

COMPREHENSIVE PLAN 2030

Village of Wild Rose Waushara County, Wisconsin

Adopted July 11, 2007



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2030

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Waushara County, Wisconsin

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Prepared by the
East Central Wisconsin Regional Planning Commission

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ABSTRACT

TITLE: VILLAGE OF WILD ROSE COMPREHENSIVE PLAN 2030

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Waushara County

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This report describes existing conditions, projects future growth and offers recommendations to guide future development in the Village of Wild Rose, Waushara County.

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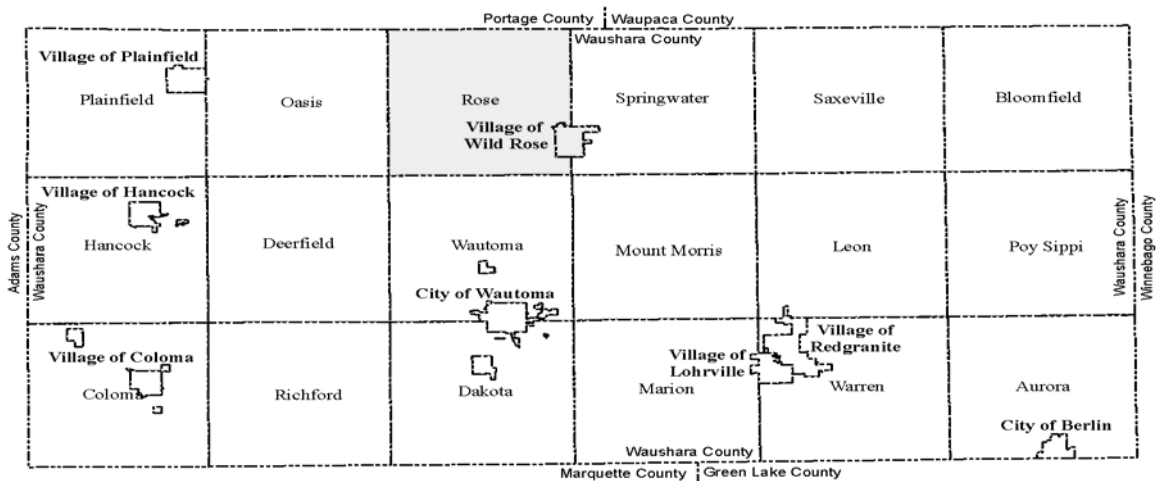
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INTRODUCTION

Location

Waushara County communities are preparing comprehensive plans for both their respective individual communities and a county-wide plan. The Group E planning cluster is located in north central Waushara County along the Portage and Waupaca County border (Figure 1-1). The cluster is comprised of the town of Rose and the Village of Wild Rose. The Village of Wild Rose is located on the southeast edge of the Town of Rose and is partially encompassed by the Town of Springwater. In total, the planning area encompasses a little less than 36 square miles and had total population of 2,961 in 2000¹. The planning cluster includes both the Town of Rose and Village of Wild Rose, and while the committees met jointly to address many issues of common interest this plan reflects the individual goals, objectives and strategies of the community for which it was prepared.

Figure 1.1. Waushara County, Wisconsin



The Town of Rose / Village of Wild Rose planning cluster offers residents a small town atmosphere while providing many services and amenities (school, library, post office, etc.) offered in urban areas. Basic services are typically less than a 10-15 minute drive away. The planning cluster enjoys a variety of landscapes including family farming operations, forests, diverse wetlands, ponds, and rural and suburban residential development. Two major highways (STH 22 and CTH A) traverse the area and provide reasonably easy access to the Wautoma, Waupaca, the Fox Cities, Oshkosh, western Wisconsin, and Stevens Point. These transportation corridors provide convenient access to employment opportunities both within the planning area and in nearby communities.

¹ U.S. Census 2000.

Planning History

This is the first formal planning effort and comprehensive plan for the Town of Rose, and the second for the Village of Wild Rose, as the village had done a previous plan completed in 1987.² The communities share common concerns regarding growth and the effects it may have on the area as a whole. These concerns include the possible expansion of the STH 22 corridor which follows Main Street through downtown Wild Rose, and the impact it would have on businesses and their on-street parking in the planning area. A few of the larger issues include the environmental and economical impacts of unsewered residential growth in the Town; providing public services for new growth in the Village; and forming a partnership to advance the economic development interests of both communities in a mutually beneficial way.

The communities initiated a multi-jurisdictional comprehensive planning process and entered into a contract in 2004 to complete a comprehensive plan in compliance with *Wisconsin State Statutes* 66.1001. To be successful, the communities realized that cooperation was imperative. While communities met separately, joint meetings at the beginning and end of the process allowed all three communities to openly address common issues and share individual future land use maps. Increased cooperation not only satisfied the intergovernmental cooperation component of the "Smart Growth" Law, but also was more cost-effective and increased the likelihood of receiving grant funding. In addition, a joint planning effort increases communication between communities, and can result in a reduction of duplicate services by adjacent or nearby communities.

Planning Purpose

A comprehensive plan is created for the general purpose of guiding a coordinated development pattern. This will result in land use decisions that are harmonious with both the overall vision of the community's future and will ensure the future sustainability of the local natural resource base. Developing a comprehensive plan is a proactive attempt to delineate the ground rules and guidelines for future development within a community. Comprehensive planning decisions evaluate existing facilities and future needs; promote public health, safety, community aesthetics, orderly development, and preferred land use patterns; and foster economic prosperity and general welfare in the process of development.

The comprehensive plan is a guideline for future development. The plan evaluates what development will best benefit the community's interests in the area while still providing flexibility for land owners and protecting private property rights.

Enabling Legislation

This comprehensive plan was developed under the authority granted by s. 66.1001 of the *Wisconsin State Statutes* and meets the requirements of 1999 Wisconsin Act 9 which states "Beginning on January 1, 2010, any program or action of a local governmental unit that affects land use shall be consistent with that local governmental unit's comprehensive plan."³

² ECWRPC. *Land Management Plan*.

³ Wisconsin Legislature. 1999. *Wisconsin Act 9*.

The Group E communities should consult the plan when making decisions relative to land use and other issues impacting their natural and cultural resources. The plan should also be consulted by the individual communities when addressing the following issues:

- Official mapping established or amended under s. 62.23 (6).
- Local subdivision regulation under s. 236.45 or s. 236.46.
- County zoning ordinances enacted or amended under s. 59.69.
- Town zoning ordinances enacted or amended under s. 60.61 or 60.62.
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351, or 62.231.

Planning Process

The planning process was completed in four stages. These stages included a citizens' questionnaire, visioning and issues identification; inventory and interpretation; development of future land use maps; and implementation.

Initially, the general public within the Group E planning cluster was asked to identify issues and concerns relative to land use and development within the area. In 2005, a community-wide questionnaire was mailed to property owners in the Town of Rose and the Village of Wild Rose.⁴ The questionnaire gathered opinions from residents and landowners regarding land use and development issues. The questionnaire was followed by a SWOT analysis. Meeting attendees were asked to evaluate the strengths, weaknesses, opportunities, and threats to existing and future development in the individual communities and the overall planning area.

The second stage, inventory and interpretation, began with the collection of data on existing conditions within the communities. This data was analyzed to identify existing and potential problem areas. Using results from the community-wide questionnaire, as well as background data compiled during the inventory stage, the planning committees from the individual communities developed vision statements, and goals, objectives, and strategies for each of the nine elements required in the comprehensive plan under "Smart Growth."

The third stage was the development of the Future Land Use Maps. The first two stages were combined to create a recommended land use plan to guide future growth and development within the planning cluster over the next twenty years. The preliminary Future Land Use Plan was presented to the citizens of all three communities in the planning cluster as well as nearby municipalities and government organizations for their review and comment. The comments were considered and included in the final land use map and document.

The fourth stage established the tools necessary for implementation of the plan. Recommendations for regulatory techniques including zoning and an action plan with an accompanying timeline were established to ensure that the intent of the plan will be achieved.

Public Participation

A major element of the comprehensive planning process is public participation. In accordance with s. 66.1001 (4), which defines "Procedures for Adopting Comprehensive Plans," the

⁴ ECWRPC. 2005. *Summary Report: Citizen Questionnaire Results for the Village of Wild Rose and Town of Rose.*

communities actively sought public participation from their citizens.⁵ To gain citizen understanding and support throughout the planning process, the public was provided with a variety of meaningful opportunities to become involved in the process.

Public input was encouraged through several meetings and activities. ECWRPC staff conducted a series of approximately five (5) public meetings with the entire planning cluster as well as over 15 meetings with each individual community. All meetings were open to the general public; notices were posted at predetermined public areas. A public hearing was held to present the final draft version of the plan to the general public and neighboring municipalities and solicit further input. The draft plans were available for review at local libraries, the Town of Rose Clerk and the Wild Rose Village Hall.

Visioning Process

To identify community issues and opportunities and create a vision for each of the nine elements, a three-step process was employed. The process included a community questionnaire, a SWOT analysis, and element vision development.

Community Questionnaire Results

In 2005, a citizen questionnaire was conducted for the Town of Rose and the Village of Wild Rose to gather opinions from residents and landowners regarding land use and development issues. A summary report of the questionnaire results tallied up was prepared by the East Central Wisconsin Regional Planning Commission staff in April of 2005. Surveys were sent out to 905 landowners between the two communities. Additional surveys were made available through the UW-Extension office and at the respective municipalities for renters and other residents or landowners who did not receive a survey by mail. Each household was asked to complete one survey. 625 surveys were distributed in the Town of Rose and 228 were returned for processing resulting in a response rate of 37 percent. The Village was similar with 280 surveys distributed and 106 returned yielding a response rate of 38 percent.

The questionnaire contained 15 questions. one open-ended question solicited written input. Questionnaire results were published and distributed to members of the individual planning committees for each municipality.⁶ Additional copies were distributed to local libraries, the UW-Extension office (Wautoma), and town elected officials.

The statistical analysis and written comments from the questionnaire provided valuable insight to the respective planning committees in the preparation of the comprehensive plan. Since the plan and its components are citizen-driven, the added perspective from questionnaire respondents helped ensure that the goals, objectives, and strategies recommended by the committees were consistent with the desires of the communities at large.

SWOT Analysis

A SWOT analysis is a planning exercise in which citizens identify those aspects of their community which are desirable and ones which need improvement. Citizens were asked to

⁵ *Wisconsin State Statutes*. 2004. s.66.1001.

⁶ ECWRPC. 2005. *Village of Rose and own of Rose Survey Results*.

provide a brief inventory of the strengths, weaknesses, opportunities, and threats to their individual community and the overall area. Strengths are classified as physical assets, a program, or an environmental feature which positively influenced the quality of life within the community. Weaknesses are correctable problems which needed to be addressed or amended. Opportunities are defined as underutilized features which could positively affect the quality of life within the community. A threat is an internal or external feature that could jeopardize the future success of a community.

The individual planning committees and other attendees in the Group E cluster participated in a SWOT exercise in early 2005. The overall purpose of the exercise was to collect information on how residents felt about their community and the overall area. Each participant was asked to write what they considered to be the strengths, weaknesses, opportunities, and threats to the community. These items could include their opinions on physical features such as roads, utilities, natural resources, etc. and quality of life issues.

After making a list of all the ideas, a brief discussion was held about how each of the items could affect the community. The individual committee members rated their top three issues in each of the four groups. The discussions and rankings were not limited to their specific community. The compiled lists were then utilized as a starting point in the remainder of the planning process.⁷

Vision Development

According to Wisconsin's "Smart Growth" Law, individual communities are required to develop a vision statement that describes what the community will look like in twenty years as well as a description of the policies and procedures that will achieve this vision. The visioning process identified core values, emphasized regional and local assets, and provided a guiding purpose for the comprehensive planning effort.

To ease concerns and establish a focus for the planning program, the visioning process was held at the beginning of the planning process. The Town of Rose and the Village of Wild Rose drafted individual vision statements at the onset of each element and revisited the vision statements at the end of the planning process to ensure consistency between elements. The committees crafted their overall vision statement as well as visions for each of the nine elements based on their perceptions of what they would like to see preserved, changed, or created in their communities.

Although the two municipalities within the planning cluster developed individual visions for their respective communities, the visions shared several common characteristics such as creating employment opportunities and agricultural and natural resource preservation. The differences between their visions also illustrated how the Town and the Village complement each other.

The committees' responses have been summarized in a best case scenario. The vision statements are presented at the beginning of each corresponding element. The overall vision statement is presented as the Issues and Opportunities vision statement.

⁷ ECWRPC. 2005. *Summary of Group E Planning Cluster S.W.O.T. Exercise.*

Plan Contents

The 20-year comprehensive plan contains four major components:

- A profile of the demographic, economic, and housing characteristics;
- An inventory and assessment of the environment; community facilities; and agricultural, natural, and cultural resources;
- Visions, goals, objectives, and implementation strategies; and
- A series of land use maps that depict existing and future land use patterns.

The comprehensive plan contains nine elements that are required by s. 66.1001:

- 1) Issues and Opportunities
- 2) Economic Development
- 3) Housing
- 4) Transportation
- 5) Utilities and Community Facilities
- 6) Agricultural, Natural, and Cultural Resources
- 7) Land Use
- 8) Intergovernmental Cooperation
- 9) Implementation

Each element consists of a vision statement, background information, and goals, objectives, and strategies for the specific vision. The vision statement expresses the community's expectations for the future. These statements provide a framework and context to consider when making future land use decisions. The Issues and Opportunities vision statement serves as the overall vision statement for the entire plan.

Goals, objectives, and strategies each have a distinct and different purpose within the planning process. Goals are broad, long range statements which describe a desired future condition. Goals usually address only one specific aspect of the vision. Objectives are statements which describe specific conditions which will help attain the stated goals. Objectives can include new ordinances, amendments to existing ordinances, new programs, and other tasks. Strategies are specific actions which must be performed to implement the goals and objectives of the comprehensive plan. Often, strategies are delineated with a specific timeline to ensure timely implementation of the plan. To be effective, objectives and strategies must be reviewed and updated periodically.

Each element discusses specific information pertinent to the overall land use plan. The Issues and Opportunities Element summarizes demographic information. The Economic Development Element inventories the labor force, analyzes the community's economic base, and provides a development strategy regarding existing and future economic conditions within the community. The Housing Element presents an inventory of the existing housing stock as well as an analysis of future housing needs based on population and household projections. The Transportation Element provides an inventory of the existing transportation system and an overview of transportation needs. The Utilities and Community Facilities Element inventories existing utilities and community facilities including schools, recreational opportunities, cemeteries, communications, gas, electric, public safety and emergency response services. It also

addresses how population projections will affect the efficiency and adequacy of these services. The Agricultural, Natural, and Cultural Resources Element describes the physical setting and cultural resources of the planning area and evaluates how they will affect future growth. Specific natural areas and cultural landmarks are identified for protection and preservation. The Land Use Element inventories and describes existing land use patterns and includes a projection of future land use demands and a Future Land Use map for the community. The Intergovernmental Cooperation Element addresses programs and policies for joint planning and decision-making efforts with other jurisdictions including school districts, adjacent local governmental units, and state and federal agencies. The Implementation Element contains a strategy and action plan to assist implementation efforts of the comprehensive plan.

In addition, the state requires that Wisconsin's 14 goals for local planning be considered as communities develop their goals, objectives, and strategies. These goals are:

- 1) Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- 2) Encouragement of neighborhood designs that support a range of transportation choices.
- 3) Protection of natural features, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- 4) Protection of economically productive farmlands and forests.
- 5) Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.
- 6) Preservation of cultural, historic, and archeological sites.
- 7) Encouragement of coordination and cooperation among nearby units of government.
- 8) Building of community identity by revitalizing main streets and enforcing design standards.
- 9) Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- 10) Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- 11) Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
- 12) Balancing individual property rights with community interests and goals.
- 13) Planning and development of land uses that create or preserve varied and unique urban and rural communities.
- 14) Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

Element Summaries

A summary of key facts and the vision for each of the nine elements has been prepared as a readily available reference guide for readers of this plan. If more detailed information is desired, it is recommended that the reader review the chapter for the individual element. The summaries follow.

ISSUES AND OPPORTUNITIES

Issues and Opportunities Vision for 2030

In 2030 the quality of life for residents of the Village of Wild Rose has never been better. This reflects the concern and care that their elected officials have put into managing new growth and change in a way that has been beneficial for the community. The Village has succeeded in keeping the cost of government to a minimum by offering residents what they desire, cost effective provision of public services, good employment opportunities, and great recreational amenities, along with affordable taxes. Thanks to the implementation of recommendations of the Village's Comprehensive Plan 2030, the residents of the Village of Wild Rose now enjoy the benefits of having preserved the most environmentally sensitive areas and the Village's unique charm and character. This includes the Mill Pond, adjoining recreational properties, and some groundwater recharge wetlands and some of the oldest building facades in the Village. The forethought of the Village's governing officials has successfully preserved the Village's natural and cultural amenities so that they can be enjoyed by future generations. The Village has a rejuvenated Downtown District along Main Street, great schools, a modern medical facility, and outstanding recreational facilities. The Village has a healthy economy which employs residents in a variety of retail and service businesses, as well as in the ever expanding Wild Rose Industrial Park.

The Village of Wild Rose and the Town of Rose, recognizing that their economies are interdependent, have coordinated with each other to offer cost effective efficient public services for their public safety and fire protection needs. Residents of both the Village and Town are employed by industries and businesses located in the Village of Wild Rose industrial park where public sewer and water services are available. Basic medical care and 24/7 emergency services are provided by an expanded Wild Rose Medical Facility. Extended care facilities and other senior housing serve the area's growing senior population. The Village continues to grow with new home construction in subdivisions that are served efficiently by public sewer and water and other public services. The Town of Rose offers larger lots in a rural setting. Together they offer residents a broad range of housing choices. A joint Village/Town effort which constructed new walking trails and fishing facilities have provided residents with great family recreational opportunities and has contributed to the tourism economy as well.

Increased access to reliable transportation routes such as US 10 and STH 21 make employment and shopping opportunities in the Fox Cities and Oshkosh more feasible. These roadways have also attracted an influx of new residents, who are drawn to the Village for the small friendly community lifestyle they seek.

Key Findings

Demographic Trends

- The population of the Village of Wild Rose and the Town of Rose has fluctuated over the past fifty years. The Town experienced the largest variation in population, while the Village saw the largest population increase.
- Overall the population increased by 358 people between 1950 and 2000, an increase of 35.7%.
- Historically, migration has played a greater role in Waushara County's population growth than natural increase.
- Since natural increase rates were negative, the entire increase in population growth between 1990 and 2000 in Waushara County can be attributed to in-migration.
- The average population density in the Town of Rose (17 persons per square mile) was considerable less than the county (37 persons per square mile) and the state (82 persons per square mile). While the average population density for the Village of Wild Rose outpaced all at 580 persons per square mile.

Household Structure

- The majority of households in the Village of Wild Rose and the Town of Rose are family households. In 2000, 40 percent of Village residents and 29.7 percent of Town residents lived in non-family households.
- Average household size is decreasing.
- Historically, the Town of Rose has retained the largest average household size (1970, 1980, 1990 and 2000). However, the household size is declining faster in the Town than in the Village.
- Although in 2000, approximately two-thirds of all households in the Village of Wild Rose and the Town of Rose were one or two person households. The distribution between one and two family households varied between the two communities; about one third (36.9%) of all households in the Village were one person households, while in the Town about half (47.1%) of all households were two person households.

Race and Ethnic Origin

- Although the number of persons of color is growing, whites still comprised over 97% of the population in the Village of Wild Rose and the Town of Rose in 2000.
- The most common ancestry identified in Village of Wild Rose and the Town of Rose was German (over 32 percent of residents claimed some German ancestry).
- Hispanics, which can be of any race, comprise a small (under three percent), but growing segment of the population in both the Village of Wild Rose and the Town of Rose.

Income Levels

- Although early retirees are moving into the county, the majority of income in the Village of Wild Rose and the Town of Rose comes from earnings, so access to earning opportunities is a strong determinant in meeting the income needs of local residents.

- Growth in median family and median household and per capita income between 1989 and 1999 resulted in a smaller income gap between the Village of Wild Rose and the Town of Rose for both median household and family income and an increased disparity in per capita income between the two municipalities.
- In 1999, over 80% of Village of Wild Rose and the Town of Rose households had household incomes below \$75,000.
- Between 1989 and 1999, the number and share of persons living in poverty declined in the Village of Wild Rose. Even though the share of persons living in poverty declined in the Town of Rose, the number of people living in poverty actually increased.
- In 1999, the Village of Wild Rose (6.6%) had a lower percentage of persons living in poverty than the Town of Rose (10.3%), Waushara County (9.1%) or the state (8.7%).
- Elderly were more likely to live in poverty in the Village of Wild Rose between 1989 and 1999 and in the Town of Rose in 1999, while children were more likely to live in poverty in the Town of Rose in 1989 and in Waushara County and the state during both time periods.

Population Forecasts

- It is anticipated that the population in the Village of Wild Rose will decrease in every decade during the planning period. At the same time, it is expected that the population in the Town of Rose will increase during this time period. The population in the Village is expected to decrease by 71 people or 9.3 percent, while the population in the Town is expected to increase by 80 people or by 13.4 percent.
- In-migration of retirees coupled with an aging baby boom population could result in a doubling of the elderly population within Waushara County during the planning period. This could have a significant impact on housing and service sector needs.

Household Forecasts

- The average household size is expected to decrease in both the Village of Wild Rose and the Town of Rose. This should result in an increase in the households in the Village of Wild Rose, even though the population is expected to decrease.
- The number of households in the Village of Wild Rose is expected to increase until 2015 (due to a decrease in the household size), and then drop off until 2030; an overall decrease of 2.9 percent.
- The number of households in the Town of Rose is expected to increase from 244 in 2000 to 312 in 2030 or 27.9 percent.

ECONOMIC DEVELOPMENT

Economic Development Vision for 2030

The Village of Wild Rose has been successful in attracting several small businesses to the industrial park. The employment opportunities these businesses provide and the competitive wages they offer have helped retain members of the work force and are serving to keep more dollars in the local economy of the village and town. This in turn has enabled the area's retail base to expand and become more diverse. The downtown area is thriving, and few vacant

storefronts exist. Eco-tourism opportunities within both the village and the town have expanded due to the renovations of the Wild Rose Fish Hatchery and the creation of several local nature trails. Area residents, however, still need to travel to larger urban centers for many of their shopping needs. With an overall population base still too small to generate adequate sales volume to attract most "big box" retailers, several local merchants have successfully expanded their operations and product lines.

Key Findings

Educational Attainment

- A higher percentage of residents in both the Village of Wild Rose (38.4%) and Town of Rose (43.5%) have received high school diplomas than the State of Wisconsin (34.6%) in 2000.
- At the County level, high educational attainment appears to correlate with areas that have attracted a sizable number of retirees.
- Over the course of a career, a person with a bachelor degree can expect to earn nearly double the expected earnings of a high school graduate.

Labor Force

- Labor force growth rates for Waushara County (29.4%) and the Village of Wild Rose (19.9%) and the Town of Rose (15.5%) exceeded the state's 14 percent growth rate between 1990 and 2000.

Economic Base Information

- The manufacturing, retail trade, and education, health, and social services sectors employ a large share of workers in both the Village of Wild Rose and the Town of Rose.

Travel Time to Work

- On average, residents from the Village of Wild Rose, Town of Rose, Waushara County and the state spent less than 30 minutes traveling to and from work in 1990 and 2000.
- Between 1990 and 2000, average commute times rose for all jurisdictions.
- Waushara County (5.3 minutes) and the Village of Wild Rose (5.2 minutes) experienced the largest increase in average commute times, while the Town of Rose saw the least (2.0 minutes).

Location of Workplace

- According to the U.S. Census Bureau, Waushara County was the most common workplace destination for Village of Wild Rose residents in 1990 (73.1%) and in 2000 (72.5%). Within Waushara County, in 2000, 44.1 percent of the people worked in the Village of

Wild Rose. The second most important workplace destination for both years was Waupaca County.

