted weight limits.

8.8.7 Review and revise road maintenance agreements to address the frequency of snow plowing and salt/sand application.

8.8.8 Address specific problem areas on a case by case basis.

8.8.9 Assess current transportation programs and needs.

8.8.10 Identify system gaps in service provisions.

GOAL 8.9 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.

Recommendations

8.9.1 The Town of Oasis should continue to explore opportunities for shared services to achieve efficiencies in service provisions. Sharing services with adjoining communities save the town money and enables the town to realize efficiencies in services that it could not achieve on its own.

8.9.2. Promote the exchange of information with utilities and adjacent municipalities to encourage coordinated scheduling of planned roadway and utility improvements. Communication is key to controlling costs. Projects are often scheduled many years in advance. If a road is scheduled for reconstruction, it is more cost effective to do all improvements at the same time. This will eliminate the need to tear up and patch a new road.

8.9.3 The Town of Oasis should continue to monitor any growth occurring in the town and plan appropriately for any necessary public and community facilities. A Capital Improvement Program (CIP) helps town officials to look toward the community's future needs, remain focused on the improvement goals of the town, and stay organized regarding finances involved in the improvements. Annual updates of the CIP are also needed to better assess the necessary changes in the program.

8.9.4 The Town of Oasis should develop a town website. This website could be used to inform residents and interested people about the town and could include basic information about the community, a copy of the "Community Management Plan", general information about conservation subdivisions, suggestions on building site locating, landscaping, standards for single family homes and products and services that are available in the town.

GOAL 8.10 Create conditions that are favorable for retaining and attracting appropriate commercial enterprises.

Objectives

- a. Expand the range of goods and services available locally. To sustain agribusiness and other commercial enterprises within the county, the town should work with the county and the other communities in the area to support and promote the local businesses that already exist in the county. To continue to make agriculture viable within the county, it is also important to bring new commercial businesses to the area. A strong local economy will make it possible to retain local college and technical college graduates and a higher percentage of expenditures that are made by local residents.

Recommendations

8.10.1 Work with the county to promote local businesses and products within the county. Promotion of local products not only benefits the local producer but stimulates the economy of both the area and county. Local restaurants should be encouraged to buy, use and promote the use of local products. Local stores should also be encouraged to market and sell products that are produced in the area.

8.10.2 Work with surrounding communities to encourage development of new employment. The citizen's survey indicated that the expansion or stabilization of the current economic base and the creation or a range of employment issues was either very important or important to 77 percent of the respondents in the Town of Oasis. Work with the surrounding communities to promote economic development will benefit the area as a whole. New industrial and commercial development can be directed to areas with adequate infrastructure to support this type of development.

GOAL 8.11 Maintain the viability of productive agricultural activities and enterprises as a component of the area's economy.

Objectives

- a. Enable farming to remain a lifestyle choice.
- b. Curb the loss of employment opportunities in the agricultural sector.
- c. Provide opportunities for entry level farmers.
- d. Maintain/expand the customer base for agricultural-related businesses and services.

Recommendations

8.11.1 Protect prime agricultural lands from encroachment of incompatible land uses. The town should identify prime agricultural areas and protect these areas by:

- Discouraging minor and major subdivisions.
- Establishing a 5 acre minimum lot size for residential development.

8.11.2. Keep raw land prices at a level that is affordable to acquire and expand for agricultural activities. Not all farmers can or want to sell off their farms for development. Many hope that their children or someone else will continue to operate their farms following their retirement. Encourage farmers to explore deed restrictions, permanent easements and estate planning.

8.11.3 Work with the county to identify and encourage agri-business development opportunities. To help keep agriculture viable, farmers need an outlet to market their products. These could include the addition of a cannery or cheese factory in the area or county.

8.11.4 Encourage retiring farmers to work with young farmers who want to start out in farming. Retiring farmers are a valuable resource to young farmers starting out and are encouraged to share their knowledge with others.

8.11.5 Encourage specialty farming operations. These activities could include equestrian facilities, orchards, nurseries, horticulture, floriculture, etc.