- According to the U.S. Census Bureau, Waushara County was the most common workplace destination for Town of Rose residents in 1990 (73.4%) and 2000 (63.4%). Within Waushara County, in 2000, 21.8 percent of the people worked in the Village of Wild Rose. The second most important workplace destination for both years was Waupaca County.

Employment Forecast

- At the state level, between 2002 and 2012, the largest employment increases are projected to be in the education and health services supersectors.

Industrial Park Information

- There are two industrial parks located in the Village of Wild Rose; Roberts Industrial Park and South Industrial Park.
- Currently there are about 20 acres available for development within these industrial parks.

Business Retention and Attraction

- The Tri-County Regional Development Corporation is an economic partnership that was recently formed between Marquette, Green Lake and Waushara counties.
- The Waushara County Economic Development Corporation 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 a relationship building effort between the community and existing local businesses.

Economic Development Opportunities

- Future economic development in the Group E planning cluster will most likely occur primarily in the Village of Wild Rose. This will consist of infill conversions in the downtown area as well as within the two existing industrial parks.
- Both the Village and Town have emphasized the future importance of eco-tourism in the area. This could include an expansion of the walking and hiking trails in the Village as well as a pedestrian connection between the Wild Rose Millpond and hatchery area, stocking the millpond with fish and construction of fishing piers.

HOUSING

Housing Vision for 2030

The Village of Wild Rose can accommodate a variety of housing choices. Home ownership continues to be the preferred housing option but the need for rental housing is also being adequately addressed by new duplex and small scale multi-family housing development, which is concentrated in sewerred areas. New or renovated housing in or near downtown Wild Rose is increasing the vitality of the downtown. Recognizing that mobile homes and subsidized housing provide affordable housing options which cannot be met by other types of residential development, the Village has strong design and site requirements that allow attractive, well maintained mobile home parks to be developed in carefully selected areas convenient to services and employment opportunities and local officials have embraced efforts to develop affordable housing. Extended care and other housing options for seniors are available locally.

Key Findings

Age of Occupied Dwelling Units

- The age of occupied dwelling units indicates that both communities were well established by 1960.
- The highest level of growth between 1960 and 2000 occurred between 1990 and 2000.

Change in Structural Type

- Single family housing is the dominant structural type in the Village of Wild Rose and the Town of Rose.
- Between 1990 and 2000, housing choice by structural type decreased in the Village of Wild Rose and the Town of Rose. During this time frame, the share of single family housing increased in the Village and remained stable in the Town, while the number and share of mobile homes increased in both communities. In contrast, the number and share of duplex and multi unit buildings decreased in both communities.

Occupancy Status

- The Village of Wild Rose, the Town of Rose, Waushara County and the state, experienced a decrease in the number and share of seasonal other vacant units between 1990 and 2000 and an increase in the number of and share of occupied units. All but the Village of Wild Rose experienced an increase in total units.
- The majority of occupied units within both communities were owner-occupied. The Town of Rose had a higher owner-occupancy rate than the Village, Waushara County and the state.

Vacancy Status

- In 2000, The Village of Wild Rose had an adequate share of owner-occupied units for sale, while the Town of Rose had a homeowner vacancy rates below one percent, which indicates a shortage in homes for sale.
- In 2000 the rental unit vacancy rates were adequate in Village of Wild Rose (11.7%), and just below the standard in the Town of Rose (4.2%). However, the decline in the number of renter-occupied units in both communities is an indication that housing choice is declining.
- Between 1990 and 2000, the number of seasonal units remained stable in the Village, while the share of seasonal units increased. At the same time, the share of other vacant units as a percent of all vacant units in the village rose, while the actual number of other vacant units decreased.
- Since it appears that the Census classified vacant units at the Camp Moshava as other vacant in 1990 and seasonal in 2000, these two categories were combined for the Town only. Therefore, when seasonal and other vacant units are combined into one category, the total number of seasonal and other vacant units decreased in the Town of Rose between 1990 and 2000.

Owner-Occupied Housing Stock Value

- Between 1970 and 2000, median housing values for Waushara County rose from \$10,600 to \$85,100.
- In 2000, the median housing values ranged from \$60,100 in the Village of Wild Rose to \$82,400 in the Town of Rose.
- Over 95 percent of the owner-occupied housing stock in the Town of Rose and the Village of Wild Rose was valued at less than \$150,000 in 2000.

Housing Costs

- Between 1989 and 1999, the median household income rose faster than the median price of housing in the Village of Wild Rose.
- Housing values and prices rose faster in the Town of Rose than median household income between 1989 and 1999. As a result, housing affordability became a larger issue for homeowners in the Town of Rose than the Village of Wild Rose.
- In 1999, the percentage of homeowners paying a disproportionate share of their income for housing was 16 percent in the Town of Rose and 13.4 percent in the Village of Wild Rose.
- In 1999, renters had a harder time finding affordable housing than homeowners in the Town of Rose and the Village of Wild Rose. 17.7 percent of renter in the Village of Wild Rose and 23.8 percent of renters in the Town of Rose were more likely to pay a disproportionate share of their income for housing.

Housing Conditions

- According to the Census Bureau in 2000, occupied units without complete plumbing facilities are rare in the Village of Wild Rose (0) and the Town of Rose (7).
- In 2000, overcrowding was also limited to a small percentage of households. The Town of Rose had the greatest percentage of overcrowded units (2.5% or 6 units), while the Village of Wild Rose had the least (1.0% or 3 units).

Subsidized and Special Needs Housing

- The closest access to subsidized housing for qualified elderly in the Village of Wild Rose and Town of Rose residents is within the Village of Wild Rose. While the closest access to subsidized housing for families and persons with disabilities is within the City of Wautoma.

TRANSPORTATION

Transportation Vision for 2030

Area residents have access to a network of well-maintained local streets and roads, and county and state highways that address their needs for mobility for their automobiles, trucks, and farm equipment. Safety and congestion aspects of heavy pass-through traffic in downtown Wild Rose have been relieved with the re-designed Highway 22 corridor, which was carefully selected to minimize adverse effects on the area's natural and cultural features and existing land uses and associated activities and address other concerns expressed by local residents. The full scope of upgrade to this highway corridor between has provided area residents with better access to employment, shopping, and entertainment opportunities elsewhere and has made the area more competitive in attracting new industrial and other business development. Local trails, including snowmobile trails and a link to the Ice Age Trail, are an integral part of the transportation network, providing connections to schools, recreational areas, and other important destinations. In rural areas where concentrated development exists, wide striped shoulders along key county and town roads provide safe accommodations for growing numbers of bicyclists and pedestrians. While the private automobile is still the vehicle of choice for trips both long and short, the availability of the mini-bus public transportation on demand provides a valuable service that is particularly appreciated by the area's growing elderly population.

Key Findings

Streets and Highways

- The transportation network within the Village of Wild Rose is comprised of 8.75 miles of local roads, county highways, and state highways; the transportation network within the Town of Rose contains 37.1 miles of roadway.
- Local town roads comprise over eighty percent (81.0%) of the network in the Village of Wild Rose and over half (59.5%) in the Town of Rose; county highways account for another five percent (5.5%) in Wild Rose and approximately a third (32.9%) in Rose.

- STH 22 and STH 73 are the only minor arterials in the planning area which accommodates interregional trips between local communities such as Montello, Wautoma and Waupaca (STH 22) and Princeton, Wautoma and Wisconsin Rapids (STH 73); over 3,300 vehicles (AADT) traveled through Wild Rose on STH 21 in 2003, while 2,100 AADT traveled through the Town of Rose on STH 73.
- Approximately 93 percent of the roads in Village of Wild Rose and about 92 percent of the roads in the Town of Rose are paved.
- Around a quarter of the paved roads in both communities are rated excellent to very good; 22.3 percent in the Village and 28.2 percent in the Town.
- The majority of the paved roads in both communities are in good to fair condition. (Wild Rose – 76.7%, Rose – 62.1%)

Other Transportation Modes

- Rail service to Waushara County was discontinued several decades ago.
- The nearest commercial rail service is located in Stevens Point; the nearest passenger services are located in Portage.
- The nearest commercial port/waterway in Waushara County is located in Green Bay.
- Recreational boat facilities are located on the Wild Rose Millpond.
- A system of hiking trails is located throughout Roberts Park in the Village of Wild Rose. The Village is negotiating the purchase of a parcel of land along its northern border that could be used to connect the Roberts Park trail system to the Wild Rose Fish Hatchery.
- An extension of the Ice Age Trail is being planned within the Town of Rose and will provide residents with access to this trail system.
- Waushara County Parks Department has established several bicycle routes through the planning cluster; there are 1,000 miles of roadways within the county which provide excellent bicycling opportunities.
- The Waushara County Department of Aging offers bus transportation to elderly and disabled residents for their medical appointments and shopping trips.
- The Wild Rose Idlewind Airport is a BU-A facility, accommodating aircrafts with gross weights less than 6,000 pounds and wingspans less than 49 feet.
- Airports in Appleton, Green Bay, Madison, Mosinee, and Oshkosh offer the closest commercial transportation options.

Future Transportation Projects

- There are no major reconstruction projects scheduled for the Village of Wild Rose and Town of Rose in the Wisconsin Department of Transportation (WisDOT) *2006 – 2011 Six Year Highway Improvement Program*.
- Local towns receive general transportation aids (GTAs) for local roadway construction projects; the allocation is determined on a per mile basis.
- Additional transportation funding is available from several grant and loan programs through WisDOT.
- Roadways must be evaluated biannually using the PASER system developed by WisDOT.
- Future local construction projects should use the PASER system as a guideline for prioritization of individual projects.
- The Village of Wild Rose, the Town of Rose and others should be involved in any future planning efforts of the STH 22 and 73 corridors.
- Where feasible, the Village of Wild Rose and the Town of Rose should implement the strategies from the WisDOT long-range transportation plan in its comprehensive plan.

UTILITIES AND COMMUNITY FACILITIES

Utilities and Community Facilities Vision for 2030

Each municipality and sewerage area continues to provide residents with the services they offered in 2004. As new subdivisions are platted near existing sewerage development, they are required to connect to existing utilities. When other subdivisions are platted within the boundaries of the sanitary district but beyond a point where the present extension of utilities is economically feasible, they are designed in a manner that enables the cost-effective provision of in-ground utilities at a future date. An ongoing program of monitoring wells and on-site disposal systems is in place elsewhere in the area where concentrated development exists. Through cooperation and other operational efficiencies, service providers are able to hold the line on user fees for water, sewer, solid waste and other municipal services. A range of educational, library, medical, financial, retail, and other business services is generally available in the two incorporated communities while a diversity of recreational and entertainment opportunities is found throughout the area.

Key Findings

Wastewater Collection and Treatment

- The Village of Wild Rose owns and operates its own wastewater treatment facility. The current plant serves land within the Village only; treated effluent is discharged into the Lower Pine River.

- The treatment facility is operating at approximately 72 percent of its design capacity; about 375 connections are currently hooked up.
- Current wastewater treatment facilities should be adequate to handle the additional wastewater flows resulting from the projected population increases through 2025; no upgrades to the plant are anticipated at this time. If two developments currently proposed are fully built, the plant will approach design capacity.
- Private on-site wastewater treatment systems serve all development in the Town of Rose.

Stormwater Management Systems

- Curb and gutter systems are limited to Main Street (STH 22) and near the school in the Village of Wild Rose.
- The Town of Rose utilizes a system of open ditches and culverts for stormwater drainage.
- The Waushara County Drainage Board administers and oversees the drainage of agricultural lands; it regulates various land practices used to remove excess water from farmlands and raises issues regarding the impacts of scattered rural development and the cumulative impacts on water quality flowing to and through their legal drains.
- Currently, only the Marion-Warren Drainage District is active.
- Limited flooding occurs in the area. Localized flooding occurs within the floodplains adjacent to the Pine River and Willow Creek in the Town and Village. It also occurs adjacent to the Wild Rose Millpond, undeveloped areas immediately sought of the corporate limits and the southern part of the Village.

Water Supply

- Both the Village of Wild Rose and the Town of Rose are served by private wells and rely on groundwater as their source of water supply.
- The Village of Wild Rose is planning to construct a public well and distribution system in the future.
- Elevated nitrate levels have been detected in a few of the private wells within the Town of Rose; appropriate precautions should be taken by the individual owners.

Solid Waste and Recycling

- Waushara County operates nine waste collection sites for solid waste and recyclables. County residents can drop off their waste at any site within the county, during specified hours and with proper identification.

- The county operates a waste collection drop off site in the Town of Springwater. Residents from the Town of Rose and the Village of Wild Rose most likely use this site.

Utilities

- Adams-Columbia Electric Cooperative provides electric power to the area. No major upgrades to their facilities are planned for this area.
- American Transmission Company (ATC) owns and maintains a number of transmission lines in the county.
- Natural gas service is not available in either the Town or the Village.

Telecommunications

- Century Midwest WI, a subsidiary of CenturyTel, Inc. provides telephone service to the Village of Wild Rose and most of the Town of Rose. CenturyTel Central serves a small area in the southwest portion of the Town of Rose, while Union Telephone Company serves the west-northwest portion.
- Two cell towers are located in the Town of Rose. U.S. Cellular and Wisconsin RSA Number 7 each own and operate a tower in the Town of Rose.
- Due to the proliferation of internet service providers (ISP), area residents can also choose from several national and local ISPs. High speed DSL internet and dial up is available to customers in the area.

Cemeteries

- A total of five (5) cemeteries and family burial plots are located in the Village of Wild Rose and the Town of Rose. They are owned and maintained by a variety of different entities: municipalities, local churches, and private cemetery boards.
- Most have available room for expansion to accommodate burials for the next 20 years.

Childcare Facilities

- A total of 3 licensed, certified or regulated facilities are located within the Village of Wild Rose; these facilities have a combined capacity of about 38 children.
- UMOS, a non-profit, community based organization, provides seasonal housing and childcare facilities for migrant workers in the Town of Aurora.
- There is a need for additional childcare because there are so few local facilities.

Elderly Services

- The Waushara County Coordinated Transportation System provides rides to almost 2,500 individuals for medical appointments, grocery shopping and personal errands in 2004.
- Meals are provided by Waushara County Department of Aging to seniors at six locations throughout Waushara County every weekday; the nearest location is in the Village of Wild Rose.
- The Information and Assistance Resource Center (Waushara County Department of Aging) provides information and assistance on aging, long-term care, disabilities, and other related topics.
- Within Wild Rose, Redgranite, Wautoma and Waupaca, there are currently 5 residential care facilities with an overall capacity of 165 persons; 7 adult family homes with a capacity of 27; 10 community based residential facilities with a capacity of 147; and no adult day care facilities. Since there is a rapidly growing population of elderly persons (65+) there may be a need for additional facilities or visiting nurses to allow more seniors to remain in their homes.

Safety Services

- The Village of Wild Rose employs two law enforcement officers.
- The Waushara County Sheriff's Office provides law enforcement services to the Town of Rose. Four officers patrol Waushara County during the day, while only two patrol at night.
- A interoperability plan, that was jointly developed between county and local jurisdictions, identifies a variety goals that include improving radio coverage; ensuring communication with other agencies; decreasing reliance on telephone cable; upgrading to digital equipment by 2008; installing video cameras in patrol cars; purchasing new cameras for crime scene investigations; and acquiring specialized equipment for latent prints examination.
- There are three correction facilities in the Waushara County: the Waushara Huber Facility, the Waushara County Jail, and the Redgranite Correctional Facility. The facilities can accommodate 36, 153, and 990 inmates, respectively.
- According to national standards, both the county jail and state correctional facility are over-capacity (>80% occupied). Although there are no plans for future expansions, it may become necessary if inmate populations continue to rise.
- The Wild Rose Fire District provides protection for the communities of Rose and Wild Rose. It also serves parts of the towns of Springwater, Wautoma and Mt. Morris.

- In the future, the Wild Rose Fire District will be relocating its headquarters to a new building in the Wild Rose Industrial Park.

Medical Services

- The Wild Rose Community Hospital is the nearest hospital and is located in the Village of Wild Rose. A number of clinics are available within the Group E communities and nearby municipalities.
- Emergency medical services for the Village of Wild Rose and the Town of Rose are provided by the Waushara County EMS.
- Response times vary from 3 to 10 minutes in the Village of Wild Rose and the Town of Rose.

Educational Facilities

- Residents within the area utilize the Patterson Memorial Library in the Village of Wild Rose. Other libraries within the area include the Redgranite, Wautoma, Pine River, Plainfield public libraries.
- The libraries provided varying levels of service for most standards (per the *Wisconsin Public Library Standards*) for both municipal and service populations. The Wild Rose library provides between basic to enhanced service levels to its municipal population and less than basic in most areas to its service population.
- Children within the area attend one of several school districts including the Wild Rose School District, Tri-County School District and the Almond-Bancroft School District. The Bulk of the area is served by the Wild Rose School District.
- Overall enrollments are declining in all three school districts. Current facilities should be adequate over the next 20 years. However, it may be necessary to provide updates to the technological infrastructure when feasible.
- The area does not contain any institutions of higher education. However, UW – Oshkosh, UW – Stevens Point, and Ripon College are within a one-hour commute of the area.
- Two technical colleges have districts within the planning cluster: Fox Valley Technical College (FVTC) and the Mid-State Technical College.

Miscellaneous Facilities

- Several small community theaters are located throughout Waushara County offering a diverse schedule of events throughout the year.
- The Wild Rose Village Hall is used by the Village as well as the Town. The Town also used the American Legion Hall for public meetings.

- The Wild Rose Community Center and an addition to the Patterson Memorial Library were completed in 2006. Among other uses, the building is hosts area elderly services.

Parks and Recreation

- The Waushara County Park System consists of 15 sites encompassing a total of 761 acres. The individual sites provide primarily active recreational opportunities.
- A number of recreational opportunities exist within the Group E cluster. The Town Forest (owned by the Town) is located near the school forest; a school forest (owned by Wild Rose School District) and a wayside on STH 22 can be found in the Town of Rose.
- Roberts Park is located in the Village of Wild Rose near the Wild Rose Mill Pond.
- The WDNR owns and maintains a number of land holdings within the area. These include Karner Blue Meadow (State Natural Area - SNA), Wild Rose Fish Hatchery, Willow Creek Fishery, and the Pine River Fishery.
- Linear recreation in the area includes snowmobile trails, bike routes, and the expansion of the Ice Age Trail.
- The Wild Rose Mill Pond (Village), Pine River (Town and Village), Willow Creek (Town and Village), Chain Lake (Town), Fish Lake (Town), Wautoma Lake (Town), Upper and Lower Twin Lakes (Town), unnamed lakes (Town) offer a variety of fishing, wildlife viewing, swimming, and other opportunities.
- Waushara County is a popular area for church/youth camps and campgrounds. Camp Moshava, a religious Zionist camp is located in the Town of Rose.
- The Prairie Pheasant Hunting Club owns land for club use within the Town of Rose.
- While there are no golf courses within the Group E cluster, three golf courses in Waushara Country challenging opportunities to golfers of all skill levels. All three courses are open to the public.

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

Agricultural, Natural, and Cultural Resources Vision for 2030

By 2030, the Village of Wild Rose and Town of Rose have instituted a land management and conservation plan that has benefited both working farms and well-established natural areas. Working agricultural land and natural ecosystems both exist in large, continuous parcels. Family farms and small corporate farms comprised of extended families and/or neighbors have become profitable by working closely with the educational and business community to identify new markets, products, and processes such as specialty bio-mass fuel crops. The land management plan has allowed farmers to sell small parcels for new residential development in

locations where they minimize the potential for conflict with agricultural operations and preventing further land fragmentation.

Local residents have identified and protected the area's most highly valued environmental, cultural and visual features, including the Wild Rose Millpond, the Pine River, Willow Creek, extensive wetlands, and woodlands, from rampant development. Best management practices have been utilized to protect surface water quality and local trout streams. The local parks, streams, woodlands, fish hatchery, Ice Age Trail, and millpond interpretive trails serve as a vital source of recreation and provide environmental/cultural resource education. While new development continues to occur in proximity to these features, it has generally occurred in ways that do not jeopardize the integrity or use of the resource

Key Findings

Agricultural Resources

- Approximately 14 percent of the land within the Town of Rose is considered prime farmland, while nearly 4 percent of the land in the Village of Wild Rose is prime farmland. Prime farmland is characterized by soils that are best suited for food, feed, forage, fiber and oilseed crops.
- Approximately 34 percent of the area in the Town of Rose and 23 percent of the area in the Village of Wild Rose has soils that are classified as unique farmland. Unique farmlands are areas other than prime that are used to produce specific high value food and fiber crops.
- Agricultural land cover, which includes row crops, forages, and grassland, made up approximately 57 percent of the total acreage within the Town of Rose between 1991 and 1993.
- The Town of Rose experienced a net decrease in the total number of farms between 1990 and 1997; the Town lost 19 farms during this time frame, one of which was a dairy farm.
- Minor losses of farmland occurred between 1990 and 1997 in Town of Rose. During this time frame, 791 acres of farmland were lost in the Town.

Natural Resources

Soils

- Approximately 96 percent of the soils in the Town of Rose are rated suitable for conventional systems; while another 1.5 percent are suitable for at-grade in-ground pressure or mound systems.
- Approximately 48 percent of the soils in the Village of Wild Rose are rated suitable for conventional systems, while 32 percent are suitable for at-grade in-ground pressure or

mound systems. However, current development is served by public sewer and therefore suitability for on-site systems is not important in the Village.

- About 32 percent of the soils in either Rose (31.3%) or Wild Rose (39.6%) have a very high potential for building site development.
- Overall about 28 percent of the land in the Town of Rose (27.7%) and the Village of Wild Rose (38.8%) are rated very low or no rating for building site development.
- About 28 percent of the land in the Town of Rose has severe soil limitation for septage spreading; the Village of Wild Rose (38.4%) has a larger percentage of land in this category.

Geology and Topography

- Land relief within Rose is approximately 350 feet, from a low of 950 feet above sea near the Pine River to a high of approximately 1,304 feet above sea level on the moraine in the western portion of the Town.
- Land relief within Wild Rose is approximately 20 feet, from a low of 930 feet above sea level at the northeast edge of the Wild Rose Mill Pond to a high of approximately 950 feet above sea level in the southern part of the Village.
- About 25 percent of the land in the Town of Rose has slopes greater than 12 percent; within the Village of Wild Rose on 4 percent fall into this category.

Water Resources

- There is one impoundment (Wild Rose Mill Pond) in the Village of Wild Rose and five named lakes and 20 unnamed lakes in the Town of Rose.
- All lakes within the Town of Rose are seepage, landlocked lakes. Named lakes include Chain Lake (21 acre), Fish Lake (5 acre), Upper Twin Lake (10 acres), Lower Twin Lake (5 acres) and Wautoma Lake (11 acres).
- Two major waterways flow through the planning area. The Pine River originates in the Town of Rose and flows in a predominately easterly direction. Willow Creek originates from springs in the southeast corner of the Town of Rose and flows in a predominately easterly direction. Both streams terminate at Lake Poygan and are classified as class I trout streams through the planning area.
- Approximately 1.5 percent (328 acres) of the Town of Rose is classified as floodplain. These areas are found along the Upper Pine River and Willow Creek.
- Floodplains in the Village are found adjacent to the Pine River, the Wild Rose Mill Pond, Willow Creek, areas south of the incorporated limits and south of Cleveland Avenue. The Village has adopted a floodplain ordinance and accompanying map.

- Approximately 1.8 percent (405 acres) of the Town of Rose is classified as wetlands, while 13.2 percent (125 acres) of the Village of Wild Rose falls under this categorization.
- Groundwater flow in the Town of Rose is toward the southeast and varies from a high of 1088 feet above sea level near the northwest corner of the Town to a low of 935 feet above sea level near the southeastern corner.
- Groundwater in the Village is basically easterly. Elevations range from 955 feet above sea level in the northwest corner of the Village to approximately 920 feet above sea level at the Pine River along the northern border.
- Past testing have shown that three (3) private wells within the Town of Rose contained nitrate levels above the EPA's Safe Drinking Water Standard of 10 mg/L. One of these exceeded 20 mg/L.
- An atrazine prohibition area has been established in the Town of Rose in sections 36 (all), 25 (part), 26 (part) and 35 (part). No person shall apply, mix or load any atrazine product in these areas except under special conditions.
- Homes within the Town of Rose and the Village of Wild Rose are on private septic systems and wells. A municipal sewer system has been proposed for the Village of Wild Rose.
- Groundwater is the primary source of drinking water within both communities.
- A county-wide water management plan is needed to protect the quality and quantity of both surface and groundwater supplies while meeting the varied needs of agricultural, recreational, and municipal users.

Wildlife Resources

- Numerous habitat types enable the Town of Rose and the Village of Wild Rose to support a varied and abundant wildlife and fish community.
- Over 14,000 acres within the area within both Rose (14,042 acres) and Wild Rose (287 acres) can be classified as woodlands; this represents about two-thirds (62.9%) of the Town of Rose and about one-third (30.4%) of the Village of Wild Rose.
- Approximately 3,494 acres of the land in the Town of Rose are currently enrolled in the Managed Forest Law program.

Parks, Open Space and Recreational Resources

- Pine River State Fisheries Area encompasses more than 1,600 acres along the stream corridor. This includes land west of the Wild Rose Mill Pond and at the state fish hatchery.

- Willow Creek State Fisheries Area encompasses more than 1,400 acres; with a goal to acquire additional acreage along the stream corridor. This includes a parcel of land in the southeastern corner of the Town of Rose.
- Wild Rose Fish Hatchery is located on STH 22 approximately 0.5 miles north of the Village. The facility is used for hatching, rearing and bloodstock.
- Ice Age National Scenic Trail is a cooperative venture between the WDNR and the National Park Service. Several portions of the trail have been established in western Waushara County. Several routes have been proposed within the Town of Rose, a spur trail would allow access from the Village of Wild Rose.

Mineral Resources

- There are no active non-metallic mining operations located in the planning area.

Solid and Hazardous Waste

- There are three (3) sites in the area included 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. (Inclusion of a site on this list does not mean that environmental contamination has occurred, is occurring, or will occur in the future)

Cultural Resources

- The first settlers to establish homes in the Town of Rose were Elisha Steward in 1850, Josiah "Jesse" Etheridge in 1851 and Ben Evans in 1853.
- The Village of Wild Rose was established in 1873 by H.H. Jones when he built a store on the John Davis farm and ran a post office there.
- While there are no properties currently listed on the National Register, eligible properties could include Mercantile Company building, grist mill, feed mill and Bird Song Bed and Breakfast in the Village of Wild Rose.
- Forty-five properties in the Village are included on the Architecture & History Inventory (AHI) found on the Wisconsin Historical Society's Division of Historic Preservation website; eight of these properties are part of the Pioneer Museum.
- Fifteen properties within the Town of Rose are included in AHI database; all properties are part of the historic Wild Rose Hatchery.
- The Pioneer Museum is located in downtown Wild Rose and was established in 1963. Exhibits document the early history of the settlement.
- The Wild Rose Historical Society is a very active group that frequently publishes historical articles in the Argus newspaper.

LAND USE

Land Use Vision for 2030

New growth in the Village of Wild Rose has been accommodated in a manner which strengthens the downtown commercial business district; has allowed the industrial park base of the village to expand at the southern edge of the Village along STH 22; and has promoted new residential growth in areas which have not adversely compromised the beautiful woodlands, wetlands and the Mill Pond that give the Village its' attractive small community character. The Village's plan to combine an industry and service sector job based economy with a tourism based development strategy has resulted in a healthy economy and preserved the community's unique visual character. Sensitive placement of new development and policies adopted by the Village Board have protected the town's most sensitive natural resources, and stressed to new land owners the value of preserving the community's natural resources. This vigilance by town officials has protected the integrity of the historic character of the downtown business district and the beauty of the Mill pond landscape vistas. The village and the town have succeeded in working together to connect the enhanced recreational assets of the Mill Pond with the renovated Wild Rose Fish Hatchery, with a walking/hiking trail that is the pride of the two communities. Due to the careful implementation of the comprehensive plan, land use conflicts between commercial, industrial and new residential developments have been greatly minimized.

The Village of Wild Rose has a good working relationship with the Town of Rose recognizing that the village's investment in public sewer and water protects everyone's groundwater resources, and offers employment opportunities and retail services for both village and town residents. The village and the town have worked together to facilitate annexations by the village because both communities have a common interest in the employment and growth that results from the provision of needed public services to the industrial park. This mutually beneficial partnership extends to sharing a fire district, a school district and a community medical facility. The majority of new residential subdivisions and commercial and industrial development has been successfully redirected to the Village of Wild Rose which can serve these higher density uses more cost effectively with public services. Keeping major truck traffic generators along state highway 22 has insured businesses and industries have had good access, and helped to keep unnecessary traffic off of the Town's local road network insuring a longer lifespan for this costly infrastructure.

Key Findings

Existing Land Use

- A detailed field inventory of land uses within the Group E Planning Cluster was conducted in 2000; subsequent updates were completed during the comprehensive planning process.
- Developed land has been altered from its natural state to accommodate human activities. These land uses include residential areas (single family, farmsteads, multi-family, mobile homes); commercial districts; industrial operations (including mining operations and quarries); recreational facilities; institutional facilities; utilities and communication facilities; transportation networks; and airports.

- Undeveloped land includes agricultural cropland, woodlands, surface water features, and other open areas.
- Incorporated communities have more developed area than the unincorporated towns; developed land accounted for 39.1 percent of the land in the Village of Wild Rose and 5.2 percent in the Town of Rose.
- The most common developed land use in both community included residential and transportation. Institutional facilities were more common in the Village while recreational facilities were more common in the Town.
- The most prevalent undeveloped land uses in both communities were woodlands (planted woodlands, and general woodlands); and open other land.
- Woodlands are the predominant land use in both communities. Sixty-three percent (62.9%) of the land within the Town of Rose is made up of woodlands, while 30.4 percent of the Village falls within this category.

Development Trends

- The abundance of beautiful woodlands, rivers and streams; the proximity to the southern half of the state, Fox Cities, Oshkosh and other areas; and the rural charm have attracted and continue to attract people to the area.
- Over the last 26 years, gains were seen in residential land use in the Village of Wild Rose while subsequent losses in agricultural land occurred. According to the DOA, 32 net residential buildings were added between 1990 and 2000.
- The Town of Rose experienced gains in residential and residual land uses over the last 26 years, while significant amounts of agricultural land were lost. Per information received from the DOA, 66 net residential buildings were added in the Town between 1990 and 2000. Residential growth has continued to occur, between 2000 and 2004, an additional 27 residential buildings were added in the Town.
- Residential densities are defined as the number of housing units in a given area. Between 1990 and 2000, residential densities increased in the Town of Rose from 9 to 10.12 units per square mile. Residential densities in the Village of Wild Rose decreased from 259.9 units per square mile to 256.8 during this same time frame.
- Intensity is the degree of activity associated with a particular land use. Smaller lot size and the presence of multi-family housing in the Village of Wild Rose (3.26 units per acre) resulted in more intense land use in the Village than in the Town of Rose (0.93 units per acre).

Land Use Projections

- Land use projections were based on population and housing projections made by ECWRPC. The projections are used to approximate the amount of land that is anticipated to be needed for future growth and development.
- Land use projections were made by addressing the 14 goals mandated for consideration by s.66.1001 and specific goals addressed within the various zoning ordinances.
- Land use projections are estimates. Actual development will depend on land and housing availability and affordability; the local and state economies; and other factors.
- It is not the intent of the plan to see an entire area within the specified area to be developed. Instead, the specified use shall be allowed if consistent with the type, location, and density of the development. Some of the land within the specified areas would hinder development based on soil suitability, adjacent natural resources, conflicting land uses, or other factors.

Village of Wild Rose

- Even though past information from the U.S. Census and the Department of Administration suggests that the Village will experience stagnant growth over the life of the plan, a planned municipal water system and sizeable new residential development along with an expansion of the Village industrial park could lead to new growth.
- Utilizing existing zoning requirements and residential intensities, it is anticipated that an additional 19 acres will be developed for all residential uses (single-family, duplex and multi-family) within the Village over the life of the plan.
- Areas in the southwest and northeast sections of the Village of Wild Rose and areas surrounding CTH A, immediately north of the Pine River are targeted for residential growth. Infill development is also encouraged.
- Utilizing a ratio of residential acreage to commercial land use an additional 5 acres of commercial development is planned. Areas along STH 22 in the downtown area and in the southwest portion of the Village are targeted for commercial development.
- Utilizing a ratio of residential acreage to industrial land, it is anticipated that an additional one acre of industrial use will occur over the planning period. Industrial development is expected to occur in area near STH 22 in the southwest portion of the Village.
- Growth within the Village is expected to occur in areas currently designated as woodlands and open other land, therefore agricultural land use is expected to remain stable over the life of the plan at 0.3 acres.

Town of Rose

- Based on ECWRPC population and household projections, it is anticipated that 469 additional acres will be needed for residential growth over the life of the plan.
- Residential development should occur on a minimum lot size of 5 acres to retain rural character and allow for individual on-site sewage disposal systems.
- While scattered residential development will continue to occur in the Town of Rose, infill development is encouraged within platted subdivisions.
- Utilizing a ratio of residential to commercial land use, it is anticipated that 3 acres of commercial development will occur in the Town over the planning period.
- It is anticipated that the Town will develop 39 additional acres for industrial purposes.
- Commercial and industrial development is designated along STH 22, adjacent to the southwest portion of the Village of Wild Rose.
- Agricultural lands are scattered throughout the Town of Rose and it is the Town's intention to preserve the right to farm.
- Agricultural projections were made assuming that all new residential development would convert a combination of agricultural land, woodlands and open land into residential use. The ratio is based on each category's share of existing non-developed, but still developable land.
- It is anticipated that 101 acres of farmland will be lost over the life of the plan.

Land Use Issues and Conflicts

- Future land use conflicts between the Town of Rose and the Village of Wild Rose may be minimal, as the two communities have a good working relationship and agree on annexation issues.
- Incompatibilities may arise between adjacent land uses as development continues. Proper planning and use of regulatory controls will minimize the severity and overall number of conflicts. Land use controls such as setbacks, screening, and buffering should also be utilized to limit potential conflicts.

INTERGOVERNMENTAL COOPERATION

Intergovernmental Cooperation Vision for 2030

In the year 2030 the Village of Wild Rose and the Town of Rose are working closely with each other, and neighboring communities on areas of mutual interest. They also collaborate on a whole range of issues and public services. This spirit of cooperation has led to a more cost-

effective delivery of government services by eliminating duplication of costs, facilities and equipment, and achieving larger economies of scale. In addition, the interchange of ideas, and information gained from ongoing dialogue among the participants has helped each community plan better for its future needs. Local officials have recognized that their economies and quality of life are inextricably interlinked and interdependent on each other so intergovernmental cooperation has provided mutual benefits for the entire area.

Key Findings

Intergovernmental Agreements

- The Village of Wild Rose has not established a border agreement with either the Town of Rose or the Town of Springwater.
- The Village of Wild Rose and the Town of Rose have mutual interests and their economies are interlinked by industry/service and employment relationships.
- Towns cannot annex land from one another. Therefore, borders between the Town of Rose and adjacent towns are fixed and boundary disputes are non-existent. The towns in the area share a common rural character and enjoy a good working relationship with all neighboring municipalities.

School Districts

- While school districts are working with area communities, additional communication and cooperation is needed to further benefit the local communities. This may include sharing recreational facilities; utilizing existing school facilities for after school meeting space; and working together to coordinate the siting and utilization of new school facilities and the implementation of the comprehensive plan.
- The three economic development committees representing the Village of Wild Rose and the Town of Rose should work with the technical colleges and local industries to develop training programs to expand local skills needed by area industries.

Community Facilities

- The Wild Rose Fire District has mutual aid agreements with other fire districts in the area, including the towns of Almond, Springwater and the City of Waupaca.
- EMS and ambulance protection is provided through a cooperative arrangement managed by the Waushara County EMS in Wautoma.
- The Patterson Memorial Library and the Wautoma Public Library are part of the Winnefox Library System that cooperatively share partner library collection materials.
- Communities should periodically meet with providers of utility infrastructure (gas, electric, telephone, etc.) to discuss upcoming road construction and utility upgrades.

- Communities should 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 recreation programs.
- Local governments should also meet with the Wisconsin Department of Transportation and the Waushara Highway Department to discuss and coordinated upcoming road construction projects.
- All communities within the area have various intergovernmental agreements with respect to public services and facilities provisions. For example, mutual aid agreements exist between the fire districts and snow plowing on commonly shared roads.

Regional, State, and Federal Agencies

- By statute, the Town of Rose has adopted County zoning. Where feasible, all units of governments should collaborate to ensure that zoning ordinances are similar in nature. The Town should strive to enhance and strengthen county zoning ordinances by adopting its own zoning ordinances which may be more stringent.
- Individual communities within the Group E cluster should continue to work with the various Waushara County Departments to foster good working relations, promote mutual respect, and coordinate necessary community services.
- Waushara County is a member of the East Central Wisconsin Regional Planning Commission (ECWRPC). ECWRPC provides planning and technical assistance to local communities, counties, and other entities within its jurisdiction. All Group E communities should continue to maintain a positive working relationship with ECWRPC on future projects.
- The Wisconsin Department of Natural Resources (WDNR) is responsible for the regulation, protection, and sustained management of natural resources in the state. WDNR operates various programs to help local governments and private landowners successfully manage their properties to benefit overall environmental quality. Local governments should promote positive working relations between themselves, their citizens, and the agency.
- The overall mission of the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) is multi-fold. DATCP oversees programs which ensure the safety/quality of food, promote fair business practices, and encourage the vitality of agricultural industries which preserve environmental quality. Since agriculture will continue to be an important economic industry in Group E communities, many DATCP programs will benefit local citizens.
- The Wisconsin Department of Transportation (WisDOT) oversees all issues related to transportation uses in the planning area. WisDOT oversees highway planning, construction, and maintenance; airport travel, safety, and zoning; bicycle and pedestrian transportation; and multimodal transportation issues. Although there are no major expansions planned within the Group E area, local communities should take a proactive role in transportation planning issues on an ongoing basis.

- The possible interactions Group E communities can have with all county, state, and federal agencies are too lengthy to include in this report. Local communities must continually network and cooperatively plan with the appropriate agencies as needs arise.

Extra-territorial Jurisdiction

- Incorporated cities and villages in Waushara County can exercise certain powers within 1.5 miles of their incorporated limits. This area is referred to as the extra-territorial jurisdiction. These powers are summarized below.
 - Incorporated communities can exercise plat review authority in unincorporated areas adjacent to their communities (s.236.10). If incorporated communities have adopted their own subdivision ordinance, they can approve or reject specific plats and certified survey maps as if they were within incorporated limits.
 - Incorporated cities and villages in Waushara County have been given authority to practice extra-territorial zoning within the 1.5 mile area adjacent to their community if they have adopted their own zoning ordinance. In order to practice extra-territorial zoning, an incorporated community must do the following: publicize and adopt a resolution stating its intent to do so; establish a joint committee with representatives from adjacent communities; and adopt specific plans through the joint committee.

IMPLEMENTATION

Implementation Vision for 2030

In 2030, Wild Rose Village residents have seen how the careful implementation of their comprehensive plan has provided well managed growth, responsible government, and allowed the residents of the Village to continue to enjoy their community's unspoiled rural character and natural resources. Village leaders have continued to rely on the goals set forth in their comprehensive plan to guide new development to appropriate locations thereby preventing land use conflicts. They have found that their original plan, revised over time to reflect new community visions, has proven to be a successful working document which has allowed the Village to accommodate new growth without compromising community values regarding the protection of the scenic rural character and the agricultural base of the Town. The Plan Commission and the Village Board have been diligent in establishing new ordinances and policies which will implement the plan. The Village values the opinions of its residents and business owners and has implemented a plan which has improved the quality of life for residents of the Village of Wild Rose.

Key Findings

Role of the Plan

- All land use decisions should be kept consistent with the community's adopted plan.

- The planning commission is responsible for ensuring that current ordinances are in compliance with the plan.

Responsibility

- Elected officials make complex decisions based upon the comprehensive plan, the goals of the applicant, technical information from planning staff, citizen input from advisory boards and their own judgment on the specific development.
- The planning commission is the primary entity responsible for implementing and updating the comprehensive plan.
- The planning commission must review all new and existing ordinances to verify compliance with the goals and objectives of the plan.

Internal Consistencies

- Any amendment to the plan should be accompanied by an overall review of all nine elements and their associated goals, objectives and strategies.

External Consistencies

- Communities should be aware of state and other planning documents and their relevance to their individual comprehensive plan.

Monitoring Progress

- Communities should annually monitor the progress of implementation, utilizing the schedules that are found in the Implementation Chapter to ensure each strategy is implemented in a timely fashion.
- Communities should annually review the goals, objectives and strategies and address any conflicts which may arise between the elements of the plan, and report implementation progress to residents at the Annual Meeting.

Updating the Comprehensive Plan

- The comprehensive plan must be updated at least once every 10 years.
- Where appropriate, minor modifications should be made to the individual community plans as the need arises. These modifications may include, but are not limited to, the incorporation of new statistical data, changes to individual strategies, and changes to land use maps.

Adoption of the Plan and Future Updates

- The plan commission or other body of a local governmental unit authorized to prepare or amend a comprehensive plan shall adopt written public participation procedures that foster public participation, and adopt a resolution by majority vote of the entire plan commission or governmental unit.
- One copy of the recommended plan should be sent to adjacent local governmental units, the DOA, ECWRPC, public libraries and others as specified in the state statutes.
- The plan shall be adopted by ordinance.
- A class I public notice should be published 30 days prior to the hearing on the proposed ordinance to adopt the final recommended plan.
- A public hearing must be held on the ordinance.
- An opportunity for written comments by the public must be provided and the local governing body must respond to those comments.
- The local governing body must approve the ordinance.
- The adopted plan or ordinance must be distributed to the list above as specified by state statutes.

Land Use Controls

- Local communities and counties can choose a variety of implementation tools. These can include sign regulations, erosion and stormwater control ordinances, historic preservation ordinances, design review ordinances, building/housing codes, floodplain ordinances, subdivision ordinances and lighting control ordinances.
- The Town of Rose is under Waushara County zoning. It may wish to adopt its own zoning ordinances, however town ordinances must be as strict as or stricter than the county ordinance.
- The Village of Wild Rose is under village zoning.
- Cities, villages and towns which have adopted village powers have the authority to develop an official map. Official maps ensure that future land use decisions will remain compliant with the comprehensive plan.

CHAPTER 2: ISSUES AND OPPORTUNITIES

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ISSUES AND OPPORTUNITIES

INTRODUCTION

Socioeconomic conditions and growth patterns have implications for the future health and vitality of communities. They help define existing problems and identify available socioeconomic resources. They also represent the current and future demands for services and resources. Changes in population and households combined with existing development patterns and policy choices will determine how well Group E communities will be able to meet the future needs of their residents and the 14 comprehensive planning goals.

Issues and Opportunities Vision for 2030

In 2030 the quality of life for residents of the Village of Wild Rose has never been better. The Village Board has succeeded in keeping the cost of government to a minimum by offering residents what they desire, cost effective public services, good employment opportunities, and great recreational amenities. Thanks to the implementation of recommendations of the Village's Comprehensive Plan 2030, the residents of the Village of Wild Rose now enjoy the benefits of living in a progressive small community which has preserved its most environmentally sensitive areas and the Village's unique charm and character. This includes a rejuvenated downtown district along Main Street, great schools, a modern medical facility, and recreational facilities and other natural and cultural amenities that can be enjoyed by future generations. The Village has a healthy economy which employs residents in a variety of retail and services businesses, as well as in the ever expanding Wild Rose Industrial Park.

The Village of Wild Rose and the Town of Rose, recognizing that their economies are interdependent, have coordinated with each other to offer cost effective efficient public services for their public safety and fire protection needs. Residents of both the Village and the Town are employed by industries and businesses in the Village of Wild Rose where public sewer and water services are available. Basic medical care and 24/7 emergency services are provided by an expanded Wild Rose Medical Facility. Extended care facilities and other senior housing serve the area's growing senior population. The Village continues to grow with new home construction in subdivisions that are served efficiently by public sewer and water and other services. The Town of Rose offers larger lots in a rural setting. Together they offer residents a range of housing choices. A joint Village/Town effort which constructed new walking trails and fishing facilities has provided residents with great family recreational opportunities and has contributed to the tourism economy as well.

Increased access to reliable transportation routes such as US 10 and STH 21 make employment and shopping opportunities in the Fox Cities and Oshkosh more feasible. These roadways have also attracted an influx of new residents, who are drawn to the Village for the small friendly community lifestyle they seek.

INVENTORY AND ANALYSIS

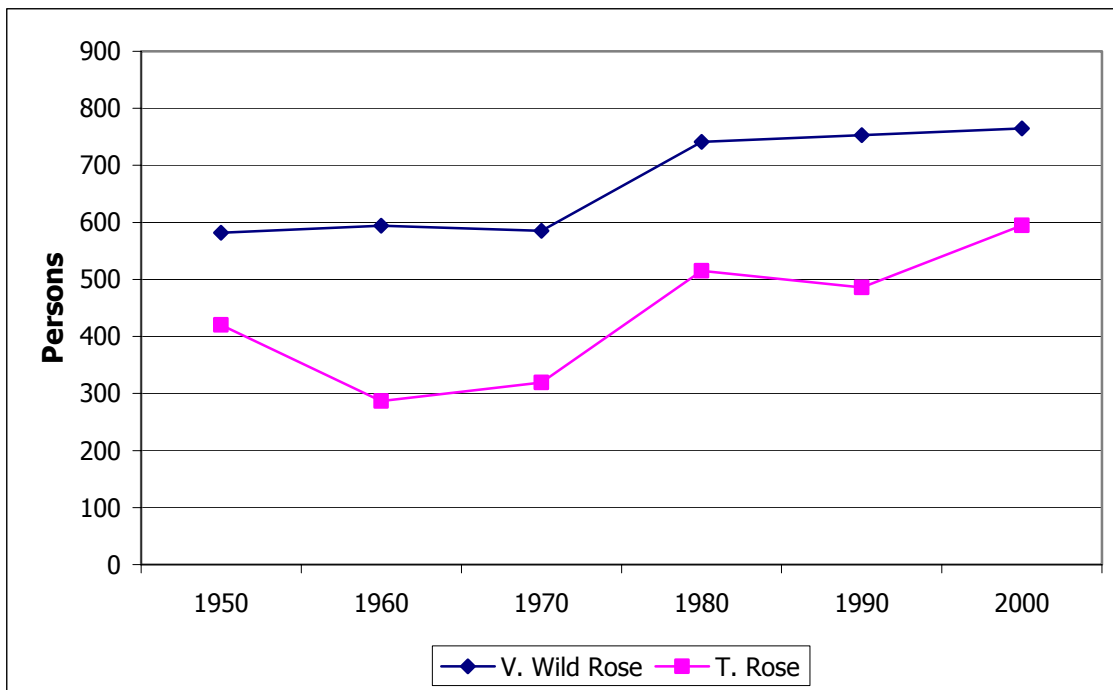
This section of the chapter provides a brief summary of historic population growth, followed by more detailed information regarding current population and household characteristics of the region. Population and socioeconomic trends are identified and potential future growth and development patterns are discussed. Characteristics examined include age, race, ethnicity, educational attainment, income and household types. Current and potential population and socioeconomic issues are noted. Their potential impacts and policy implications will be discussed in the remaining comprehensive plan element chapters. The remainder of this chapter will briefly describe the policy context, discuss the need for intergovernmental cooperation, assess current and future trends and identify issues that need to be addressed.