8.11.6 Encourage innovative farming techniques and methods such as organic farming and other niche type operations. Farms throughout the county have found that shifting or augmenting their current operations to accommodate these and other innovative or unique farming methods or products can provide an income stream that may enable them to remain economically viable.

GOAL 8.12 Maintain a quality forest resource and support the local economy.

Objectives

- a. Encourage best forestry management practices.
- b. Explore opportunities to expand markets and diversify uses for forest products.
- c. Control insects and diseases that threaten the forest resource. Insects, diseases and invasive and exotic species are an increasing threat to the town's forest resource. Exotic and invasive species, introduced by human activities (trade, travel, gardening, and recreation) have resulted in many species not native to Wisconsin being introduced to the state. Insects such as gypsy moths have been known to devastate an area.

Recommendations

8.12.1 Encourage private landowners and local farmers to manage their forests and woodlots as a sustainable resource. The Town should encourage landowners to educate themselves on available incentive and technical assistance programs. Tree lines and lots are valuable resources for preventing wind erosion.

8.12.2 Support forest industry efforts to improve the efficiency of raw material uses and to explore species supply options to produce forestry products.

8.12.3 Encourage woodlot owners to partner with other forest owners to explore opportunities for other forest products.

8.12.4 The Town should work with the WDNR and local landowners to monitor the forest resource for insects, diseases and invasive and exotic species. Local landowners are the first line of defense against diseases, insect and invasive and exotic species infestation; therefore the WDNR should educate and train local landowners about, *such as* gypsy moths, bark beetle, oak wilt, garlic mustard, milfoil, spotted knapweed and other common problems so that landowners can better monitor their forest resource and contact the WDNR when problems arise. As part of this effort, citizen forest health monitors could also be trained by the WDNR, and could work closely with landowners to detect and report forest issues.

8.12.5 The Town should work with UW-Extension and the Waushara County Land Conservation Department to share forest health information with the public. UW-Extension and the county land conservation department collect and analyze data on the health of the forests in the county. To increase the distribution of this data to town residents and property owners, the Town should work with Extension and the county to inform people about local forest health.

8.12.6 The Town should work with UW-Extension to develop an informational sheet to be included in a packet that could be distributed to all new landowners and area realtors. This sheet should contain information regarding the use of native vegetation, instead of exotics in landscaping projects.

GOAL 8.13 Reduce the dependency on other areas for employment by cooperating with other communities in the area.

Objectives

- a. Provide additional local employment opportunities through joint efforts with county and local economic development organizations.
- b. Retain young members of the work force.
- c. Create better paying jobs.

Recommendations

8.13.1 Work with surrounding communities to encourage the expansion and development of new commercial and industrial businesses.

8.13.2 Encourage the county and promotional groups to make use of the area's quality of life attributes to attract business and educated workforce. The Town and surrounding area abound in numerous natural features, scenic attributes, and outdoor recreational amenities, which are often seen important "quality of life" factors. These and other "quality of life" factors such as the availability of quality education, housing, and low crime rates are important criteria that businesses often consider when making location decisions.

8.13.3 Work with others to encourage and support businesses that attract visitor-dollars by protecting and promoting the scenic and recreational values of the town's resource base.

8.13.4 Maintain an up-to-date inventory of buildings and sites potentially available for development or redevelopment. Although the Town has little commercial and industrial development, an inventory of buildings and sites available for development and/or redevelopment in the town should be maintained as a component of a broader area wide inventory.

8.14.4 Support local entrepreneurial programs that facilitate local business start-ups.

8.14.5 Support the creation of small and "home-based" businesses that are compatible with the rural nature of the area and provide economic opportunities to local residents. Acceptable home based businesses could include accounting and auto repair.

8.14.6 Encourage local business to provide a reason for college and technical graduates to return. This could include encouraging businesses to employ local students for intern and cooperative jobs, with the guarantee that they will be hired when they graduate from college.

8.14.7. Encourage local high schools and guidance counselors to promote technical programs/job skill training through Midstate and local high school curriculum.