Demographic Trends

Historic Population

The population of the Village of Wild Rose and Town of Rose has fluctuated during the past fifty years¹. During this time period, the Town of Rose experienced the largest variation in population (Figure 2.1), while the Village of Wild Rose experienced the largest population increase, gaining 183 residents between 1950 and 2000. The Town of Rose gained 175 residents, over this time frame (Appendix B, Table B-1).

Figure 2.1. Historic Population Change



Source: U.S. Census: 1950, 1960, 1970, 1980, 1990, 2000; WI DOA 2001 – 2005. (2000 Census numbers have been adjusted through the Count Question Resolution Program (CQR) 8/30/02.

¹ U.S. Census: 1950, 1960, 1970, 1980, 1990, 2000; WI DOA 2001 – 2005.

Between 1950 and 2000, population growth in the Village of Wild Rose and the Town of Rose was slower than growth in Waushara County, the East Central Region², and Wisconsin. The Town of Rose's population increased by 41.7 percent during this time period, while Wild Rose's population increased by 31.4 percent. Population increases at the county, region and state level exceeded 55 percent, with the East Central Region experiencing the largest increase, 66.1 percent. 2005 population estimates from the Wisconsin Department of Administration (DOA) indicate that recent local growth trends continue to be slower than regional and state growth patterns. Since 2000, the Village of Wild Rose's population has declined by -2.5 percent and the Town of Rose's population has increased by 3.4 percent, compared to 4.0 percent at the state level, 4.8 percent at the regional level and 8.0 percent at the county level.

Components of Population Change

The two components of population change are natural increase and net migration. Natural increase is calculated by subtracting deaths from births during a specific time period. Net migration is, in theory, the number of people leaving an area (out-migrants) subtracted from the number of people coming into an area (in-migrants). However, since no convenient way of determining the movement of people on a regular basis exists, net migration must be estimated. Net migration can be estimated based on survey data, information from census questions, IRS data or calculated by subtracting natural increase from total population change. Net migration estimates may vary depending on which methodology is used. Data from the University of Wisconsin-Extension Applied Population Laboratory and the Wisconsin Department of Administration (DOA), for example, show similar trends, but their net migration estimates vary.

An examination of the data provided by the University of Wisconsin-Extension Applied Population Laboratory and the Wisconsin Department of Administration (DOA) indicate that since 1950, migration has played a greater role in population change in Waushara County than natural increase. With the exception of the 1950s, Waushara County has experienced a positive net migration rate (Tables 2.1 and 2.2). Furthermore, the rate of net migration in Waushara County has exceeded the overall Wisconsin net migration rates each decade since 1980, which indicates that Waushara County is attracting residents from other parts of Wisconsin.

Table 2.1. Net Migration Estimates, 1950 to 1990

	Waushara County		Wisconsin	
	Net Migration	Total Change	Net Migration	Total Change
1950 to 1960	-8.62%	-3.04%	-1.44%	15.06%
1960 to 1970	6.37%	9.62%	0.16%	11.79%
1970 to 1980	17.66%	25.22%	0.23%	6.51%
1980 to 1990	7.27%	4.64%	2.68%	3.96%

Source: "Net Migration by Age for Wisconsin Counties, 1950-1990", UWEX Applied Population Laboratory.

² Calumet, Fond du Lac, Green Lake, Marquette, Menominee, Outagamie, Shawano, Waupaca, Waushara and Winnebago Counties.

The role of migration in the county's population growth became more important in the 1990s and early 2000s, when the rate of natural increase fell below zero. Since natural increase rates were negative, the entire increase in population in Waushara County since 1990 can be attributed to in-migration (Table 2.2).

Waushara County migration patterns also varied by age³ (Appendix B, Table B-2). Between 1990 and 2000, young families (age 30 to 44 yrs) and baby boomers (age 45 to 64), many who converted their seasonal residences to year round homes, moved to Waushara County. During this time period, Waushara County lost population in two other age groups, as many individuals ages 20 to 29 and individuals age 75 and older migrated out of the county. The net loss of young adults is likely attributable to two factors. First, many students left the county to attend college. Others may have relocated in search of affordable housing and better employment opportunities. The out-migration of elderly individuals likely resulted from a need or desire for additional services. As people age, many eventually need or desire a wider variety of housing, health care, support services and transportation options than is available in rural communities.

Table 2.2. Components of Population Change, Waushara County

	Numeric Change			Percent Change		
	Natural Increase	Net Migration	Total Change	Natural Increase	Net Migration	Total Change
1970-1980	215	3,516	3,731	1.46%	23.76%	25.22%
1980-1990	448	411	859	2.42%	2.22%	4.64%
1990-2000	-23	3,792	3,769	-0.12%	19.56%	19.44%
2000-2005 est.	-131	1,983	1,852	-0.57%	8.60%	8.03%

Source: Population Trends in Wisconsin: 1970-2000, WI DOA, 2001; WI DOA, 2005.

Population Density⁴

Population density reflects the degree of urbanization and impacts the demand and cost effectiveness of urban service provision. Over time, urban growth and suburbanization within Waushara County has expanded and town settlement patterns have increased in density. In 2000, population densities for Waushara County towns ranged from 12 to 62 persons per square mile. At 17 persons per square mile, the population density in the Town of Rose was well below the county average of 37 persons per square mile. Villages in Waushara County ranged in density from 334 to 692 persons per square mile in 2000. The Village of Wild Rose averaged 580 persons per square mile (Appendix B, Table B-3). The average population density for the state was 82 persons per square mile.

Age Distribution

The age structure of a population impacts the service, housing and transportation needs of a community. Communities with growing school age populations may need to expand school facilities. Communities with growing elderly populations may need to expand health care, housing options and transportation services. Currently, the largest age cohort within the region

³ WDOA, 2005.

⁴ U.S. Census, 2000.

and the state is the “baby-boom” generation, which includes those individuals born between 1945 and 1965. These individuals have had, and will continue to have, a significant impact on service and infrastructure needs within both communities.

A comparison of 1990 and 2000 age cohort data indicates that the Village of Wild Rose experienced an increase in the number of school age children, baby-boomers and elderly residents during this time period (Appendix B, Tables B-4 and B-5)⁵. Individuals age 65 and older comprised the largest age cohort for both years, while the largest increase in population by age cohort occurred in the 45 to 64 year old age cohort, which increased by 24.4 percent. An increase in elderly and school age residents means that the village needs to balance service needs between elderly residents and school age children.

Between 1990 and 2000, the Town of Rose experienced a slight decrease in the number of school age children and population increases in pre-school, working age and elderly age cohorts. The largest increase occurred in the 45 to 64 age cohort, which increased by 74.8 percent (Appendix B, Tables B-4 and B-5). The large increase in residents between the age of 45 and 64 likely resulted from the aging of the baby-boom population and the in-migration of individuals in this age cohort.

Median age divides the age distribution of the population in half. One half of the population is younger than the median age, while the other half of the population is older. As a result, the median age of the population provides some insight to the overall population structure within a community. Median age can and does vary over space and time. Changes in population compositions resulted in most Waushara County communities experiencing an increase in median age between 1990 and 2000 (Appendix B, Tables B-4 and B-5). Both Group E communities were among those experiencing an increase in median age during this time period. The increase in median age in the Village of Wild Rose was relatively slight, only 1.2 years, which reflects the increase in school age and elderly cohorts. The Town of Rose experienced a larger increase in median age, 4.4 years, which reflects the large increase in the 45 to 64 year age cohort. In comparison, Waushara County’s median age increased by 3.5 years, while the state’s median age increased by 3.1 years.

Household Structure

Household Size

Household size and changes in household structure help define the demand for different types and sizes of housing units. The composition of a household coupled with the level of education, training, and age also impact the income potential for that household, plus help define the need for services such as child care, transportation, and other personal services. Decreases in household size create a need for additional housing units and accompanying infrastructure, even if no increase in population occurs.

Household size for Waushara County and the state has been decreasing since 1970⁶ (Appendix B, Table B-23). In the Village of Wild Rose household size decreased between 1970 and 1990, then rose in 2000, while in the Town of Rose household size fell for each decade. The largest

⁵ U.S. Census; 1990, 2000.

⁶ U.S. Census; 1970, 1980, 1990, 2000.

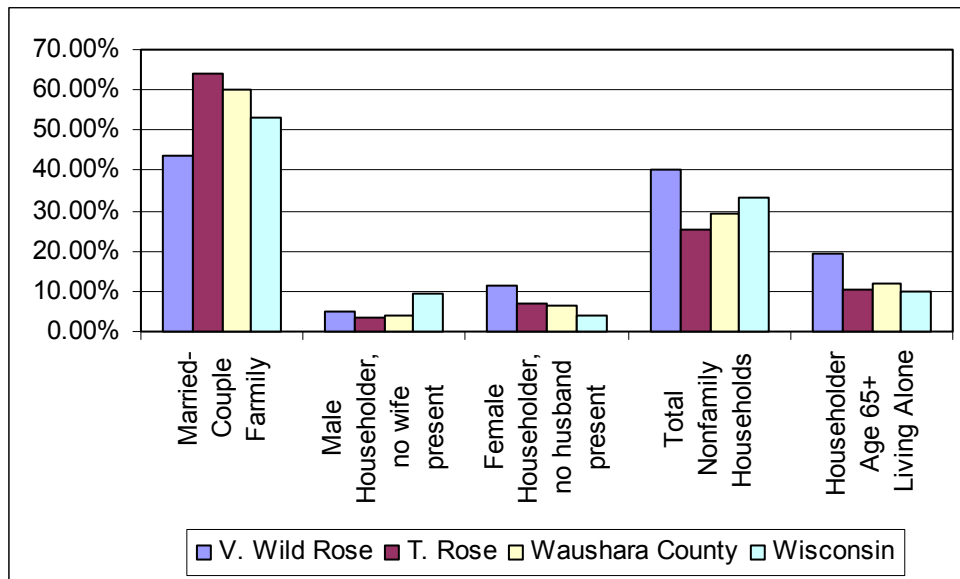
reduction in household size occurred at the state level, where household size declined from 3.22 persons per household in 1970 to 2.50 persons per household in 2000. The Village of Wild Rose had the smallest household size in each year between 1970 and 2000, while the state had the largest in all but 1990. In 1990, the Town of Rose had the largest household size, 2.88 persons per household.

Between 1990 and 2000, the Village of Wild Rose was the only jurisdiction (of the four) to experience an increase in the average household size. This was the result of a decrease in one person households and an increase in two, three, five and six and more person households. Generally, unlike state and county trends, both the Town of Rose and the Village of Wild Rose experienced decreases in one person households and increases in larger household sizes during this time frame. Interestingly, the county also saw increases in six or more person households in 2000 (Appendix B, Tables B-6 and B-7).

Household Composition

In 1990 and 2000, the majority of households for all four jurisdictions were family households, and the majority of family households were married couple families⁷ (Appendix B, Tables B-8 and B-9). Between 1990 and 2000, the Village of Wild Rose and Town of Rose experienced an increase in the share of family households, while Waushara County and Wisconsin saw an increase in the share of non-family households. In 1990, the share of family households ranged from 57.6 percent in the Village of Wild Rose to 73.1 percent in Waushara County. By 2000, the share of family households ranged from 59.9 percent in the Village of Wild Rose to 74.6 percent in the Town of Rose. The Village of Wild Rose had the largest share of non-family and elderly households and the smallest share of family households in both years.

Figure 2.2. Percent of Households by Type, 2000



Source: U.S. Census, 1990 and 2000.

⁷ U.S. Census; 1990, 2000.

In 1990, householders age 65 or older and living alone ranged from 10.5 percent in Wisconsin to 28.5 percent in the Village of Wild Rose. Between 1990 and 2000, the share of elderly householders living alone decreased in all four jurisdictions. By 2000, the share of elderly householders living alone ranged from 9.9 percent of all households in the state to 19.6 percent of the households in the Village of Wild Rose.

Even though the share of householders age 65 or older and living alone is decreasing, the number of elderly householders are actually increasing in both the state and county. In addition, despite the fact that the number of elderly householders living alone is decreasing in the Village of Wild Rose and the Town of Rose, they still garner a significant percentage of the total households. In 2000, 86 or 15.5 percent of the total households were elderly and living alone in the Village of Wild Rose and the Town of Rose combined. As costs rise and health declines, elderly singles may have difficulty maintaining their housing unit, especially if they own a larger home. Homes may need special modifications or additional equipment if the elderly or disabled are to live independently. Assistance may also be needed with housekeeping, transportation or meal preparation, etc. Social isolation may also become an issue if these individuals have limited mobility options. The Village of Wild Rose, Town of Rose and Waushara County may want to consider what options and services will help meet the needs of these individuals.

Race and Ethnic Origin

Population by race and ethnic origin provides information regarding the social and cultural characteristics of an area. It also provides information regarding population dynamics. Access to education and economic opportunities differ by race and ethnic origin. Differences also exist in age structure, language barriers and risks for various diseases and health conditions. Some ethnic groups are also more mobile than others.

Since new immigrants are more likely to settle in areas with existing populations from their countries of origin, race and ethnicity also influence migration patterns. National population trends indicate that persons of color and persons of Hispanic origin are growing faster than non-Hispanic whites. As the population of the cluster, Waushara County, and Wisconsin continue to grow, it is likely that the minority proportion of the population will also continue to grow. If this occurs, communities may need to compensate for the changing demographic composition. It is important that consideration be made to bring these individuals into the planning process so that these individuals not only understand local cultural norms, but also have a positive stake in our communities. Communities may also find it beneficial to promote opportunities for positive interaction between cultures. An increase in understanding of differences and similarities in expectations and cultural values may help reduce friction between groups.

Racial Distribution

While the Town of Rose and Waushara County experienced an increase in persons of color between 1990 and 2000, the number of persons of color remained small⁸ (Appendix B, Tables B-10 and B-11). Whites continue to comprise an overwhelming majority of the population.

⁸ U.S. Census; 1990, 2000, STF 1A.

Other races comprised the largest nonwhite group in the Village of Wild Rose, while other races and two or more races tied for the largest group in the Town of Rose in 2000. The 2000 Census was the first Census which allowed persons of mixed race to identify themselves as belonging to two or more races. Less than two percent of state and Town of Rose residents and less than one percent of the Village of Wild Rose and Waushara County residents declared they were of two or more races.

The population of both the Village of Wild Rose and the Town of Rose is less diverse than that of the county and state. In 2000, whites comprised 97.3 percent of the Village of Wild Rose population and 97.6 percent of the Town of Roses population, compared to 88.9 percent of the state's population and 96.8 percent of Waushara County's population.

Ethnic Origin

In 2000, the most common ancestry identified by Village of Wild Rose, Town of Rose and Waushara County residents was German⁹ (Appendix B, Table B-12 and B-13). Thirty-four percent (33.8%) of Village and 32.5 percent of Town residents claimed German ancestry, compared to 38.0 percent of County residents. Several residents (24.3 percent of the Village of Wild Rose and 14.5 percent of the Town of Rose residents) could not identify or chose not to report their ancestry. The second most common ancestry identified by Village residents was Norwegian (7.3%), Town residents was English (12.2%) and County residents was Polish (7.3%).

Although Hispanics are the fastest growing ethnic group in the United States, they currently comprise less than four percent of the county's and state's population (Appendix B, Table B-14). However like the nation, this segment of the population is one of the fastest growing in the area. Between 1990 and 2000, the Hispanic population within Waushara County and Wisconsin more than doubled. At the county level, the Hispanic population increased from 2.0 percent of the county's population to 3.7 percent. At the state level, the Hispanic population increased from 1.9 percent of the state's population in 1990 to 3.6 percent of the state's population in 2000.

Even though the number and share of Hispanics increased in the Village of Wild Rose and the Town of Rose between 1990 and 2000, they remain a very small part of the population. In 2000, Hispanics comprised 2.2 percent of the Village's population and 2.9 percent of the Town's population. Therefore if these communities are going to continue to grow through migration, it is likely that the number and percentage of Hispanics in the area will also increase as Hispanics are becoming a larger share of the national, state and county population.

Income Levels

Income includes both earned and unearned income. Earned income includes money earned through wages, salaries and net self-employment income (including farm income). Unearned income includes money from interest, dividends, rent, social security, retirement income, disability income and welfare payments (U.S. Census Bureau). Traditionally, earned income is geographically dependent, as the quality of local jobs determines the earning potential and quality of life for local residents dependent on earned income. Unearned income is not

⁹ U.S. Census; 2000.

geographically dependent. Retirement pensions, for example, may come from a company which is located several states away. As a result, a retiree's quality of life is not as dependent on the health of the local economy and quality of jobs in the area as someone who derives the majority of their income from earnings. As telecommuting increases and becomes more mainstream, earned income may become more geographically independent. However, at this point in time, little telecommuting occurs in Waushara County.

Impact of Earnings on Household Income

An examination of 1999 income data indicates that the majority of household income within the Village of Wild Rose, the Town of Rose, Waushara County and the state is derived from earnings¹⁰. As a result, access to earning opportunities is a strong determinant in meeting the income needs of residents in all four jurisdictions (Appendix B, Table B-15). Eighty percent (79.9%) of income in the Village of Wild Rose was derived from earnings, compared to 74.6 percent in the Town of Rose and 80.6 percent of the income in Wisconsin. At the county level, only 71.4 percent of income was derived from earnings, which indicates that at the county as a whole is less dependent on employment and job creation than the Village of Wild Rose or the Town of Rose.

In the Town of Rose, Waushara County and the state, the average income per household was higher than the average earnings per household, which indicates that these jurisdictions also benefit from unearned income (Appendix B, Table B-15). In all four jurisdictions, the percent of households with earnings ranged from 75.6 percent for the Village of Wild Rose to 81.8 percent for the state.

Income Comparisons

Three commonly used income measures are median household income, median family income and per capita income. Median income is derived by examining the entire income distribution and calculating the point where one-half of incomes fall below that point, the median, and one-half above that point. For households and families, the median income is based on the distribution of the total number of households or families, including those with no income. Per capita income measures income per person, and is calculated by dividing the total income of a particular group by the total population of that particular group, including all men, women and children, regardless of age and earning potential.

A comparison of median family, median household and per capita income values between 1989 and 1999 indicate that all four jurisdictions experienced an increase in all income measures during this time period (Appendix B, Table B-16). The Village of Wild Rose experienced the largest increase in median household and per capita income, while the Town of Rose saw the smallest increase in all income measures.

These variations in income growth resulted in a decreased disparity between the Village of Wild Rose and the Town of Rose for both median household and family income and an increased disparity in per capita income. However, even though the growth rate for the Village of Wild Rose exceeded Wisconsin's for median household and family income, it was not enough to

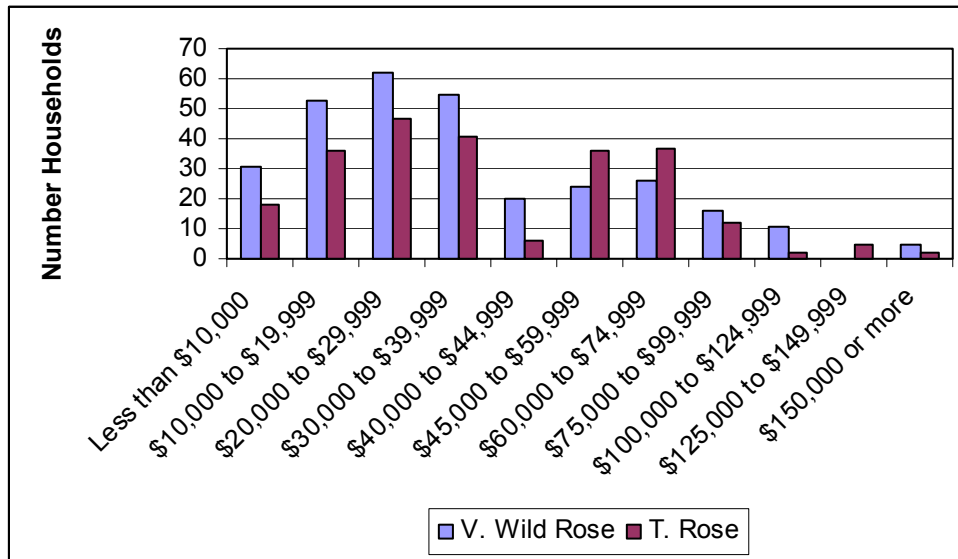
¹⁰ U.S. Census; 2000 STF 3A.

narrow the gap in incomes between the two jurisdictions. Although historically the income gap between the Town of Rose and the state has been smaller than the Villages', because the state experienced a higher increase in income for all measures than the Town, this disparity increased between 1989 and 1999.

Household Income By Range

While median and per capita income figures are often used to compare incomes across communities, household income by range provides a clearer picture of the distribution of income within a community, which allows communities to better target policies, programs, housing and economic development opportunities to meet the needs of their residents. Table B-17 in Appendix B identifies the number of households in income categories ranging from those with incomes of less than \$10,000 through those with incomes of \$150,000 or more. Figure 2.3 shows the distribution of those households. 2000 Census information indicates that in 1999, the Village of Wild Rose had a larger number and share of households with incomes below \$10,000 (31, 10.2%), than the Town of Rose (18, 7.4%). The Village of Wild Rose also had a larger number and share of households with incomes of \$150,000 or more (5, 1.7%), than the Town of Rose (2, 0.8%). In both communities the income range with the largest number of households was \$20,000 to \$29,999. Income categories with the smallest number of households include those with incomes of \$100,000 or more.

Figure 2.3. Distribution of Households by Income Range, 1999



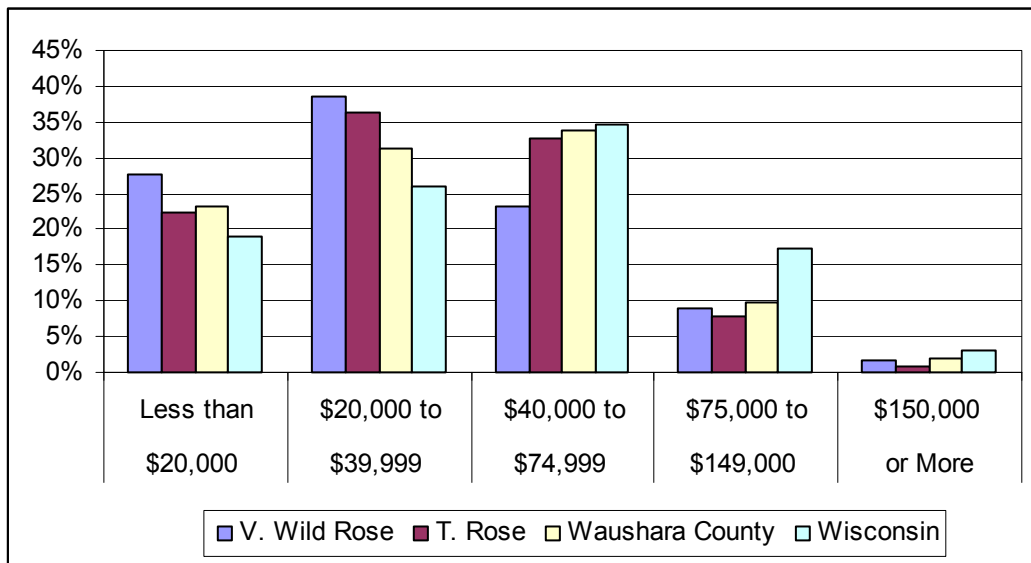
Source: U.S. Census, 2000, STF 3A

For additional comparison and analysis, the eleven income categories in Appendix B, Table B-17 have been consolidated into five broader income categories and presented in Figure 2.4 as a share of total households with income. As indicated in Figure 2.3 and 2.4, both the Village and the Town had a slightly different distribution of households by income range in 1999. However, over 80 percent of households in both communities reported incomes below \$75,000. The Village of Wild Rose had a larger share of households with incomes between less than \$20,000 and \$39,999, while the Town of Rose had a greater share of households with incomes between \$20,000 and \$74,999. Approximately 66.3 percent of Village of Wild Rose and 58.7 percent of

Town of Rose households reported income at or below the county median income (\$37,000), which means that many households in the area are likely eligible for programs such as housing rehabilitation grants and loans, guaranteed loans for first time home buyers and job training programs designed to help increase skills which should result in increased earnings potential.

The percentage of households with incomes below \$20,000 ranged from 27.7 percent in the Village of Wild Rose to 22.3 percent in the Town of Rose. In comparison, 23.1 percent of county households and 19.1 percent of Wisconsin households had incomes less than \$20,000. At the other end of the spectrum, 11.7 percent of county households and 20.3 percent of Wisconsin households had incomes of \$75,000 or more, while the percentage of households with incomes of \$75,000 or more ranged from 8.7 percent in the Town of Rose to 10.6 percent in the Village of Wild Rose.

Figure 2.4. Household Income by Range, 1999



Source: U.S. Census, 2000. STF 3A

Poverty Status

The poverty level is determined by the U.S. Census Bureau and based on current cost of living estimates, as adjusted for household size. In 1990, the poverty threshold for a family of four with two children was a household income of \$12,674. By 2000, the poverty threshold for a family of four with two children had risen to \$17,463.

Between 1989 and 1999, both the number and percentage of persons living below the poverty threshold declined in the Village of Wild Rose, Waushara County and Wisconsin (Appendix B, Tables B-18 and B-20). While the share of persons living in poverty declined in the Town of Rose, the number of persons living in poverty increased from 53 in 1989 to 60 in 1999. In 1999, seven percent (6.6%) of Village of Wild Rose, ten percent (10.3%) of Town of Rose, nine percent (9.1%) of Waushara County and eight percent (8.7%) of Wisconsin residents continued to live in poverty (Appendix B, Table B-20).

Poverty by age trends varied. Elderly were more likely to live in poverty in the Village of Wild Rose between 1989 and 1999 and in the Town of Rose in 1999, while children were more likely to live in poverty in the Town of Rose in 1989 and in Waushara County and the state during both time periods.

Of the four jurisdictions, the Village of Wild Rose had the lowest share of children living in poverty in 1989, 14.3 percent while Waushara County had the highest, 20.1 percent. Between 1989 and 1999, the Village of Wild Rose, Town of Rose and Waushara County experienced a sharper decline in the share of children in poverty than Wisconsin. As a result, in 1999 the state had the largest share of children in poverty of all four jurisdictions, 11.2 percent. In Waushara County, 10.9 percent of children still lived in poverty in 1999.

The Village of Wild Rose had the largest share of elderly residents living in poverty for all four jurisdictions in 1989, 19.8 percent while the state had the smallest, 9.1 percent. In 1999, the Village of Wild Rose continued to have the largest share of elderly residents living in poverty (12.8%) while the state continued to have the smallest (7.4%). Eleven percent (10.8%) of Waushara County residents lived in poverty in 1999.

Within the Village of Wild Rose, the number of children in poverty decreased from 19 in 1989 to 8 in 1999, while the share of children in poverty declined from 14.3 percent to 4.1 percent. During this same time period, even though elderly were more likely to live in poverty than children, both the total number and the number and share of elderly residents living in poverty shrank. In 1989, 32 (19.8%) out of 162 elderly residents lived in poverty; by 1999 the elderly component of the population in the Village had fallen to 133 and 17 or 12.8 percent lived in poverty (Appendix B, Tables B-19 and B-12).

In the Town of Rose, the number and share of children living in poverty decreased between 1989 and 1999, while the number and share of elderly residents living in poverty increased. Although the number of children in the Town remained stable during this time period, the number of children in poverty declined from 20 (17.1%) in 1989 to 9 (8.0%) in 1999. At the same time, the total number of elderly residents increased from 86 to 106 and the number of elderly residents living in poverty increased from 10 (11.6%) in 1989 to 13 (12.3%) in 1999.

Between 1989 and 1999, the number of families in poverty declined in all four jurisdictions. Since the total number of families also declined during this time period, the share of families living in poverty declined. In 1989, the share of families living in poverty ranged from 10.1 percent in Waushara County to 6.2 percent in the Town of Rose. In 1999, the share of families living in poverty ranged from 3.4 percent in the Town of Rose to 5.6 percent in Wisconsin (Appendix B, Tables B-18 to B-20).

Most discussions regarding poverty tend to focus on children and elderly, as those are considered dependent populations which have little to no ability to change their circumstances. As a result, they are the populations most in need of assistance. However, as the U.S. economy moves from a manufacturing based economy to a service based economy, many individuals find themselves falling into a category called the working poor. These are individuals who are working, but their wages are too low to move them out of poverty. Economic development policies which encourage skill development training and living wage jobs could help the Village of Wild Rose and the Town of Rose communities continue to reduce the

number of persons living in poverty. The living wage is defined as the hourly wage which will cover the cost of a two bedroom apartment and other basic expenses in a community within a 40 hour work week.

Population Forecasts

Population projections can provide extremely valuable information for community planning; but by nature, projections have limitations which must be recognized. First, population projections are not predictions. Population projections are typically based on historical growth patterns and the composition of the current population base. Their reliability depends to a large extent on the continuation of those past growth trends. Second, population projections for small communities are especially difficult and subject to more error, as even minor changes in birth, death or migration rates can significantly impact community growth rates. Third, population growth is also difficult to predict in areas which are heavily depended on migration, as migration rates may vary considerably based on various "push" and "pull" factors both within and outside of the area.

Since migration has played such an important role in Waushara County population growth, migration rates are expected to significantly impact future population growth. An examination of past growth trends in the Village of Wild Rose indicates that significant gains in population occurred in the 1970's when migration rates at the county level were higher, while smaller gains took place in the 1980's when migration rates were lower. However, even though migration rates were higher in the county in 1990, significant population gains were not experienced in the Village during this time period. Therefore, while migration may have impacted population growth in the Village of Wild Rose in the past, in the future it may not have as great of an impact on the Village as in other portions of the county.

Within the Town of Rose, it appears that decades of growth occurred during periods of high net in-migration and periods of population decline occurred during periods of low net in-migration. Therefore migration may play a stronger role in population growth in the Town than in the Village.

Population growth results in an increase in demand for services and land consumption. The density of settlement, coupled with the amount and location of land consumed for housing, commercial and industrial uses will impact service costs. Additional development will decrease the amount of open space. Development choices will also impact the economic vitality of the agricultural and forestry sectors.

Table B-22, Appendix B presents population estimates for Waushara County through 2030. These population projections are based on a combination of average growth trends over the last four decades, anticipated growth patterns developed by DOA, and anticipated impacts from the new Redgranite Correctional Facility. It is assumed that the population in the Village of Wild Rose will decrease in every decade during the planning period. Between 2000 and 2030, the population of the Village is expected to decline by approximately 71 people or 9.3 percent. At the same time, the Town of Rose is expected to see an increase in population. The largest population gains will occur during the first decade and will taper off during the second decade. Between 2000 and 2030, the Town is expected to gain 80 people or grow in size by approximately 13.4 percent. However as noted earlier, growth rates can shift quickly in smaller

communities and migration can vary substantially based on factors within and outside of communities. As a result, it is recommended that communities examine their population growth every five years to determine if population change is following anticipated trends or if growth trends are shifting.

Population Projections by Age Cohort

Reliable age cohort projections at the community level are not available for the Village of Wild Rose or the Town of Rose. Past trends and anticipated national, state and county trends indicate that population growth has not occurred uniformly in all age groups due to fluctuations in fertility rates and differences in migration patterns by age. These variations in growth rates, coupled with the aging of the baby boom population, will impact the population and age distribution within both communities.

Wisconsin migration patterns by age indicate that as individuals approach retirement age, many relocate to rural communities. As elderly persons in rural areas age and their health begins to deteriorate, many relocate to urban communities for access to better services and healthcare. However, increases in technology and healthcare have contributed to longer life spans and allowed the elderly to remain more independent. It is unclear at this point how these changes will impact future migration patterns by age. Waushara County population projections by age cohort (WI DOA, 2004) 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. In the future, the Village of Wild Rose and the Town of Rose may find themselves balancing the needs of school age children with the needs of their elderly residents.

Household Forecasts

In previous household forecasts, East Central relied on county and minor civil division (MCD) persons per household (pphh) projections from DOA to adjust future household growth to reflect modifications to population forecasts. During this update, MCD level pphh household information was not formally released. As a result, staff found it necessary to develop an alternative methodology for forecasting households at the MCD level. After reviewing a number of potential methodologies, staff selected the two methodologies which provide the best fit for the largest number of communities within the region.

While both household forecasts are available for communities and counties to use for planning purposes, ECWRPC uses the methodology which generates the largest number of projected year round households for sewer service area and long range transportation/land use planning purposes. In instances where neither methodology consistently generates the highest number of households for communities within those sewer service and long range transportation plan study areas a combination of both methodologies is used. This allows communities to develop the infrastructure to handle the largest anticipated amount of growth. Communities which experience seasonal fluctuations in populations will need to make adjustments to these numbers in the appropriate sections of this planning document.

The actual growth rate and amount of future growth communities experience will be determined by local policies which can slow the rate of growth or increase the rate of growth within the context of county, state and national population growth trends. Since migration

plays such a large role in Waushara County growth patterns, growth rates and trends outside of the county will influence the pool of potential residents the county can attract. If communities prefer a slower growth option which puts less pressure on their natural resources and lessens the impact on their community character, communities are welcome to use the lower estimates. Regardless of whether communities prefer a no growth, low growth or high growth option, it is recommended they adequately prepare for future growth/changes to provide the most cost-effective services possible. Furthermore, individual communities can maximize the net benefits of public infrastructure and services by encouraging denser, efficient growth patterns which maximize the use of land resources while minimizing the impact on the natural resource base.

Based on projected growth patterns and smallest average household size assumptions, the number of households in Waushara County is expected to increase by 28.8 percent between 2000 and 2030 (Appendix B, Table B-24). Within the Village of Wild Rose, even though the population is expected to decrease, the number of households will probably increase until 2015 before dropping off, since the average household size will be decreasing. The number of households is expected to increase from 312 in 2000 to 321 in 2015, then decrease to 303 in 2030; an overall decrease of 2.9 percent. At the same time, the household size is predicted to decrease from 2.26 in 2000 to 2.11 in 2030.

The number of households in the Town of Rose is anticipated to increase from 244 in 2000 to 312 in 2030 or 27.9 percent. While the household size, in the Town, is expected to decrease from 2.44 in 2000 to 2.16 in 2030 (Appendix B, Table B-24). The increase in the number of household is expected to result from in-migration of new households and a continued decrease in household size, as new households are formed within the existing population when those households split into two or more households. One major factor nationwide will be the aging of the echo-boom generation. As these children of the baby-boomers move out of their parent's home and form their own household, the increase in the number of new households is expected to be large, compared to actual population growth.

INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS

Economic Development

An aging population brings opportunities and challenges to the area. If current migration trends hold true, the Town of Rose and to some extent the Village of Wild Rose will likely continue to attract baby-boomers. Many of these individuals may have personal wealth and/or good retirement incomes. At the same time, both communities have a small number of persons age 65 and older living in poverty.

A larger population will likely drive the need for additional goods and services. Local companies and communities may need to find creative ways to attract younger working individuals (25 to 45 years old) to live and work in the planning area to meet workforce needs. At the same time, recruiters should allow elderly who seek employment to continue to remain in the work force.

As people are living longer, many are choosing to work into their traditional retirement years. These individuals often desire more flexibility or part-time employment. Other older individuals may need to earn extra income to afford the basic necessities and/or cover health care costs.

Some retirees may not be interested in continuing in the workforce, but have the skills, knowledge and desire to serve as mentors and teachers. These individuals may, upon request, desire to volunteer to help communities address housing, literacy, financial education or other local needs. Some may wish to provide expertise to emerging businesses through a SCORE chapter. Since growing local businesses can be as important as attracting outside firms to locate in the area, new entrepreneurs should be encouraged to develop new industries so that job opportunities are available to all residents. Data indicates that earnings are an important component of household income in both communities. As a result, communities in the area should work together to build and attract living wage employment opportunities.

Housing

Additional housing will be needed to meet the anticipated increases in households, the needs of seasonal residents and changing demographics within communities. The type, tenure and quantity of housing needed will vary based on the age structure, physical needs, income levels and preferred housing choices of the overall population. In all likelihood, communities will need a mixture of housing types, styles and price ranges. If current income structures remain in place, quality housing for low income workers and elderly will be important. New single family as well as multi-family homes will be needed. Some conversion of seasonal to year round residences is anticipated. Existing homes may need remodeling or rehabilitation to meet changing needs. Communities can anticipate a need for housing for singles, young families and workforce housing. Additionally, a variety of elderly housing and housing for disabled needs must be met. Remodeling or rehabilitation may help elderly or disabled individuals who wish to stay in their existing home to remain in their homes for a longer period. Other individuals may desire other alternatives or need assisted living or skilled nursing facilities. Condominiums, efficiency apartments or community based residential facilities may be best suited for this segment of the population. Both communities need to determine if they wish to provide these alternatives or encourage individuals to relocate. Furthermore, housing costs appear to be rising faster than incomes in the Town of Rose. As a result, more attention must be paid to meeting affordable housing needs. Housing can be made more affordable by increasing incomes, subsidizing the cost of existing housing or building housing which is more in line with local incomes.

Transportation

As communities grow, roads and other infrastructure may be needed to access the additional housing, commercial, public and industrial buildings that will be constructed to accommodate the increasing population base. Transportation systems should be monitored for adequacy in meeting increased demands for local and through traffic. Potential changes could include additional lanes or other upgrades to existing roads. Local governments should also consider addressing alternative transportation needs and desires. Increased access to bicycle and pedestrian facilities could provide viable, cost-effective transportation options for residents and increase recreational opportunities. As the elderly population's ability to drive decreases, the need for specialized transportation will increase. If these individuals are to remain in the area, increased access to affordable bus, shared ride taxi service or other transportation alternatives will be necessary to ensure that the elderly can visit health care professionals, shop for groceries, and complete other day-to-day errands.

Utilities and Community Facilities

As population demographics change, the overall needs of the community also change. A growing elderly population, for example, may increase the need for additional health care or adult day care facilities. School facilities may need to be upgraded or modified to meet changing educational expectations or to help increase the earnings potential of local residents. An increase in seasonal residences may increase the need for police or fire protection. In the future, both communities will likely need to increase the number and availability of services targeted towards the elderly while maintaining a balance with services for working age persons and school age children. Communities will also need to balance the demands and needs of the year-round and seasonal populations with the costs of those facilities and services. Ideally, these improvements and expansions of utilities and community facilities and services should be coordinated with fluctuations in population. While some national recommendations are provided to help communities determine appropriate levels of service for fire response, libraries, schools, open space, recreation and other public services, local governments should tailor services to local conditions to ensure that the basic needs of their citizens are met.

Agricultural Resources

Traditionally many of the farms in the planning area are small family owned operations. Throughout Wisconsin the numbers of agricultural operations, especially dairy farms, are declining significantly as existing farmers reach retirement age. Currently, few members of younger generations are showing an interest in farming due to increased operational costs and more stringent regulations. As the population base in Waushara County increases, more pressure will be placed on landowners to convert land from farmland to residential, commercial and industrial development, which will further exacerbate these trends. Since agriculture is important to the economy of Village of Wild Rose and the Town of Rose, they should consider ways to reverse the decline in agriculture. Reliance on locally produced agricultural products would support the local agriculture and food products sectors and ensure their continued operation, affordability and access. New farming methods, programs and regulations could help meet anticipated increase in food demands.

Natural Resources

The critical question with respect to natural resources is how will an expanding population base affect the protection and preservation of natural resources. The increased demand for housing, commercial and industrial establishments will require the development of new land throughout Waushara County. The abundance of wetlands, trout streams and forests sustains a portion of local economy. As development occurs, issues regarding open and natural space preservation/enhancement, water quality protection, wildlife habitat management, floodplain management and others will need to be addressed. Increased road construction will also require gravel, sand, and other non-metallic minerals. Deposits throughout the planning area will need to be identified so that transportation and construction costs can be minimized.

Cultural Resources

Waushara County is rich in historical, archeological, and cultural sites, which provide information about previous Native American and European settlements. Many buildings or

areas also have significant religious or cultural meaning. Efforts should be made to inventory and map historical, archeological, and cultural sites so that their significance is not destroyed or altered. These sites provide a link with the county's cultural and ethnic heritage. Preserving them would help document the changing demographics and socio-economic characteristics of the area. Historical sites, heritage corridors and museums may also provide economic development opportunities. Moreover, a concerted effort should be made to incorporate the historical architectural styles into modern construction to enhance the local cultural features and preserve community character.

The latest Census data indicates that the overall population of Waushara County and Wisconsin is becoming more diverse. Several populations of Amish have lived in Waushara County for many years. New nonwhite immigrants are arriving in Wisconsin each year. As these individuals migrate into the area, additional policies and community services should be provided to meet the basic needs of these populations and to bridge cultural divides that cause conflict between residents.

Land Use

Additional land will be converted to residential, commercial/industrial and public/institutional land uses to accommodate the anticipated population and household changes. These changes could alter the pattern of existing development and community character. These changes could also place pressure on natural, cultural and agricultural resources and create conflict between land uses. Local governments must recognize the relationship between the density of settlement and amount and location of land consumed if they are to protect natural and agricultural resources, amenities and community character. Two basic options for locating new development are within areas of existing infrastructure and development or converting farm, forest or open space lands to urban and suburban uses. Either option will impact local communities. Patterns which stress infill and mixed use design will create a more traditional small town feel in the village, but could create a more urban feel to the Town of Rose. Low density, auto-dependent development in the rural towns or on the edge of the incorporated communities will lead to increased sprawl and the degradation of a portion of the natural resource base. Regardless of the choice, new development and land use patterns must allow for easy access to needed services and infrastructure.

Intergovernmental Cooperation

Although larger populations will result in an increased tax base, the offsetting costs for infrastructure, maintenance and services will require local governments and organizations to identify ways to provide cost-effective services to their residents. Where feasible, local governments must cooperate not only to provide adequate infrastructure to meet increased demands, but also to encourage economic development and employ sufficient staff to handle the anticipated service usage increases. Furthermore, a well-informed staff is necessary for local governments to meet the growing needs of the general public. Through effective communication, training and education, local governments will avoid unnecessary duplication of services and provide more streamlined access to information and services.

POLICIES AND PROGRAMS

Growth and development patterns do not occur in a vacuum. Over time, federal, state and local policies have directed the amount and location of development. Federal immigration policies determine the flow of immigrants into the United States, both in terms of numbers and countries of origin. Concepts such as Manifest Destiny combined with expansive federal housing, land and transportation legislation, policies and subsidies such as the Homestead and Railroad Acts, the interstate highway system and IRS codes, etc. have heavily influenced settlement patterns. Additional federal legislation such as the Civil Rights Act, Americans with Disabilities Act (ADA) and Affirmative Action legislation have increased access and opportunities for persons of color and persons with disabilities. Wisconsin has broadened federal Civil Rights and Affirmative Action laws to include additional protected classes. State transportation policies and state land use legislation such as NR121, farmland preservation, natural resource protection and real estate tax codes have influenced growth and settlement. Local attitudes towards growth and accompanying zoning legislation, transportation and utility investments and tax and land subsidies also influence the type and amount of growth and development which occurs in each community.

Policies which impact growth and development have been developed over time by different agencies and different levels of government with different missions and different objectives. The resulting policies and programs are sometimes complementary and sometimes contradictory. It is the interaction of these various policies and market influences that determine actual growth patterns. Although many current federal and state policies and subsidies still encourage expansion, other policies such as the 14 land use goals recently developed by the state also encourage communities to accommodate growth in perhaps a more efficient manner than they have in the past. The recently adopted comprehensive plan legislation encourages communities to develop comprehensive plans, but provides communities with the opportunity to determine their own growth patterns. As a result, the type of development which will occur in the future is still open to debate.

Regional, County and Local Policies

Regional

East Central Wisconsin Regional Planning Commission. East Central is currently developing a regional smart growth plan. As part of this planning process, several key issues have been identified:

- How do we plan for continued population growth, which will result in an increase in demand for services and land consumption in the region?
- How do we promote the recognition of the relationship between the density of settlement and amount and location of land consumed for housing, commercial, and industrial uses and the costs of services?
- How do we ensure the economic vitality of the agricultural and forestry sectors in the context of a decrease in the amount of open space?

- How do we address the conflicts that will arise given that the majority of future growth is expected to occur in the urban counties, which is where most of the region's more productive farmland is located? More specifically, how will we address the impact on the farm economy?
- How do we ensure that an increase in urbanization has a positive impact on rural communities?
- Urban counties in the region currently have greater social and economic capital, more government support due to a larger tax base, and greater access to nonprofit services than rural counties. Current trends show the educational and income gap between urban counties and rural counties widening. How do we plan to decrease this gap and promote a healthy, vibrant economy and quality of life for all residents throughout the region?

The core goal for the Issues and Opportunities Section is:

- To promote communities that are better places in which to live. That is communities that are economically prosperous, have homes at an affordable price, respect the countryside, enjoy well designed and accessible living and working environments, and maintain a distinct sense of place and community.

The intent of this goal is to minimize the negative effects of sprawl development and provide a cost-effective variety of services and infrastructure that will meet the changing demographics of the overall population.

Federal, State and Regional Programs

This section includes information on federal, state and regional programs which were used to develop this chapter. Other programs which influence growth and may impact future socio-economic conditions will be described in pertinent chapters within this plan.

Federal Agencies

United States Department of Commerce

Economics and Statistics Administration (ESA). The Economics and Statistics Administration collects, disseminates and analyses broad and targeted socio-economic data. It also develops domestic and international economic policy. One of the primary bureaus within the ESA is the U.S. Census Bureau. The majority of information analyzed in this chapter was collected and disseminated by the Census Bureau, which is the foremost data source for economic statistics and demographic information on the population of the United States. The Census Bureau conducts periodic surveys and Decennial Censuses that are used by federal, state, and local officials and by private stakeholders to make important policy decisions. The Bureau produces a variety of publications and special reports regarding the current and changing socio-economic conditions within the United States. It develops national, state and county level projections and also provides official measures of electronic commerce (e-commerce) and evaluates how this technology will affect future economic activity.

State Agencies

Wisconsin Department of Administration (DOA)

Demographic Services Center. The Wisconsin Department of Administration (DOA) Demographic Services Center is responsible for developing annual population estimates for all counties and all minor civil divisions (MCD) in the state. They develop annual estimates of the voting age population by MCD and population estimates by zip code. The Demographic Services Center also produces annual county level housing unit and household estimates. The Demographic Services Center also develops population projections by age and sex for all Wisconsin counties, and produces population projections of total population for all municipalities.

Wisconsin State Data Center (WSDC). The Wisconsin State Data Center is a cooperative venture between the U.S. Bureau of the Census, DOA, the Applied Population Laboratory at the University of Wisconsin-Madison and 39 data center affiliates throughout the state. The U.S. Bureau of the Census provides Census publications, tapes, maps and other materials to the WSDC. In exchange, organizations within WSDC function as information and training resources. DOA is the lead data center and the Applied Population Laboratory functions as the coordinating agency throughout the state. Local data center affiliates, such as East Central, work more closely with communities and individuals within their region.

University of Wisconsin-Madison

Applied Population Laboratory (APL). The Applied Population Laboratory is located with the Department of Rural Sociology at the University of Wisconsin-Madison. They conduct socio-economic research, give presentations and publish reports and chartbooks. They will contract to do specific studies or school district projections. APL also functions as the coordinating agency for the WSDC and the lead agency for the Wisconsin Business/Industry Data Center (BIDC).

Regional Programs

East Central Wisconsin Regional Planning Agency. As the state data center affiliate for the region, East Central receives Census materials and Demographic Service Center publications from DOA, plus additional information and reports from other state agencies. This information is maintained within its library, used for planning purposes and published within East Central reports. Information and technical assistance regarding this data is also provided to local governments, agencies, businesses and the public upon request.