8.14.8 Encourage high schools to work with CESA 5, CAP Services and the business community to initiate a youth apprenticeship program or other similar program to provide students with valuable skills.

GOAL 8.14 Work together with neighboring municipalities and Waushara County when opportunities and/or issues arise that can be more effectively addressed cooperatively.

Objectives

- a. Create cost efficiencies through economies of scale.
- b. Provide a unified voice in securing funding, new business development, etc.
- c. The Town should establish cooperative agreements with all adjacent municipalities. Development that occurs on the fringe of a community has an impact (positive and negative) on the adjacent community. Consequently, the Town of Oasis should be in communication with adjacent municipalities, such as the Village of Plainfield and the towns of Hancock, Coloma,

Rose, Plainfield, Deerfield, Wautoma, and (add towns in north), in order to minimize land use conflicts along common borders.

Recommendations

8.14.1 The Town should continue to explore opportunities for shared services with Waushara County, neighboring municipalities, the school district and other public entities.

8.14.2 The Town should take advantage of technical expertise and opportunities for better and/or more diverse equipment and training.

8.14.3 The Town should improve response times and levels of service and work with other municipalities and Waushara County to explore opportunities to improve police, fire and other emergency services.

8.14.4. The Town should participate in a countywide effort to bring business into the Oasis area. New business in the area benefits not only the municipality in which it is located but the area and county as a whole.

8.14.5 The Town should contact its neighbors to establish a method of communication so that they, as well as their neighbors, are notified when development is proposed along or within 1000 feet of joint borders.

GOAL 8.15 The Town should implement, to the extent possible, the recommendations contained within this community management plan.

Objective

- a. The Town should closely monitor the implementation of this plan's recommendations to ensure that they are being followed, or to recommend modifications as necessary, to better meet the intent of the plan.

Recommendations

8.15.1 The Town should discuss the progress of the plan at the annual town meeting. This discussion should include the content and the progress of implementing the community management plan.

8.15.2 The Town should ensure that residents and landowners are meeting existing codes and regulations pertaining to land use and environmental resources.

8.15.3 The Town should consider the individual rights of landowners when assessing development proposals while encouraging development that fits in, and benefits, the community as a whole.

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.

Based on ECWRPC projections, the population is expected to steadily decrease between 2000 and 2030, so that by 2030 the Town will have lost a total of 65 people. Therefore in 2030, the population of the Town of Oasis is expected to be 340 people; these people are expected to live in a total of 152 households. Due to a number of reasons including the aging population base and a decrease in the number of children that people are having, the average household size is expected to decrease to 2.23 people per housing unit. It is important to remember that the number of total dwelling units does not equal the total number of households. The total number of dwelling units in the Town is a combination of occupied units and vacant units (for sale, rent, seasonal and other), while the total

households is equal to the number of dwelling units times a vacancy rate. Assuming a constant vacancy rate of 41.1 percent (vacancy rate from 2000 Census held constant), it is anticipated that there will be a total of 258 dwelling units in the Town of Oasis by 2030 or no new units. Since there are no multi-family units currently in the Town, it is assumed that all units will be single-family.

Existing residential density was calculated at 1.45 units per acre. If this density remains constant and projections utilize the minimum lot size for parcels zoned general agriculture, the Town of Oasis would likely hold steady and experience no new units over the life of this plan. See Table 8.2.

Future agricultural land use was calculated based on the assumption that future residential growth would remain constant. In addition future commercial and industrial growth is estimated using a ratio of existing population to existing land use. As the population is decreasing, it is anticipated that the commercial and industrial land uses will either decrease or remain stable.

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	375	375	375	375	375	375	0	0%
Commercial	32	32	32	32	32	32	0	0%
Industrial	49	49	49	49	49	49	0	0%
Agricultural	14,186	14,186	14,186	14,186	14,186	14,186	0	0%

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

8.7 Proposed Land Use Categories and Map

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

Proposed Land Use Categories

8.7.1 Agriculture/Natural Areas: this district is established for areas in which agricultural and certain compatible low intensity uses are encouraged as the principal uses of land. It also includes undeveloped lands.