While DOA provides base level population projections for the state, local conditions, such as zoning regulations, land-locked communities, and local decisions regarding land use development can influence the accuracy of these base line projections. As a result, East Central has the authority to produce official population projections for the region. East Central also estimates future household growth.

CHAPTER 3: ECONOMIC DEVELOPMENT

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ECONOMIC DEVELOPMENT

INTRODUCTION

Planning for economic development is an on-going process in which a community organizes for the creation and maintenance of an environment that will foster both the retention and expansion of existing businesses and the attraction of new businesses and ventures. It is important to place an emphasis on existing resources which serve as assets for economic development efforts.

Economic Development Vision for 2030

The Village of Wild Rose and the Town of Rose has been successful in attracting several small businesses to the industrial park. The employment opportunities these businesses provide and the competitive wages they offer have helped retain members of the work force and are serving to keep more dollars in the local economy of the village and town. This in turn has enabled the area's retail base to expand and become more diverse. The downtown area is thriving, and few vacant storefronts exist. Eco-tourism opportunities within both the town and village have expanded due to the renovations of the Wild Rose Fish Hatchery and the creation of several local nature trails. Area residents, however, still need to travel to larger urban centers for many of their shopping needs. With an overall population base still too small to generate adequate sales volume to attract most "big box" retailers, several local merchants have successfully expanded their operations and product lines.

INVENTORY AND ANALYSIS

Some components of the area's economy are presented in this chapter to better understand the state of the economy in the Village of Wild Rose and Town of Rose. Characteristics reviewed in this element include educational attainment, employment and unemployment levels, location of workplace, travel times, and a look at the area's economic base.

Educational Attainment

Table C-1 (Appendix C) presents educational achievement information from the 2000 Census for residents 25 years of age or older. A higher percentage of residents in both the Village of Wild Rose (38.4%) and the Town of Rose (43.5%) have received high school diplomas than the State of Wisconsin (34.6%). It is in the area of post-high school achievement where the state generally has a higher level of educational attainment. For example, 70 residents (12.8%) from the Village of Wild Rose and 45 residents (10.6%) from the Town of Rose completed four years of college or more. Comparatively, at the state level, 22.4 percent of residents have achieved this goal.

The U.S. Census Bureau reports that 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.¹ The results of this study demonstrate there is a definite link between earning potential and education. Greater educational attainment is a goal that all of Wisconsin should

¹ U.S. Census Bureau. 2002. *The Big Payoff: Educational Attainment and Synthetic Estimates of Work-Life Earnings.*

be striving toward. Since the data suggests that many of the county's best educated residents are retirees, it points to the apparent lack of job opportunities in the area to retain or attract better educated members of the workforce.

Labor Force

Labor force is an indicator of economic performance. It shows how quickly the labor force is growing and the extent to which people are able to find jobs. The labor force is defined as individuals currently with a job, the employed; and those without a job and actively looking for one, the unemployed.

Census information indicates that labor force growth rates for Waushara County (29.4%), the Village of Wild Rose (18.9%), and the Town of Rose (15.5%) exceeded the state's 14 percent growth rate between 1990 and 2000 (Table C-2, Appendix C). Even though the labor market experienced overall growth in Waushara County, the unemployment rates in the county were higher than the state in both 1990 and 2000 (Table C-3 and Table C-4, Appendix C). According to census data, in 2000, Waushara County and Wisconsin had unemployment rates of 6.6% and 4.7%, respectively. The Town of Rose (6.0%) was also high relative to the state, but had lower unemployment rates than Waushara County. In contrast, the Village of Wild Rose (4.6%) had a lower unemployment rate than both the state and Waushara County. Table 3.1 includes more recent information and shows that the consequences of the recession were present at the county and state level between 2001 and 2004.²

Table 3.1. Annual Average Unemployment Rates

	2001	2002	2003	2004
Waushara County	5.8%	6.6%	6.7%	5.7%
Wisconsin	4.5%	5.5%	5.6%	4.9%

Source: Wisconsin Department of Workforce Development, 2001 to 2004

Economic Base Information

The composition and types of employment in the county and the towns provides a snapshot description of the economic base in the area. Table 3.2 illustrates employment information by occupation and by industry.³ The manufacturing, retail trade, and education, health, and social services sectors employ a large share of workers in both the Village of Wild Rose, and the Town of Rose. This is also true for the county and the state. Other important sectors in the Town of Rose include construction and agriculture, forestry, fishing and hunting, and mining. The finance, insurance, real estate, rental and leasing sector employ the fewest workers in the Village of Wild Rose, while the public administration sector employs the fewest works in the Town of Rose.

The positive aspect of this distribution is that the manufacturing sector, in general, pays higher wages than most service industries. The negative aspect, however, is that the manufacturing

² Wisconsin Department of Workforce Development, 2001 through 2004. *Local Area Unemployment Statistics Estimates Report*.

³ U.S. Census Bureau, 2000. *Community Profiles*. <http://www.doa.state.wi.us/dir/wisconsin/index.html>.

sector tends to be severely impacted by recessions, which is particularly painful for most Wisconsin communities.

Table 3.2. Employment by Occupation and Industry

	V. Wild Rose	T. Rose	Waushara County	Wisconsin
OCCUPATION				
Management, professional, and related occupations	24.8%	18.0%	23.5%	31.3%
Service occupations	21.5%	19.9%	16.1%	14.0%
Sales and office occupations	22.4%	24.0%	21.4%	25.2%
Farming, fishing, and forestry occupations	1.5%	7.5%	2.9%	0.9%
Construction, extraction, and maintenance occupations	8.1%	13.1%	11.1%	8.7%
Production, transportation and material moving occupations	21.8%	17.6%	25.0%	19.8%
INDUSTRY				
Agriculture, forestry, fishing and hunting, and mining	4.5%	12.4%	7.1%	2.8%
Construction	6.0%	7.9%	8.1%	5.9%
Manufacturing	10.8%	13.9%	22.1%	22.2%
Wholesale trade	3.3%	2.6%	3.1%	3.2%
Retail trade	16.4%	12.0%	10.4%	11.6%
Transportation, warehousing and utilities	5.4%	3.4%	5.9%	4.5%
Information	3.6%	2.6%	1.3%	2.2%
Finance, insurance, real estate, rental and leasing	3.0%	6.7%	3.8%	6.1%
Professional, scientific, management, administrative, and waste management services	5.1%	5.6%	3.7%	6.6%
Educational, health and social services	31.9%	22.1%	17.9%	20.0%
Arts, entertainment, recreation, accommodation and food services	5.0%	6.0%	7.5%	7.3%
Other services (except public administration)	1.2%	2.6%	4.4%	4.1%
Public administration	3.9%	2.3%	4.6%	3.5%

Source; U.S. Census, 2000.

Table 3.3 lists the largest employers in Waushara County.⁴ Two of the top nine employers are manufacturing facilities. This list also indicates that Waushara County, the Department of Corrections and three school districts provide a large share of public sector employment. The Wild Rose Fish Hatchery located in the Town of Rose accounts for a higher than normal employment percentage (7.5%) in the farming, fishing, and forestry occupation category. Care for the elderly is provided by three of the top 20 employers.

⁴ Wisconsin Department of Workforce Development, 2005. *OEA – Top 100 Employers.*
http://dwd.wisconsin.gov/oea/xls/top_100_all.xls.

Table 3.3. Top 20 Public and Private Employers in Waushara County

Employers	Industry/Product/Service	Employees
Waushara County	Executive, Legislative offices Combined	250-499
Department of Corrections	Correctional Institutions	250-499
Jason Inc.	Motor vehicle seating, interior trim manufacturing	100-249
Fleet Guard, Inc.	All other general purpose machinery manufacturing	100-249
Wild Rose Public School	Elementary and public schools	100-249
Wautoma Public School	Elementary and public schools	100-249
Tri-County Area School	Elementary and public schools	100-249
Plainfield Trucking, Inc.	General freight trucking, local	100-249
The Copps Corporation	Supermarkets and other grocery stores, except convenience stores	100-249
Wild Rose Community Memorial	General medical and surgical hospitals	50-99
Wisconsin Illinois	Senior Nursing care facilities	50-99
G R Kirk Co.	Nursery and tree production	50-99
Phoenix Coaters LLC	Metal coating/engraving	50-99
Silvercryst Inc.	Full service restaurant	50-99
Paramount Farms	Potato Farming	50-99
Cooperative Care	Services for the elderly and disabled	50-99
Yellow Thunder Corp.	Other building material dealers	50-99
Especially For You, LTD	All other misc. wood product mfg.	50-99
RMeal LLC	Full service restaurant	50-99
Heartland Preston Inc.	Homes for the elderly	50-99

Source: Wisconsin Department of Workforce Development, 2004.

Travel Time to Work

Travel time to work provides information about the time residents spend commuting to work. On an average, residents from the Village of Wild Rose and the Town of Rose, Waushara County and the state spent less than 25 minutes traveling to and from work in 1990 (Table 3.4). In 1990, average commute times for town residents ranged from 15.6 minutes in the Village of Wild Rose to 24.7 minutes for the Town of Rose residents. Country residents traveled an average of 21.8 minutes to work, while state residents traveled an average of 18.3 minutes to work.

Table 3.4. Mean Travel Time to Work, 1990 and 2000

Jurisdiction	1990	2000
V. Wild Rose	15.6	20.8
T. Rose	24.7	26.7
Waushara County	21.8	27.1
Wisconsin	18.3	20.8

Source: U.S. Census Bureau, 1990 and 2000.

Between 1990 and 2000, average commute times rose for all jurisdictions (Tables C-5 and C-6, Appendix C). Average commute time increased considerably for the Village of Wild Rose (5.2 minutes, 33.0%) and to a lesser extent for the Town of Rose (2.0 minutes, 8.2%). Waushara County (5.3 minutes, 24.3%) and the state (2.5 minutes, 13.7%) experienced noticeable

increases as well. In 2000, average commute times ranged from 20.8 minutes for the Village of Wild Rose to 26.7 minutes for the Town of Rose. County residents traveled an average of 27.1 minutes, while state residents traveled an average of 20.8 minutes to work.

Average commuting times increased due to a general increase in the share of residents embarking on longer commutes. Specifically, there was a slight increase in the share of commuter trips lasting 30 minutes or longer. For example, the share of town residents commuting 30 minutes or more for the Town of Rose increased from 22 percent to 26 percent. This indicates that the residents had to travel further away from home to obtain adequate employment and/or wages.

Location of Workplace⁵

Location of workplace data provides information on the direction and distance residents have to travel to find employment. Table C-7 (Appendix C) includes the Top 20 workplace destinations for Waushara County and the Town of Rose and Village of Wild Rose residents. According to the U.S. Bureau of Census, over fifty percent (58.7%) of county residents worked in Waushara County in 1990. Residents from the Town of Rose and the Village of Wild Rose were more concentrated in their choice of workplace. In 1990, over two thirds of the residents from the Town of Rose (73.4%) and the Village of Wild Rose (73.1%) remained in Waushara County for work.

Waupaca County and the Appleton-Oshkosh MSA were the second and third most popular workplace destination for the Town of Rose (9.2%; 5.24%), and the Village of Wild Rose (13.5%; 4.6%). In contrast, Waushara County's second most popular workplace destination was the Appleton-Oshkosh MSA (10.0%), and third most popular was Waupaca County (7%).

In 2000, the location of workplace somewhat mirrored the information from 1990 but showed an increasing dependence on employment locations outside Waushara County. Waushara County continued to have the largest share of workers residing in the county (52.5%), the Town of Rose (63.6%), and the Village of Wild Rose (72.5%).

Waupaca County and the Appleton-Oshkosh MSA continued to be the second and third most popular workplace destination for the Town of Rose (13.8%; 3.5%), the Village of Wild Rose (10.9%; 4.7%). Waushara County continued to show a different trend, where the second most popular workplace destination was the Appleton-Oshkosh MSA (14.5%), and third most popular was Waupaca County (6.4%).

A recent special tabulation by the U.S. Census Bureau provides journey to work data to the Minor Civil Division (MCD) level for all workplace destinations.⁶ That information indicates that in 2000, the top workplace destinations for residents from Waushara County tend to mirror county data (Table 3-5). As an exception, residents from the Village of Wild Rose and the Town of Rose tend to rely on jobs within Waushara and Waupaca County, while Waushara County as a whole sees a significant share of residents working in Green Lake and Winnebago Counties.

⁵ U.S. Census, 1990 and 2000.

⁶ U.S. Census Bureau, Population Division. 2004. *Journey-To-Work and Migration Statistics Branch Special Tabulation: Worker Flow Files.*

Table 3.5. Top Five Destination Workplaces, 2000

Place of Residence	Place of Work	Number of Employees	Percent of Workers in Sample
V. Wild Rose	V. Wild Rose	141	44.1%
	C. Wautoma	45	14.1%
	C. Waupaca, Waupaca Co.	23	7.2%
	T. Wautoma	11	3.4%
	V. Redgranite	10	3.1%
	T. Farmington, Waupaca Co.	10	3.1%
	Top 5 Totals	240	75.0%
T. Rose	V. Wild Rose	57	21.8%
	T. Rose	35	13.4%
	C. Wautoma	29	11.1%
	C. Waupaca, Waupaca Co.	15	5.7%
	T. Farmington, Waupaca Co.	13	5.0%
	Top 5 Totals	149	57.1%
Waushara Co.	C. Wautoma	1,661	16.3%
	C Berlin, Green Lake Co.	696	6.8%
	C. Oshkosh, Winnebago Co.	686	6.7%
	V. Wild Rose	612	6.0%
	T. Wautoma	525	5.2%
	Top 5 Totals	4,604	41.0%

Source: U.S. Census, 2000

Employment Forecast

The Wisconsin Department of Workforce Development calculates employment projections for the various industries and occupations for the State of Wisconsin.⁷ These projections are completed on a statewide basis and growth is expected in all industries. It is anticipated that the largest increases will be seen in the education and health services supersector. Educational services, which makes up part of this supersector includes all public and private elementary, secondary and post-secondary schools. This supersector also includes ambulatory health care. The ambulatory health care industry is made up of offices of physicians, dentists, and other health practitioners as well as home health care. While the state is expected to see the highest increases in this area, employment opportunities in Waushara County may differ. According to the various school districts serving the county, enrollment is declining. These declines in enrollment may be the result of limited work opportunities for county residents, an aging population, and the subsequent loss of residents with children in the school district. Education sector employment is unlikely to increase if enrollments continue to drop. It should be noted that it is difficult to forecast employment for small communities, since the addition or loss of one industry or employer greatly impacts the community's economic base. The location of a community medical facility in Wild Rose bodes well for future employment opportunities for Village and Town residents since the numbers of seniors is increasing and this is a retirement area, health care related employment can be expected to increase. The Wild Rose Community Memorial health care facility is planning an expansion project in the near future.

⁷ Wisconsin Department of Workforce Development, 2002. *Wisconsin Detailed Industry Employment Projections, 2002 – 2012.*

Industrial Park Information

There are two industrial parks in the Village of Wild Rose and none in the Town of Rose. These two industrial parks encompass a combined 32 acres, with 20 acres still available for development. Table 3-6 contains more information regarding these industrial sites. When these parks become full, it is important that community leaders plan for the expansion of existing parks and for the development of land for future industrial and business sites. An area where infrastructure is already in place is the most cost efficient choice for the community.

Business Retention and Attraction

Waushara County in partnership with Marquette and Green Lake Counties recently formed the Tri-County Regional Development Corporation (TCREDC). The TCREDC has a 6-member volunteer board of directors, and a fulltime director. The mission of the TCREDC is to work in cooperation with public and private entities; to promote the region and businesses in order to attract, stimulate and revitalize commerce, industry and manufacturing that results in the retention and creation of viable living wage jobs. Within the county, 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.

The Wild Rose Economic Development Committee facilitates community growth by working to recruit new businesses to the industrial parks. Table C-8, appendix C contains a listing of economic development organizations and groups present in the county. Although, the Town of Rose and the Village of Wild Rose have little or no paid staff to engage in the activities listed below, they have a very dedicated group of committed volunteers. In addition, the Tri-County regional Development Corporation and the Waushara County Economic Development Corporation will be able in certain instances to offer valuable assistance in some of these areas.

Business attraction involves the promotion of community assets. For example, some of the activities that are involved in a business attraction program include:

- Providing information about available commercial/industrial sites
- Identifying labor and community characteristics
- Marketing sites to businesses that would be complementary to existing businesses or would provide diversity to the local economy
- Offering low cost land, state or federal grants or other incentives to encourage businesses to locate in the community

Business retention is very important in that it is a relationship building effort between the community and already present local businesses. Activities associated with business retention programs include:

- Helping businesses learn about potential sites for expansion, offering low cost loans and identifying state and federal grants to finance business expansions
- Providing business areas with reliable, efficient public services such as snow removal, road repair, sewer/water utilities, and technology infrastructure
- Providing a contact person to answer business questions and to serve as a resource for business leaders regarding future business development
- Partnering with organizations to support the development of a qualified, educated and trained workforce

Table 3-6. Industrial Parks Group E

Community Name	V. Wild Rose	V. Wild Rose
Name of Business/Industrial Park	Roberts Industrial Park	South Industrial Park
Location of Park	CTH A/Roberts Rd.	STH 22/ Roberts Rd
Contact Person	Vickie Sage	Vickie Sage
Phone Number	(920) 622-4183	(920) 622-4183
Type of Park	Industrial	Industrial
Total Acreage	23	9
Acreage Available	18	2
Parcel Size Available		
Minimum Acreage	1	1
Maximum Acreage	23	9
Purchase Cost (per acre)	Unknown	Unknown
Ownership	Municipal	Municipal
Zoning	Industrial	Industrial
Adjacent Land Uses		
North	Residential	Residential
South	Residential	Agriculture
East	Commercial	Commercial
West	Agriculture	Agriculture
Park Features		
Acres Available for Expansion	Unknown	Unknown
Fire Insurance Classification	Unknown	Unknown
Protective Covenants	No	No
Soil Borings	No	No
Floodplain	No	No
Topography	Level	Level
Foreign Trade Zone	No	No
Development Zone	No	No
Paved Street to Park	Yes	Yes
Curb/Gutter to Park	No	No
Utilities		
Electricity	Alliant Utilities	Alliant Utilities
Water	Well	Well
Gas	WI Natural Gas	WI Natural Gas
Sanitary Sewer	Within 50 Feet	Within 50 Feet
Storm Sewer	Not Available	Not Available
Fiber Optics Service	Available	Available
Digital Switching	Available	Available
Transportation		
Nearest Commercial Airport	Outagamie County	Outagamie County
Distance to Airport	45 miles	45 miles
Nearest Local Airport	Wild Rose	Wild Rose
Distance to Airport	5 miles	5 miles
Longest Local Runway	2,965	2,965
Nearest Major Highway	STH 22	STH 22
Distance to Highway	0.5 miles	0.5 miles
Number of Lanes of Highway	2	2
Rail Service	Not Available	Not Available
Rail Spur	No	No
Port Service	Not Available	Not Available
Location of Port Service	Not Available	Not Available

Source: ECWRPC

Economic Development Opportunities

Future economic development in the Group E planning cluster will most likely occur primarily in the Village of Wild Rose. The village currently has the existing infrastructure to accommodate increased development without needing to construct additional facilities. Future commercial development will be best suited to infill conversions in the existing downtown area. Some vacant buildings are located along STH 22 that would be well suited for retail or service ventures. Industrial development expansion will continue to be directed towards either the industrial parks in the Southeast corner of the Village or the vacant building on the south side of the village; a few other vacant buildings are also located in the Town of Rose.

Several unique construction projects in the planning area may spur further economic development. The Wisconsin Department of Natural Resources has announced renovation plans for the Wild Rose Fish Hatchery. Renovations will include construction of new state-of-the-art fish rearing facilities and restoration of a trout stream and wetlands. Construction will occur in three phases and last approximately 5 to 7 years. Local construction firms should take advantage of the open bid process. If successful, this would ensure that local residents are directly benefiting from the project through employment. Indirect benefits will occur from increased sales at local stores during the construction process.

Both the village and town have emphasized the future importance of eco-tourism in the area. The third phase of the reconstruction project at the hatchery will include interpretative displays on the history and science of commercial aquaculture. If a walking and hiking nature trail were constructed between the Wild Rose millpond and the hatchery area as proposed in the plan goals, this would increase eco-tourism potential for the area. To meet these goals, the Village of Wild Rose working with the Town of Rose is currently attempting to purchase a 6 acre parcel immediately north of the village. Future plans exist to construct a looped series of trails. The plan also proposes to stock the Mill Pond with fish and construct fishing piers around the pond so that that visitor to the fish hatchery could fish with their family after touring the Fish Hatchery. If the piers and trails are designed to be handicapped accessible, they could qualify for designation as a Great Wisconsin Nature and Bird Watching Trail. A Great Wisconsin Birding and Nature Trail is an interconnected series of wildlife viewing sites located throughout the state. These sites highlight some of the most unique natural habitats and geological features in Wisconsin which are accessible to residents of all ability levels. Planning will begin for Waushara County sites in 2007. To date, interest in the Great Wisconsin Birding and Nature Trail has been high. The Wisconsin Department of Tourism printed 60,000 copies of the Lake Superior North Woods Region of the trail.⁸ Distribution of the brochures has been widespread.

Although new development is highly encouraged, it should exist in harmony with the local environment. Therefore, new enterprises which produce a significant amount of waste which could pose a threat to nearby trout streams, wetlands, groundwater, or scenic open areas should be avoided. Likewise, new development should blend into the village and rural landscape. In order to attract the appropriate business, new development should aim to:

- Be environmentally friendly
- Have limited outdoor storage to control unsightliness
- Generate minimal noise and traffic
- Require only minimal lighting

⁸ Schwartz, C. 2005. State Hoping to Capitalize on Visitors Seeking Birding Trails. *Milwaukee Journal Sentinel*. <http://www.jsonline.com/dd/destwis/apr05/320578.asp>.

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. Specific standards regarding commercial building design, lot layout, building materials, parking, landscaping, and preservation of sensitive natural resources where necessary can be created so that developers have a clear understanding of the requirements they need to meet in order for their project to receive approval. Communities should consider applying site plan review to all commercial and industrial buildings. This ensures that downtown areas and other planned development are designed in a manner consistent with the vision of the local community comprehensive plans.

In addition to design standards, restrictive covenants are another tool business and industrial parks can use. The use of restrictive covenants enables communities to develop business parks with quality buildings and businesses. Covenants also serve to protect the investments of businesses that choose to locate in these parks.

Infill and Brownfield Redevelopment

For commercial and industrial uses, Waushara County should complete and maintain an inventory of existing vacant buildings and land identified as potentially contaminated (Brownfield) with industrial or petroleum-based pollutants. This information can be used to encourage infill development and redevelopment opportunities such as filling vacant lots or the conversion of residential homes on the Village's Main Street to commercial uses. It could also be used to take advantage of existing infrastructure and services and to prevent blight created by vacant and dilapidated buildings and parcels. Once identified, Brownfield's should be cleaned up through the use of state and federal Brownfield funding and promoted for redevelopment. A listing of Brownfield and contaminated sites is available from the Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment. A tracking feature is available at their website.⁹

This WDNR website lists approximately 25 entries for the Group E Planning Cluster. About one-third of the entries are spills and/or leaking underground storage tanks located in the Village of Wild Rose. Overall, The Village of Wild Rose has 23 entries, while the Town of Rose has two.

Funding resources are listed at the end of the chapter for remediation of contaminated sites. To prevent future environmental damage, the town should encourage environmentally friendly businesses that are properly permitted and regulated to protect the soil and groundwater. This is particularly critical in areas that depend on private wells for drinking water.

INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS

Housing

Economic growth will generate more jobs and, consequently, a need for greater housing availability and choices. These choices should reflect the needs of an area. For example if

⁹ Wisconsin Department of Natural Resources. 2005. Remediation and Redevelopment Tracking System. <http://botw.dnr.state.wi.us/botw/Welcome.do>

economic growth results in lower wage service sector jobs (retail, leisure, hospitality, and food services) and pay remains at the minimum wage level, housing affordability may become a concern. Therefore it is essential that a balanced mix of well designed housing types of various sizes and prices be available for all income levels. Affordable housing is also an important component of an economic development strategy, as it helps ensure an adequate labor force supply.