8.7.2 Residential: the residential district includes land uses where the predominant use is housing. This includes large-lot residential development as well as more compact residential lots and mobile home parks, if any exist.

8.7.3 Commercial: the commercial district includes areas dedicated to the sale of goods or merchandise and office developments.

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

8.7.5 Transportation: This area incorporates the town's roadway network.

8.7.6 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, parks, municipal buildings, health care facilities, places of worship, and transportation right-of-way corridors or other public lands.

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 Town of Oasis 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 Town. 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 Town 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 (2006). Issues also reflect observed liabilities and comments made through the planning development process.

Preserve Agricultural Lands

A majority of the growth throughout the County is scattered rural residential development, or vacation homes, or seasonal conversions. These types of development can be inefficient to service, but they also compromise working lands. Agricultural preservation is a major priority including maintaining contiguous tracts of agricultural properties and reducing conflicts between farm and non-farm land uses. Support for regulating growth to preserve farmland was split between limiting housing development to land unsuitable for farming and limiting the number of lots a landowner could split and sell for residential development.

Economic Development

Local desire to grow services, specifically grocery, retail and restaurants, with a preference for concentrating future commercial services, is mixed.

Residential Development

There is strong support for the Town's future as a community with a mixture of farms, residential homes, commercial, business, and recreational opportunities. Housing issues include support for more assisted living style housing for senior citizens but strong opposition to multi-unit apartment buildings.

Environmental Protection

Preservation of rural character is a countywide initiative. Locally, preservation of wooded lots, meadows, crest of hills and viewsheds, surface waters, and agriculture with buffers from objectionable uses is a high priority.

Balancing Public Interest and Private Property Rights

The need to balance public interest and private property rights is a goal stated within the state's comprehensive planning legislation. Land use decisions should consider equitable and defensible growth management strategies. Countywide, a reduction in scattered residential growth would decrease the inefficiency of providing local services and slow the depletion of working lands.

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 town, 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 each tool is provided below followed by a specific action recommended for the Town of Oasis.

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 Town of Oasis utilizes the Waushara County Zoning Ordinance and takes an active role in its content and corresponding zoning map. These decisions are preceded by public hearings and plan commission recommendations.

An overlay district is an additional zoning requirement that is placed on a geographic area but does not change the underlying zoning. Overlay districts have been used to impose development restrictions or special considerations on new development. Waushara County provides an overlay district for groundwater protection.

Action: 5-acre lots throughout the town. No County ordinance changes are recommended. Utilize "General Agricultural Zone" utilizing 5-acre minimum lot size.

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.

There are no immediate plans for the Town to draft an official map. However, should local officials want to ensure consistency of the Future Land Use Plan with capital improvements, an official map should be drafted.

Action: Adopt an official map at which time changes in the rate of development require increased long-term infrastructure planning.

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.

Oasis utilizes Waushara County's sign controls that regulate for type, bulk and setback.

Action: Continue to utilize current standards. Encourage the county to assemble a committee to review current sign controls particularly signs located along highways.

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.

Erosion control plans are required to be submitted as part of the Waushara County subdivision ordinance (Chapter 42, Sec. 42-126) which controls for erosion during construction activities. County ordinances also promote reducing erosion through the Shoreland Zoning and Nonmetallic Mining Reclamation ordinances.

Action: Continue to utilize existing county ordinances.

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. Waushara County enforces Wisconsin's Uniform Dwelling Code in Oasis.

Action: Continue to coordinate with Waushara County to ensure builders follow 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: Oasis requires that builders follow state building and mechanical codes for all structures built within the jurisdiction.

9.3.7 Sanitary Codes

Sanitary codes, which are usually enforced at the county-level, provide local regulation for communities that do not have municipal sanitary service. These codes establish rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems.

To meet 2008 changes in state legislation (Comm 83), the County will have to complete an inventory of existing septic systems by 2011. By 2013, all septic systems will need to be a part of a regular inspection program. Developments utilizing private sewage systems are required to obtain a permit and abide by regulations set forth in the Waushara County Private On-Site Wastewater Treatment Systems ordinance (Chapter 54).