Transportation

Facilitating commerce in the area and state is the function of the transportation system. Adequate access to the transportation system is essential to the economic success of the area. Businesses must have the ability to ship and receive goods quickly and economically. Access to and visibility of the business facility may be crucial for both customers and employees. Businesses in different locations may need different transportation accommodations. For example businesses in the downtown area of Wild Rose may value on-street parking and pedestrian accommodations more than business along either STH 21 or 49.

Utilities and Community Facilities

A vital, safe, clean and healthy environment is an economic draw for new industry and residents. It aids in the retention of existing residents and businesses. Parks and green space add to the local economy by maintaining or increasing property values; providing a place where local citizens can socialize, play sports or relax; and promoting healthy active lifestyles that encourage physical activity. In addition, local parks and recreational facilities draw visitors to an area. These visitors spend money at local restaurants, motels and businesses.

A good educational system has the ability to respond to the ever changing job market, to educate or retrain the residents of an area and to form partnerships between business and schools.

Citizens, businesses and industries need accessible, reliable, and affordable gas and electric services. To enable economic growth and open up new markets and opportunities for diverse and innovative services, access to fast, reliable, cost effective, and cutting edge telecommunications must be available.

Agriculture Resources

Agriculture and agricultural related industries have been and are still important to the economy of Waushara County. One of the many challenges facing Waushara County and the state is the preservation of prime agricultural soils and the farming industry as more farms are converted out of farming and into other uses. Additionally, the future of family farms is a concern as fewer children are choosing to take over farming operations. Reasons given for this include time commitments, cost of entry and the inability to make a living solely from farming. To remain competitive, farmers working with others in the county may want to explore opportunities for industry cluster development. A cluster, which is a geographical group of interconnected companies or associations in a particular field, can include product producers, service providers, suppliers, educational institutions and trade associations. As part of this effort, specialty and organic crops and livestock, along with support industries could be

expanded in the area. Communities could also explore programs that match outgoing farmers with individuals who want to farm.

Natural Resources

Although economic benefits can accrue from both consumptive and non-consumptive use of natural resources, balancing the demands of economic development with the preservation of natural resources is a challenge. Conserving these resources is necessary to maintain and in some cases improve the quality of life for residents while providing an attraction tool for new businesses and workers. Given the importance of tourism in the county, protection of the area's natural resources is essential. However, communities should be aware of the economic trade-offs between sectors. These trade-offs include long term intrinsic values versus current economic gain; high wages versus low wages; informed decisions versus short term economic gains; and actual protection and preservation versus aesthetics.

Cultural Resources

Buildings dating back to the early 1900's can be found throughout the Town of Rose and the Village of Wild Rose. These buildings along with artifacts tell the story of the area. This rich history includes the early Native American habitation, the quarrying of native stone, and the development of the communities that make up the county. While the promotion of economic development is important, special care must be taken to preserve not only the character but the historical and cultural elements that remain today. Positive economic benefits can be realized by preserving these elements to provide a charming setting for businesses and communities that evokes a feeling in people's minds of a time or era when things were simpler, peaceful and more welcoming. It may also draw people to an area to explore their culture and/or identity.

Land Use

The development of land can impact the value of land as well as the quality of life within the community. Ideally, the siting of commercial and industrial land uses should have minimal environmental impacts and be located near the necessary infrastructure. Redevelopment of abandoned buildings and areas contribute to the economic vitality of the area.

Intergovernmental Cooperation

Economic development goes beyond municipal and county borders. Commercial and industrial development as well as sport recreation, tourism and other activities in one community will impact others. A business in the Village of Redgranite may employ workers from the Town of Rose and the Village of Wild Rose, who may stop in Poy Sippi to purchase gas. This business may also generate a support industry elsewhere in the county. Working in partnership, communities and the county can promote the amenities of the area that contribute to a high quality of life; work to form industrial clusters that involve producers, service providers, suppliers and education; and promote other things that are important to the economic development of the area such as agriculture, organic and specialty crop production, biomass, and forest products.

POLICIES AND PROGRAMS

Regional, County and Local Policies

Regional

East Central Wisconsin Regional Planning Commission. East Central is currently working on a regional comprehensive plan. As part of this planning effort, East Central has proposed five draft core economic development goals:

- Promote the expansion and stabilization of the current economic base and employment opportunities, while working to promote a positive, growth oriented, entrepreneurially supportive image to attract new business and create additional employment.
- Increase the awareness of on-going collaborative economic activities in the area to ensure maximum benefit to the regional economy.
- Create better relationships between political representatives and the business and educational sectors to effectively link and apply research, development, and technology to production processes, as well as to ensure an appropriately trained workforce.
- Encourage planning to guide community development to maximize the use of existing infrastructure, facilitate the provision of shared resources, minimize costs and environmental impacts, and promote a sense of place and healthy communities.
- Promote the economic benefits of natural resources, parks and recreation.
- Assess options to increase the viability of family farms.

These goals are consistent with the visions of the Village of Wild Rose and the Town of Rose for the future to expand and stabilize the current economic base, increase the awareness of collaborative economic activities, create better relationships between business and the educational sector, encourage planning to guide economic development, promote the economic benefits of our natural resources and amenities, and collaboratively work to increase the viability of farming in the county.

NorthEast Wisconsin (NEW) Economic Opportunity Study. Waushara County participated in the NEW Economic Opportunity Study.¹⁰ The NEW Study is a multi-jurisdictional partnership intending to further connect workforce development issues with economic development goals. Even before the economic downturn, the northeast region of Wisconsin experienced declines in its strong manufacturing sector employment levels and these negative changes in many cases have continued. The Fox Valley Workforce Development Board initiated a study to address these negative trends and to present recommendations to change the direction of the northeast Wisconsin economy. In addition to Waushara County, the study area is composed of the following 16 counties: Brown, Calumet, Door, Fond du Lac, Green Lake,

¹⁰ NorthStar Economic, Inc. 2004. *Northeast Wisconsin Economic Opportunity Study*.
<http://www.neweconomyproject.org/Pages/NEW Econ Study.htm>.

Kewaunee, Manitowoc, Marinette, Marquette, Menominee, Oconto, Outagamie, Shawano, Sheboygan, Waupaca, and Winnebago Counties.

The five strategies developed for the NEW Economic Opportunities project are:

- *Strategy I – Move to a New Economy Construct*
The New Economy building blocks are brain power, risk capital, technological innovation, and entrepreneurship. These New Economy building blocks must be incorporated within the mindset of abundance theory. Business, labor, government, education, and the communities across NEW must all work actively together under a common vision to harness the resources available within the region (and some outside the region) to drive future economic growth.
- *Strategy II – Move to a Collaborative Economic Development Construct*
NEW must abandon the economic strategy of a cost race to the bottom and embrace the concept of abundance theory – that by collaborating, the pie will increase with everyone getting a larger piece. This is best and most efficiently accomplished through proactive collaboration across all sectors in the region – business, labor, government, education, and the general populace.
- *Strategy III – Change Social and Cultural Mindset to Risk and Collaboration*
Proactive collaboration will require an opening up of the region’s mindset both socially and culturally. Cultural diversity is a key to the melding of fresh ideas, best practices, and collaboration. It is what has worked in the country and the region in the past and it will be what works in the future.
- *Strategy IV – Change Regional Image*
NEW and much of the greater Midwest has an image of being a wholesome but dull place. It is perpetuated by the national press and exists in the mindsets of Hollywood and Wall Street. That image is somewhat internalized, but also generally accepted by businesses and worker talent outside the region, making it difficult to retain and attract talent to the region. NEW must also develop both an internal and external image that promotes the resource and lifestyle benefits in the region. Inventorying and promoting the richness of the region’s assets will help to retain and attract businesses and workers to NEW.
- *Strategy V – Promote Industry Cluster Development*
This strategy addresses clusters, or a concentration of industries, that have potential for the area based on current industries and their expansion. Waushara County is a part of the Fox Valley Rural Sub-Region and for this sub-region the study recommended the possibility of building a biomass refinery that would use wood and other agricultural products to supply power to local foundries and other users be considered. The study suggests collaboration on food production and processing, safety, and packaging cluster. Specialty and organic crops and livestock should be expanded for farmers in this area.

Federal, State and Regional Program

Federal Agencies

Some communities in Waushara County meet the requirements of the US Department of Agriculture-Rural Development and may be eligible for Rural Development Economic Assistance Programs. However, there is typically strict income limits associated with some of the programs so the Wisconsin Division of USDA-Rural Development should be contacted regarding eligibility for certain programs. A complete listing of USDA-Rural Development Programs can be found at <http://www.rurdev.usda.gov/wi/programs/index.htm>. Grants are also available through the US Department of Labor and can be found at <http://www.doleta.gov/sqa>. A partial list is given below.

Rural Business Opportunity Grants. The Rural Business Opportunity grant program promotes sustainable economic development in rural communities with exceptional need. Grants typically fund projects that will become sustainable over the long term without continued need for external support. These projects should that have the ability to serve as a local catalyst to improve the quantity and quality of economic development within a rural region. Grant funds can be used for technical assistance to complete business feasibility studies, conduct training for rural managers and entrepreneurs, establishing business support centers, conduct economic development planning, and provide leadership training. Information regarding the Rural Business Opportunity Grant Program can be found at <http://www.rurdev.usda.gov/wi/programs/rbs/opportun.htm>.

Rural Economic Development Loans and Grants

Rural Economic Development Loans and Grants help develop projects that will result in a sustainable increase in economic productivity, job creation, and incomes in rural areas. Projects may include business start-ups and expansion, community development, incubator projects, medical and training projects, and feasibility studies. Information regarding Rural Economic Development Loans and Grants can be found at <http://www.rurdev.usda.gov/wi/programs/rbs/economic.htm>.

Susan Harwood Training Grants Program. These training grants are awarded to nonprofit organizations for training and education. They can also be used to develop training materials for employers and workers on the recognition, avoidance, and prevention of safety and health hazards in their workplaces. Grants fall into two categories; Target Topic Training and Training Materials Development. The Target Topic Training grants are directed towards specific topics chosen by OSHA. Follow-up is required to determine the extent to which changes were made to eliminate hazards associated with the chosen topic. The Training Materials Development grants are specifically aimed at creating classroom quality training aids. Aids which are developed under the grant program must be ready for immediate self-study use in the workplace. Information regarding the Susan Harwood Training Grant Program can be found at <http://www.osha.gov/dcsp/ote/sharwood.html>.

Community-Based Job Training Grants. Community-Based Job Training grants (CBJTG) seek to strengthen the role of community colleges in promoting the US workforce potential. The grants are employer-focused and build on the President's High Growth Job Training Initiative. The primary purpose of the CBJTG grants is to build the capacity of community

colleges to train workers to develop the skills required to succeed in high growth/high demand industries. Information regarding the Community Based Job Training Grants can be found at <http://www.doleta.gov/business/Community-BasedJobTrainingGrants.cfm>.

H-1B Technical Skills Training Grant Program. The H-1B Technical Skills Training Grant program provides funds to train current H-1B visa applicants for high skill or specialty occupations. Eligible grant applicants include local Private Industry Councils and Workforce Investment Boards that were established under the Workforce Investment Act. Eighty percent of the grants must be awarded to projects that train workers in high technology, information technology, and biotechnology skills. Specialty occupations usually require a bachelor's degree, and an attainment of this degree is strongly encouraged. The program is designed to assist both employed and unemployed American workers acquire the needed technical skills for high skill occupations that have shortages. Information regarding the H-1B Technical Skills Training Grant program can be found at <http://www.doleta.gov/h-1b/html/overv1.htm>.

State of Wisconsin

There are many state programs that communities can consider utilizing to meet their stated goals and objectives. While not an all inclusive list, there are several programs that communities should strongly consider and are addressed below. Wisconsin Department of Commerce area development managers assist business expansions, promote business retention, and help local development organizations in their respective territories. Area development managers (ADM) use their knowledge of federal, state, and regional resources to provide a variety of information to expanding or relocating firms. They also mobilize resources to help struggling businesses. Local economic development practitioners can turn to area development managers for assistance with long-term marketing and planning strategies. Waushara County is in Region 3. The ADM is Deb Clements and she can be reached at 715/344-1381 or via email at dclements@commerce.state.wi.us.

Wisconsin Main Street Program. The Main Street Program is a comprehensive revitalization program designed to promote the historic and economic redevelopment of traditional business districts in Wisconsin and is administered by the Wisconsin Department of Commerce – Bureau of Downtown Development. Communities are selected to participate on an annual basis and are judged on a submitted application. These communities receive technical support and training needed to restore their Main Streets to centers of community activity and commerce. Details regarding the Wisconsin Main Street Program can be found at <http://commerce.state.wi.us/CD/CD-bdd-overview.html>.

Community Based Economic Development (CBED) Program. The Community-Based Economic Development (CBED) Program provides financing assistance to local governments and community-based organizations that undertake planning or development projects, or that provide technical assistance services that are in support of business (including technology-based businesses) and community development. The program provides grants for planning, development, and assistance projects; Business Incubator/Technology-Based Incubator; a Venture Capital Fair; and Regional Economic Development Grants. Additional information regarding the CBED program can be found at <http://www.commerce.state.wi.us/CD/CD-bcf-cbed.html>.

Community Development Block Grant for Economic Development (CDBG-ED). The CDBG-ED program is designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The Wisconsin Department of Commerce would award the funds to the community, which then loans the funds to a business. When the business repays the loan, the community may retain the funds to capitalize a local revolving loan fund. This fund can then be utilized to finance additional economic development projects within the community. Communities may also utilize the existing Waushara County Economic Revolving Loan Fund to provide loans to community businesses. Additional information regarding the CDBG-ED program can be found at the following website: <http://www.commerce.state.wi.us/MT/Mt-FAX-0806.html>.

Early Planning Grant Program (EPG). This EPG program is designed to encourage and stimulate the start-up, modernization, and expansion of small businesses. Grants may be used only to cover the costs of having an independent third party provide professional services. These services include the preparation of a comprehensive business plan that is necessary to secure initial business financing. Businesses with fewer than 50 employees are eligible for funding. Specific grants can be obtained for businesses specializing in automation, agricultural/food products, biotechnology, manufacturing, medical devices, paper/forest products, printing, tourism, and child care. Grants provide a 75% match of up to \$3,000. Additional information regarding the EPG program can be found at the following website: <http://www.commerce.wi.gov/BD/Mt-FAX-0809.html>.

Milk Volume Production (MVP) Program. The Milk Volume Production (MVP) program is designed to assist dairy producers that are undertaking capital improvement projects that will result in a significant increase in Wisconsin's milk production. This program was created to aggressively support Wisconsin's \$20 billion dairy industry. The goal of the MVP program is to provide qualifying dairy producers with the type of financing necessary to fill the "equity gap" and to partner with local communities to increase dairy production in Wisconsin. It is important to note that the MVP application process is competitive, and not all applications will be funded. Only those projects that have a comprehensive business plan and can demonstrate that they will have a long-term sustainable impact upon Wisconsin's milk production will be successful. Information regarding the Milk Volume Production (MVP) Program can be found at <http://www.commerce.wi.gov/MT/Mt-FAX-0810.html>.

Dairy 2020 Early Planning Grant Program. The Dairy 2020 Early Planning Grant Program is specifically designed for small Wisconsin dairy farms. Professional assistance can help keep smaller operations profitable and competitive in the agricultural industry. Information regarding the Dairy 2020 Early Planning Grant Program can be found at <http://www.commerce.wi.gov/BD/Mt-FAX-0820.html>.

Customized Labor Training Program (CLT). The CLT program provides a matching grant to assist companies which are utilizing new technologies or manufacturing processes to train employees on new technologies. Grant recipients must either expand and existing or build a new facility within the state. The grants help Wisconsin's manufacturers remain on the cutting edge of technological innovation. Eligible expenditures must focus on the continuing technological education of employees. Grants can cover employee wages, training materials, and trainer costs. Grants provide up to \$2,500 per trainee. Information regarding the CLT Program can be found at <http://www.commerce.wi.gov/BD/Mt-FAX-0802.html>.

Entrepreneurial Training Grant Program (ETG). The ETG program provides potential new small business owners with partial tuition for attending the Small Business Center's (SBDC) Entrepreneurial Training Course. This course helps entrepreneurs prepare a comprehensive business plan that evaluates the feasibility of the proposed start up or expansion; identifies possible financing sources; and provides other information in regard to initial business start-up costs. Grants provide up to 75% of total tuition costs. Information regarding the ETG Program can be found at <http://www.commerce.wi.gov/BD/Mt-FAX-0808.html>.

Business Employees' Skills Training Program (BEST). The BEST program helps small business in industries that are facing severe labor shortages upgrade the skills of their workforce. This program provides applicants with a tuition re-imbusement grant to cover training costs. To be eligible, businesses must have 25 or fewer employees and sales of less than \$2.5 million. In addition, businesses must specialize in automation, agricultural/food products, biotechnology, manufacturing, medical devices, paper/forest products, printing, tourism, or child care. All training must be provided by an independent third party. Information regarding the BEST Program can be found at <http://www.commerce.wi.gov/BD/Mt-FAX-0819.html>.

Industrial Revenue Bond. The Industrial Revenue Bond program allows all Wisconsin municipalities to support industrial development through the sale of tax-exempt bonds. The proceeds from the bond sale are loaned to businesses to finance capital investment projects. Even though the bonds are issued by the municipality, the interest and principal are paid by the company. Information regarding the Industrial Revenue Program can be found at <http://www.commerce.wi.gov/CD/CD-BED-irb.html>.

Transportation Economic Assistance (TEA) Program. The state-funded Transportation Economic Assistance (TEA) program provides fast tract financing to construct rail spurs and port improvements for new or expanding industries. The program is available through the Wisconsin Department of Transportation. Additional information regarding the TEA program can be found at the following website: <http://www.dot.wisconsin.gov/localgov/aid/tea.htm>

Wisconsin Department of Commerce

Listed below are additional Wisconsin Department of Commerce (Commerce) programs. This quick reference guide identified these programs and selected programs from other agencies. COMMERCE maintains a network of Area Development Managers to offer customized services to each region of Wisconsin.

Brownfields Initiative. The Brownfields Initiative provides grants to persons, businesses, local development organizations, and municipalities for environmental remediation activities for Brownfield sites where the owner is unknown, cannot be located or cannot meet the cleanup costs. Contact Jason Scott, 608/261-7714.

CDBG-Blight Elimination and Brownfield Redevelopment Program. This program can help small communities obtain money for environmental assessments and remediate Brownfield's. Contact Joe Leo, 608/267-0751.

CDBG-Emergency Grant Program. This program can help small communities repair or replace infrastructure that has suffered damages as a result of catastrophic events. Call 608/266-8934.

Community Development Zone Program. This program is a tax-benefit initiative designed to encourage private investment and job creation in economically-distressed areas. The program offers tax credits for creating new, full-time jobs, hiring disadvantaged workers and undertaking environmental remediation. Tax credits can be taken only on income generated by business activity in the zone. Call 608/267-3895.

Freight Railroad Preservation Program. The Freight Railroad Preservation Program provides grants to communities to purchase abandoned rail lines in the effort to continue freight rail service, preserve the opportunity for future rail service, and to rehabilitate facilities, such as tracks and bridges, on publicly-owned rail lines. Contact Ron Adams, Department of Transportation, 608/267-9284.

Health Care Provider Loan Assistance Program. This program provides repayment of educational loans up to \$25,000 over a five-year period to physician assistants, nurse practitioner, and nurse midwives who agree to practice in medical-shortage areas in Wisconsin. The program is designed to help communities that have shortages of primary care providers and have difficulty recruiting providers to their area. Contact M. Jane Thomas, 608/267-3837.

Minority Business Development Fund – Revolving Loan Fund (RLF) Program. This program is designed to help capitalize RLFs administered by American Indian tribal governing bodies or local development corporations that target their loans to minority-owned businesses. The corporation must be at least 51-percent controlled and actively managed by minority-group members, and demonstrate the expertise and commitment to promote minority business development in a specific geographic area. Contact Mary Perich, 414/220-5367 or Bureau of Minority Business Development, 608/267-9550.

Physician Loan Assistance Program. This program provides repayment of medical school loans up to \$50,000 over a five-year period to physicians who are willing to practice in medical-shortage areas in Wisconsin. The program is designed to help communities that have shortages of primary care physicians, and have had difficulty recruiting these physicians to their area. Contact M. Jane Thomas, 608/267-3837.

State Infrastructure Bank Program. This program is a revolving loan program that helps communities provides transportation infrastructure improvements to preserve, promote, and encourage economic development and/or to promote transportation efficiency, safety, and mobility. Loans obtained through SIB funding can be used in conjunction with other programs. Contact Dennis Leong, Department of Transportation, 608/266-9910.

Tax Incremental Financing (TIF). Tax Incremental Financing (TIF) can help a municipality undertake a public project to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development project in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works.

Wisconsin Transportation Facilities Economic Assistance and Development Program.

This program funds transportation facilities improvements (road, rail, harbor, airport) that are part of an economic development project. Contact Dennis W. Leong, Department of Transportation, 608/266-9910.

Freight Railroad Infrastructure Improvement Program. This program awards loans to businesses or communities wishing to rehabilitate rail lines, advance economic development, connect an industry to the national railroad system, or to make improvements to enhance transportation efficiency, safety, and intermodal freight movement. Contact Ron Adams, Department of Transportation, 608/267-9284.

Recycling Demonstration Grant Program. This program helps businesses and local governing units fund waste reduction, reuse, and recycling pilot projects. Contact JoAnn Farnsworth, 608/267-7154, DNR.

Wisconsin Fund. The Wisconsin Fund provides grants to help small commercial businesses rehabilitate or replace their privately-owned sewage systems. Contact Jean Joyce, 608/267-7113.

Regional

East Central Wisconsin Regional Planning Commission. The East Central Wisconsin Regional Planning Commission annually creates a Comprehensive Economic Development Strategy (CEDS) report, which evaluates local and regional population and economic activity. Economic development trends, opportunities, and needs are identified within the CEDS report. All communities, which are served by the Commission, are invited to identify future projects for economic development that the community would like to undertake. Those projects are included within the CEDS and may become eligible for federal funding through the Economic Development Administration (EDA) Public Works grant program. Additional information can be found at <http://www.eastcentralrpc.org/planning/economic.htm>.

Northeast Wisconsin Regional Economic Partnership. The combined Bay-Lake and East Central Wisconsin Regional Planning Commission areas were recently named as Technology Zone by the Wisconsin Department of Commerce. The Northeast Wisconsin Regional Economic Partnership (NEWREP) Technology Zone provides \$5 million in tax credits to businesses certified by Commerce, based on a company's ability to create jobs and investment and to attract related businesses. The Technology Zone Program focuses primarily on businesses engaged in research, development, or manufacture of advanced products or those that are part of an economic cluster and knowledge-based businesses that utilize advanced technology production processes in more traditional manufacturing operations. Additional information can be found at <http://www.eastcentralrpc.org/planning/economic.htm>.

CAP Services, Inc. CAP Services Inc. (CAP) is a private non-profit corporation offering programs in Waushara, Marquette, Outagamie, Portage, Waupaca and parts of Marathon and Wood counties. The primary mission of CAP is to help low-income households attain economic and emotional self-sufficiency. Programs include Skills Training to help low-income individuals acquire skills to compete for higher paying jobs by assisting them with tuition, books, transportation and child care costs related to training; Business Development to provide

entrepreneurs with the technical assistance, coaching advice and loan packaging they need to successfully start and grow their businesses; and Home Buyers Assistance to provide matching dollars to eligible low-and moderate-income, first-time homebuyers for down payment and closing costs. Funds are also available for repair and rehabilitation on newly purchased units; Weatherization measures including caulking, insulation, window repair and other conservation measures; Special Needs Housing; Asset Development to provide financial wellness training and incentives to low-income households; Preschool Services including head start for ages 3-5 and their families; and Crisis Intervention. Additional information can be found at www.capserv.org.