Action: Continue to work with Waushara County for the issuance of permits and enforcement of established regulations.

9.3.8 Land Division 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.

Oasis does not have a local land division ordinance and relies on Waushara County's Subdivision Ordinance (Chapter 42) to control design of new neighborhoods. The County ordinance does not contain specific provisions for conservation subdivisions, though the "planned residential unit design" (Sec. 42-87) provides a similar function by allowing for the grouping of lots below the minimum size specified under the zoning classification for the property.

Actions: Encourage Waushara County to review the existing subdivision ordinance to include additional design characteristics appropriate for conservation subdivisions.

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. Oasis is governed by Waushara County's Shoreland Zoning, and Floodplain ordinances.

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 rural character, sustain property values and the property tax base, and help realize the objectives of a comprehensive plan.

The Town of Oasis does not have a local building site ordinance. Siting of structures is controlled through Waushara County's subdivision and zoning ordinances.

Action: Develop a local building site ordinance to preserve active agriculture, limit viewshed fragmentation and control for the placement of structures on platted lands. The ordinance should be crafted to prohibit non-farm structural development on prime farmland soils as classified by the US Department of Agriculture.

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 Town of Oasis does not have design guidelines to control the appearance of structural development or preserve unique structural elements within the community.

Action: Monitor local demand for structural design standards. Determine whether standards should be specified in a local Building Site Ordinance (see 9.3.10).

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 each tool is provided below followed by a specific action recommended for the Town of Oasis.

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 Town has not implemented a Capital Improvement Plan.

Action: Utilize an annual system of funding allocation, such as capital improvement plan, to ensure adequate funding and programming for needed upgrades and repair of capital improvements, if deemed necessary.

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 Town of Oasis and the Village of Plainfield has not yet been created.

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

9.4.5 Purchase of Development Rights

Purchase of Development Rights (PDR) is a land conservation tool that pays landowners to reserve their land for agricultural or natural preservation. PDR is a voluntary program whereby a municipality, land trust, or other entity buys development rights (also known as a conservation easement) from landowners for the purpose of preventing development on that land. The primary purpose of a conservation easement is to protect agricultural land, timber resources, and/or other valuable natural resources such as wildlife habitat, clean water, clean air, or scenic open space by separating the right to subdivide and build on the property from the other rights of ownership. The landowner who sells these "development rights" continues to privately own and manage the land.

The Town does not currently participate in a purchase of development rights program.

Action: Follow the progress of any state or regional efforts to develop a Purchase of Development Rights program.

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 Town of Oasis 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 Town should incorporate existing plans as components to the Comprehensive Plan, and adopt all future plans as detailed elements of this Plan.

Oasis 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.

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

4. 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)*
5. 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.*
6. Mail final Plan copies to statutory list (#3 above).

9.6.2 Plan Use and Evaluation

The Town of Oasis 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 Town. 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 Town 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 Town of Oasis Comprehensive Plan may be amended at any time by the Town 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 Town Board for final action.

9.6.4 Plan Update

According to the State comprehensive planning law the Comprehensive Plan must be updated at least once every ten years. Many towns discuss changes or revisions to the comprehensive plan at their annual meeting authorized under Wisconsin Statutes 60.10.

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 Town 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 Oasis, Town Committees, Town 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 Town. 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		
Accommodate residential growth without compromising the quality of life for existing residents.	Town Board	Ongoing
Transportation		
Maintain existing state, county, and Town roads to accepted safety and convenience standards and ensure that all new roads meet the same standards.	Town Board	Ongoing
Provide safe and adequate bicycle facilities for transportation and recreational bike route users.	Plan Commission/County Highway Department	Ongoing
Encourage increased mobility services for senior and disabled populations.	Town Board, Waushara County Aging and Disability Resource Center	Ongoing
Community Facilities and Utilities		
Develop a Capital Improvements Plan (CIP).	Plan Commission	2012
Provide an appropriate level of municipal services and facilities to maintain the public health and welfare and to sustain a viable community and economy.	Plan Commission	Ongoing
Agricultural, Natural, and Cultural Resources		
Encourage the continued protection of our surface and groundwater resources.	Plan Commission	Ongoing
Protect natural resources and open spaces within the Town.	Town Board	Ongoing
Maintain and improve the quality of lakes and streams.	Town Board, Waushara County Zoning and Land Conservation	Ongoing

Economic Development

Maintain the viability of productive agricultural activities and enterprises as a component of the Town's economy.	Plan Commission, Town Board	Ongoing
Support the local economy by managing forest areas and engaging in silviculture in the Town.	Town Board, Waushara County Zoning and Land Conservation	Ongoing
Encourage best forestry management practices.	Town Board, Dept. Natural Resources	Ongoing

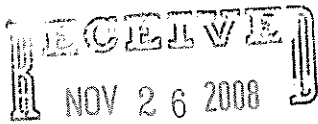
Intergovernmental Cooperation

Seek to improve response times and levels of service.	Plan Commission	Ongoing
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Land Use

Regulate residential densities per Exhibit 8-3.	Plan Commission	Ongoing
Preserve the rural character of the Town.	Plan Commission	Ongoing

APPENDIX A:
PUBLIC PARTICIPATION PLAN



Draft -- 11/20/2008

BY: ~~----~~ **Town of Oasis, 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 Town of Oasis 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. Mt. Morris |
| - T. Hancock | - T. Saxeville |
| - V. Hancock | - T. Leon |
| - T. Richford | - Waushara County |

After the Local Kick-Off meetings, Phase 2 will begin. The Town of Oasis 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 Town of Oasis 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 Hearing

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

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

The entire proposed Comprehensive Plan will be available for public review at the Town Hall Office at least 30 days prior to the Town 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 town clerk. For comments sent to the Town, a Town Official will respond by acknowledging receipt of the written comments at a Planning Committee meeting.

Town of Oasis Comprehensive Plan Adoption Process

The Town of Oasis 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.



Terry Farago, Town Chairman

Attest: 

Vera A. Erdman, Clerk

Approved by the Town of Oasis, Board of Supervisors on: 11-20-2008

APPENDIX B:

RESOLUTION FOR ADOPTION (PLAN COMMISSION)

RESOLUTION 10-1-09

RE: ADOPTION OF THE RECOMMENDED COMPREHENSIVE PLAN AS
PREPARED BY THE TOWN OF OASIS LAND USE COMMITTEE

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

WHEREAS, numerous persons involved in local planning provided information at regular and
special meetings called by the OASIS 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 Town of OASIS 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 Town Board for the Comprehensive Plan; and


WHEREAS, after said public hearing, the Town 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 Town of OASIS; 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 Town of OASIS Plan Commission that the
Comprehensive Plan is hereby recommended to the Town Board for adoption by ordinance, after
a 30-day public review and comment period and public hearing as the Town of OASIS
Comprehensive Plan pursuant to s.66.1001, Wis. Stats.

APPROVED:


Chairperson
Plan Commission

ATTEST:



APPENDIX C:

ADOPTING ORDINANCE (TOWN BOARD)

An Ordinance to Adopt the Comprehensive Plan of the Town of Oasis, Wisconsin.

The Town Board of the Town of Oasis, Wisconsin, do ordain as follows:

Section 1. Pursuant to section [59.69(2) and (3)(for counties)/62.23(2) and (3)(for cities, and towns exercising City powers under 60.22(3))] of the Wisconsin Statutes, the Town of Oasis 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.

Section 2. The Town Board of the Town of Oasis, 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.

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

Section 4. The Town 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.

Section 5. The Town Board of the Town of Oasis, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Town of Oasis Comprehensive Plan, Volume One: Comprehensive Plan (Goals, Objectives and Recommendations)" and the document entitled, "Town of Oasis Comprehensive Plan, Volume Two: Existing Condition Report" pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and [publication/posting] as required by law.

Adopted this 17th day of December, 2009.

Terry P. Farago Town Board Chairperson

Attested by Jean Erdman Town Clerk

RECEIVED
MAR 10 2010

BY:-----