Private

The Wisconsin Public Service Corporation (WPS) also contributes a number of economic development services that communities should be aware of for their businesses. WPS maintains an online database of available industrial buildings with information provided by the communities. The WPS economic development page can be a useful resource for communities, and can be accessed at <http://www.wisconsinpublicservice.com/business/bcd.asp>.

ECONOMIC DEVELOPMENT – Village of Wild Rose

Goal ED 1. Explore ways the Village of Wild Rose can work with the Tri-County Regional Economic Development Corporation, The Waushara Economic Development Corporation, and the Wild Rose Economic Development Committee to create a healthy economic development climate for the Village.

Objectives:

- **ED 1.1. Maintain an up-to-date inventory of buildings and sites potentially available for development or redevelopment.** The Tri-County Regional Economic Development Corporation (TCREDC) fosters new business development and supports and sustains existing businesses throughout Waushara, Marquette, and Green Lake Counties. Utilizing this network will increase the potential for attracting new businesses into the Village of Wild Rose. Currently, the TCREDC maintains a list of available buildings and properties available for commercial ventures. See <http://www.1waushara.com/EDC/> or <http://www.tcredc.org>

Strategies:

- (1) **Inventory all vacant and underutilized structures zoned for industrial and commercial activities.** Maintain this database and incorporate it with the TCREDC list. Include pertinent information such as the building name, size, current zoning requirements, address, and other pertinent information.
 - (2) **Available buildings and sites can also be marketed on the Location One Information System Database (LOIS).** Forward Wisconsin, the Wisconsin Department of Commerce and the state's electric utilities have joined together to develop and implement a state-wide system that will make available comprehensive building, site, and community information. It is an internet based marketing tool. Any community in Wisconsin can use it as a single point of data entry. There is no charge to use LOIS or to integrate into an existing website. Examples of local organizations that have integrated LOIS into their Web site can be found on Forward Wisconsin's website at www.forwardwi.com. Click on "Resources for Economic Developers" and then on LOIS: A User's Guide. Additional information about LOIS and how to get started is also available by contacting East Central Planning East Central Wisconsin Regional Planning Commission at (920) 751-4770.
 - (3) **Update and post this list on the discussed websites when additional properties buildings and lots become available.**
- **ED 1.2. Market "low impact" tourism attractions, such as fishing opportunities, hiking and walking trails, home and cottage rentals and other lodging that can serve visitors. These retreats ideally would be lodging for visitors that are pursuing outdoor activities like fishing, hunting, and camping. Be careful to not overrun the capacity of the natural resource.**

Strategies:

- (1) Inventory all existing campgrounds, rental facilities and other tourism infrastructure.

- (2) Collaborate with the Town of Rose, the Wild Rose Fish Hatchery, and other entities in Waushara County and nearby communities to create partnerships to further discuss tourism opportunities which would be beneficial to the entire area and could be pursued on a coordinated basis.
 - (3) Work with the Town of Rose and the WDNR Fish Hatchery to explore the opportunity to develop a complete walking/hiking trail which connects the Wild Rose Mill Pond and Main Street Wild Rose to the Wild Rose Fish Hatchery.
 - (4) Extend a walking and hiking trail from Main Street to form a loop around the Mill Pond.
 - (5) Erect fishing piers along the shore of the Mill Pond.
 - (6) Purchase and restore the old feed mill and power plant.
- **ED 1.3. Encourage the Waushara County Economic Development Corporation Revolving Loan Fund to develop criteria consistent with comprehensive planning recommendations.** Revolving loan fund programs (RLFs) provide low interest funding to businesses for working capital, equipment, or expansion. The businesses must in turn create jobs.

Strategy:

- (1) To further support the local planning process, the Waushara County RLF should refer to local comprehensive plans while evaluating loan applications.
- **ED 1.4. Utilize the room tax from lodging facilities that would provide some capital for marketing the Town or region as a whole.**

Goal ED 2. Where applicable, promote the clean-up and reuse of underutilized, vacant, blighted, or brownfield commercial/industrial sites and buildings to efficiently use existing public utilities, infrastructure, and services.

Objective:

- **ED 2.1. Evaluate the feasibility of renovating existing commercial/industrial structures for new enterprises.** These sites are identified in the Wisconsin DNR Remediation and Redevelopment Tracking System (BRRTS) database (<http://botw.dnr.state.wi.us/botw/Welcome.>).

Strategy:

- (1) The Village of Wild Rose recognizes the difficulty and the extensive costs involved with environmental clean-up, and therefore, should additional sites be found, will rely on private clean-up action where possible. In the future, the Village should encourage only environmentally safe business development that is properly permitted and regulated to protect the village's environment.

Goal ED 3. When identifying locations for future or expanded business/industrial park sites, consider the environmental conditions of the area such as wetland, groundwater, and floodplain status.

Objective:

- **ED 3.1. Locate commercial, industrial, and other highly developed land uses to areas where potentially adverse impacts on natural resources and features can be minimized.** Protecting the town's natural features is important to Village residents. With this in mind, the future land use plan map will identify the most appropriate areas for future expansions or new business sites.

Strategies:

- (1) The Village of Wild Rose recognizes that industrial park sites in the Village where sewer and water are available are the best places to locate new industries.
- (2) The Village of Wild Rose is planning for an expansion of new industrial growth in the Southwest corner of the Village on lands which are near the intersection of State Highway 22 and CTH G.
- (3) Retail and service oriented commercial uses generally should be directed to infill areas along Main Street and Highway 22 where other commercial development already exists.

Goal ED 4. Recognize that the quality of life in the Village plays a role in attracting business and an educated workforce. Consider conducting a market study with the assistance of the Fox Valley Work Force Development office to determine what types of businesses and employers could be attracted to the Village of Wild Rose.

Objective:

- **ED 4.1. Evaluate and identify the most important factors which contribute to the high quality of life in the area so that they may be promoted accordingly.** Many factors contribute to the "quality of life" in a community. These include educational availability and quality, natural resources and recreational opportunities, service provision, and other factors. These amenities are considered by businesses when making location decisions.

Strategy:

- (1) The Village of Wild Rose can offer recreational and outdoor amenities and related tourism opportunities. Hunting, fishing, and boating are important to the town. These recreational activities could include day and over-night trips to the area, bringing in dollars from outside the area. The Village should coordinate with the surrounding communities to better promote these resources and others in the area to prospective businesses.

Goal ED 5. Recognize that education and vocational training are essential in both preparing the local workforce for successful careers and in fostering an active business community.

Objectives:

- **ED 5.1. Partner with educational institutions to promote life long learning for the area's youth and adults.** Overall, the support for education and job skills training

is essential for increasing the earning potential for all Wisconsin residents. A local branch of CAP Services is located in Wautoma; this resource is available to entrepreneurs for business plan development, information on financing, and other tools necessary for starting a business. The Fox Valley Technical College satellite program is also available.

Strategy:

- (1) Partner with the Northeast Wisconsin Educational Resource Alliance (NEW ERA). This group is a partnership of the Wisconsin technical colleges, the University System, and private colleges have formed in response to the economic changes Wisconsin is experiencing. One the goals of the partnership is to enhance and expand learning opportunities in Wisconsin in order to offer necessary training/learning to Wisconsin's current and future workers.
- **ED 5.2. Support entrepreneurial programs to facilitate local business start-ups.** Small and medium sized firms represent 98 percent of all businesses in the United States and account for at least two-thirds of net new jobs in the economy. The creation and support of entrepreneurs is important for economic development within communities.

Strategy:

- (1) Utilize existing programs which train and assist new small business owners through training and grant/loan programs. As mentioned above, CAP Services is a resource with an office in Wautoma. Additional support for business plan development, financing information, and other assistance can be found at the following locations
 - Build Your Business: 1-(800)-435-7287, www.wisconsin.gov/stat/byb
 - Small Business Development Centers (SBDC): 1-(800)-940-SBDC, www.wisconsin sbdc.org
 - Virtual Business Incubator: www.virtualincubate.com
 - Impact Seven: (608) 251-8450, www.impactseven.orf
 - Fox Valley Technical College E-Seed Program: 1-(800)-735-3882 www.fvtc.edu/bis
 - East Central Regional Planning Commission: (920) 751-4770, www.eastcentralrpc.org

Goal ED 6. The Village of Wild Rose should develop criteria/design standards that future commercial and industrial proposals must meet in order to be approved by the Village.

Objective:

- **ED 6.1. Develop siting and design criteria to ensure that new development is harmonious with existing development and land uses.** The establishment of criteria for future development is especially important in the downtown area of Wild Rose. Design standards allow local enterprises to be profitable while respecting the natural landscape and existing business infrastructure.

Strategy:

- (1) Create appropriate design standards for the Village of Wild Rose. The standards should address the adequacy of traditional infrastructure availability such as roadways, sewer, water, utilities, structure (building) design, and signage

Goal ED 7. Assess the adequacy of technological infrastructure for business and residential needs, and provide assistance mechanisms as needed.**Objectives:**

- **ED 7.1. Evaluate and identify new and existing technologies which are utilized by successful business in the area and statewide.** Infrastructure no longer just includes roads, sewer, water, and utilities. Technology designed for high speed communication and business applications is necessary for business to compete in a global economy. Increasing access will support existing businesses, facilitate future business opportunities, and enhance the quality of life for residents. For example, in coming years, access to high speed internet will provide an opportunity for some Village of Wild Rose residents to spend a portion of their work week at home, reducing the need to commute on a daily basis. It could even allow a local enterprising entrepreneur to sell products on a global level.

Strategies:

- (1) Inventory existing technologies including dial-up and high speed internet services (Charter, CenturyTel), satellite television (Direct TV, Direct Way), and others.
 - (2) Evaluate the overall adequacy and reliability of the technologies and service providers that local businesses rely on for technological needs. Parameters to be evaluated should include, but are not limited to, uplink times, download times, reception quality, and frequency of service interruptions.
 - (3) Keep informed of new technologies which will improve the communications and overall efficiency of local enterprises such as high definition digital television and others.
- **ED 7.2. Will need to upgrade Municipal Water and Fire Protection.**

Strategy:

- (1) Design and construct a public water well and distribution system that will accommodate the water needs of new industries and residents of Wild Rose and the expanded Wild Rose Fish Hatchery.
- **ED 7.3. Maintain a strong and vibrant downtown business district.**

Strategies:

- (1) Utilize the existing TIF district to strengthen the Downtown business district.
- (2) Improve and expand commercial businesses on Main Street by encouraging infill of existing residentially used properties with new businesses.

- (3) Encourage second-story residential use above first-floor businesses on Main Street.
- (4) Maintain adequate parking on the main street to support downtown businesses.

GOAL ED 8. Support the agricultural community by meeting with farmers when necessary to discuss pertinent issues and by promoting the economic vitality of agricultural industries.

Objectives:

- **ED 8.1. Promote and encourage the expansion of farmer's markets.** The Village of Wild Rose has small produce markets that are set up during the summer months. Connecting farmers to both restaurants and consumers through direct product purchasing and through an expanded farmers' market program can enhance the relationship between consumers and food providers. It also promotes healthy eating by creating greater access to fruits and vegetables grown locally.

Strategies:

- (1) An area-wide organized effort for the promotion of farmers' markets is a step the Village of Wild Rose can take can working with the Tri-County Regional Economic Development Corporation and local farmer's markets.
 - (2) "Farm Breakfast" events which have been held on the last Sunday in June should continue to be promoted throughout the county as a means of promoting agriculture. The event should be rotated among interested farms to increase accessibility to all county residents.
- **ED 8.2. Cooperate with the County to promote agriculture as a tourism activity.** The NEW Study highlighted specialty farming and crop production as an important new market. Organic farming and specialty crops are a growing niche market which presents opportunities to add additional value to the agricultural economy in the town and county.

Strategies:

- (1) Promote organic and specialty farming ventures as desired enterprises in the village. Provide similar financial incentives to these entrepreneurs as new small business owners would receive.
- (2) Expand "farm breakfast" events to include specialty seasonal events such as haunted woods, corn mazes, pumpkin patch kids, horse drawn hay rides, and winter sleigh ride programs.

CHAPTER 4: HOUSING

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HOUSING

INTRODUCTION

A number of factors influence how well the housing stock meets the needs of the community. The design, placement and density of housing impacts the overall appearance and character of a community by defining a sense of place and encouraging or discouraging social interaction between residents. It influences the cost of housing and the cost and efficiency of other plan elements, such as roadways, school transportation and the provision of public utilities.

The quality and affordability of housing influences the economic health and wellbeing of the community. Well designed, decent, safe and affordable housing creates a sense of connection and ownership between residents and their neighborhood and community. Residents with decent, safe affordable housing have more resources available for food, clothing, transportation, health care, savings for college or retirement, and other expenses. They also have the resources necessary to maintain their housing, which contributes to the quality of the community's housing stock and appearance of the community.

Housing Vision for 2030

The Village of Wild Rose can accommodate a variety of housing choices. Home ownership continues to be the preferred housing option but the need for rental housing is also being adequately addressed by new duplex and small scale multi-family housing development, which is concentrated in sewerred areas. New or renovated housing in or near downtown Wild Rose is increasing the vitality of the downtown. Recognizing that mobile homes and subsidized housing provide affordable housing options which cannot be met by other types of residential development, the Village has strong design and site requirements that allow attractive, well maintained mobile home parks to be developed in carefully selected areas convenient to services and employment opportunities and local officials have embraced efforts to develop affordable housing. Extended care and other housing options for seniors are available locally.

INVENTORY AND ANALYSIS

This section of the chapter provides a broad brush of housing characteristics for the Town of Rose and Village of Wild Rose, plus identifies why a particular housing variable may be important. Characteristics which are unique to a particular community are noted, as are characteristics that can help identify strengths or opportunities for improvement. Tables are provided in Appendix D for those who may be interested in more detail.

Age of Occupied Dwelling Units

The age of occupied dwelling units reflect the historic demand for additional or replacement housing units, thereby providing historic information regarding settlement patterns, household formation rates, migration trends and natural disaster impacts. The age of units by itself is not

an indication of the quality of the housing stock. However, the age of occupied units can provide limited information regarding building construction and material content, as construction techniques and materials change over time.

Census information regarding the age of owner-occupied units indicates that both communities were well established by 1960 (Appendix D, Tables D-1 and D-2). The number of new owner-occupied units rose each decade from 1950 through the 1970's. In the 1980's, the number of new units continued to rise in the Village, but fell in the Town (Figure 4.1). The number of owner-occupied units began rising again in the 1990's, particularly in the latter half of that decade (Figure 4.2)¹. Between 1990 and 2000, both communities experienced their highest level of growth in owner-occupied units since 1950.

Figure 4.1 Occupied Dwelling Units by Year Built, 1990

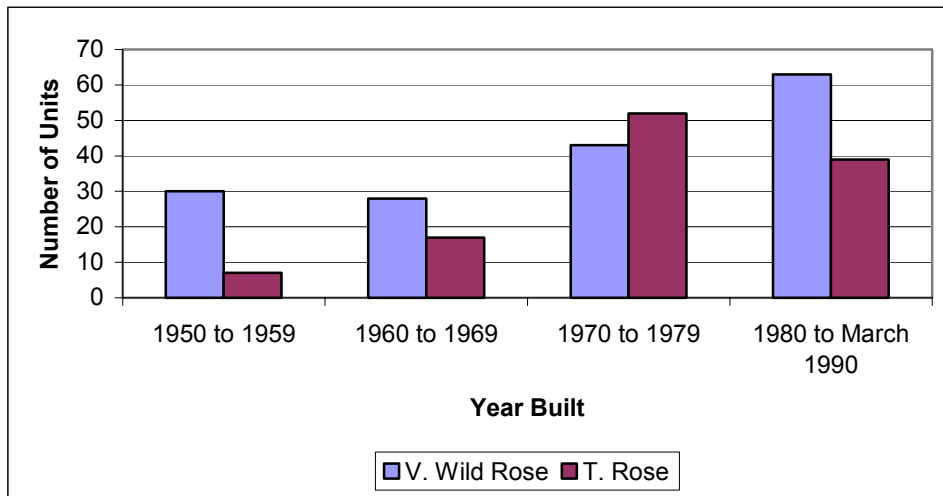
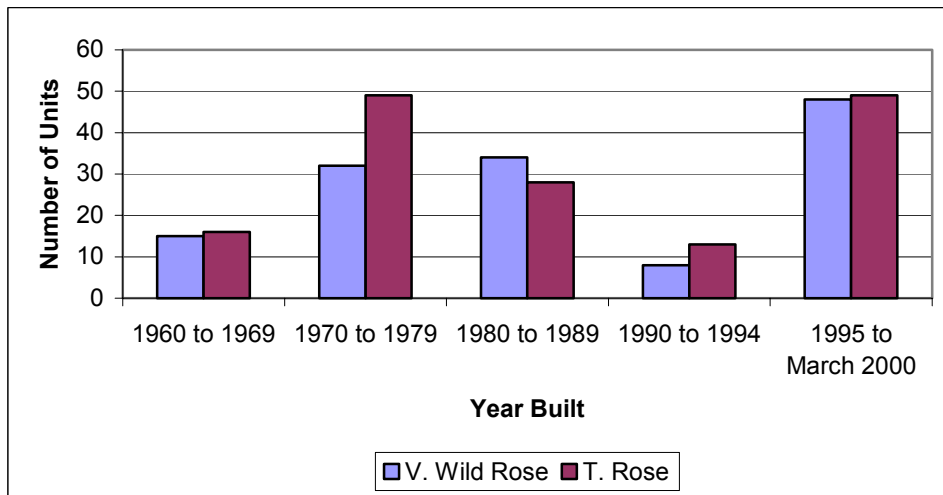


Figure 4.2 Occupied Dwelling Units by Year Built, 2000



¹ Figures 4.1 and 4.2 are derived from 1990 and 2000 U.S. Census data. Discrepancies between the 1990 and 2000 Census data may reflect a change in occupancy, demolition, units lost to fire or natural disaster or replacement of existing units.

In 2000, the Village of Wild Rose had a higher percentage of owner-occupied units built prior to 1960 than the Town of Rose, Waushara County or the state, which indicates that the demand for new housing stock has been less in the Village than the other three jurisdictions. Fifty-six percent (56.2%) of the Village's housing stock was built prior to 1960, compared to 35.2 percent of the Town of Rose's. At the state and county level, 38.7 percent of Waushara County's housing stock and 44.0 percent of Wisconsin's housing stock was built prior to 1960.

Change in Structural Type

Residential units by structural type are one indication of the degree of choice in the housing market. Housing choice by structural type includes the ability to choose to live in a single family home, duplex, multi-unit building or mobile home. Availability of units by type is indicative not only of market demand, but also of zoning laws, developer preferences and access to public services.

Current state sponsored local planning goals encourage communities to provide a wide range of choice in housing types, as housing is not a 'one size fits all' commodity. A single person, for example, will have different housing needs than a couple with children. Housing needs also change as we age, lifestyles change, or in the event that one or more members of the household become disabled. Providing a range of housing choices which meets individual household needs and preferences is one way of encouraging individuals to stay in the community and to draw others to locate there.

As with most rural communities, the dominant housing type in the Village of Wild Rose and the Town of Rose is single family housing. In 1990, single family housing comprised 66.8 percent of the village's housing stock and 78.3 percent of the town's housing stock. One quarter (24.8%) of the village's housing stock was comprised of duplex and multi-family units, while less than one percent of the town's housing stock was comprised of duplex and multi-family units. One fifth (20.7%) of the Town of Rose's housing stock was comprised of mobile home, trailer & other units (20.7%), while mobile home, trailer & other units comprised 8.5 percent of the villages' housing stock (Appendix D, Table D-3).

During the 1990s, conversions, deletions and additions to communities' housing stock resulted in a slightly different composition of housing in 2000. Housing choice by structural type decreased in both communities. By 2000, the share of single family units had increased to 73.6 percent in the Village of Wild Rose, but remained stable at 78.3 percent in the Town of Rose. The number and share of mobile home units increased in both communities. During this same time period, the number and share of duplex and multi-family units decreased in both communities. By 2000, mobile home, trailer and other units had become the second largest category by structural type for both communities, comprising 10.2 percent of the Village of Wild Rose's housing stock and 21.7 percent of the Town of Rose's housing stock (Appendix D, Tables D-3 and D-4).

At the state and county level, the number and share of single family homes and larger multi-family buildings (those with 5+ units per building) increased, while the number and share of two to four unit buildings and mobile home, trailer and other units decreased. In 2000, single family homes comprised 82.6 percent of Waushara County's housing stock and 69.3 percent of the state's housing stock. Mobile home, trailer and other units comprised the second largest

housing category for Waushara County (13.0%), while the second largest housing category at the state level was multi-family housing, which comprised 26.2 percent of Wisconsin's housing stock. Multi-family units comprised less than five percent (4.4%) of the county's housing stock. Mobile home, trailer and other units comprised 4.5 percent of the state's housing stock.

Occupancy Status

Occupancy status reflects the utilization of available housing stock. The total number of housing units includes renter-occupied, owner-occupied and various classes of vacant units. Vacant units include those which are available for sale or rent and those which are seasonal, migrant, held for occasional use or other units not regularly occupied on a year-round basis.

For a healthy housing market, communities should have a vacancy rate of 1.5 percent for owner-occupied units and 5 percent for year round rentals. The number of migrant, seasonal and other vacant units will vary depending on the community's economic base.

Tenure

Occupancy rates vary by community and over time. Total occupancy rates increased for Waushara County, the state and both communities between 1990 and 2000. In both time periods, jurisdictions with the lowest occupancy rates had the highest percentage of seasonal and other vacant units (Table 4-1). All four jurisdictions experienced a decrease in the number and share of seasonal and other vacant units between 1990 and 2000 and an increase in the number and share of occupied units. All but the Village of Wild Rose experienced an increase in total units. The combination indicates that additional year round units were built and seasonal and other units were likely converted to year round residences at the county and state level. Little evidence exists for conversion at the village and town level during this time period (Appendix D, Tables D-5 and D-6).

Table 4.1. Occupied and Seasonal Units as a Share of Total Housing Units, 1990 and 2000

Jurisdiction	Total Occupied		Seasonal & Other Vacant	
	1990	2000	1990	2000
Village of Wild Rose	90.1%	92.0%	3.2%	2.9%
Town of Rose	61.2%	69.1%	37.9%	30.0%
Waushara County	62.2%	68.3%	35.5%	29.9%
Wisconsin	88.6%	89.8%	9.2%	7.7%

Source: U.S. Census, 1990 and 2000.

The majority of occupied units within both communities were owner-occupied. The Town of Rose had a higher owner-occupancy rate than the village, Waushara County and the state (Table 4-2). Between 1990 and 2000, the share of owner-occupied units increased in all four jurisdictions. By 2000, the share of occupied units that were owner-occupied ranged from 90.2 percent in the Town of Rose to 67.0 percent in the Village of Wild Rose.

Table 4.2. Tenure as a Percent of Occupied Units, 1990 and 2000

Jurisdiction	Owner Occupied		Renter Occupied	
	1990	2000	1990	2000
Village of Wild Rose	59.2%	67.0%	40.8%	33.0%
Town of Rose	84.4%	90.2%	15.6%	9.8%
Waushara County	80.3%	83.5%	19.7%	16.5%
Wisconsin	66.7%	68.4%	33.3%	31.6%

Source: U.S. Census, 1990 and 2000.

Vacancy Status

Vacant housing units are units that are livable, but not currently occupied. The vacancy status of units available for purchase or rent is considered to be a strong indicator of housing availability. Generally, when vacancy rates are below 1.5 percent for owner-occupied units and 5 percent for renter-occupied units, housing is considered to be in short supply and additional units are needed. If vacancy rates are at or above standard, the community may have an adequate number of units for rent or for sale. However, additional information, such as choice in housing and housing affordability is needed to determine if the units on the market meet the needs of potential buyers or renters. A higher vacancy rate may be appropriate, particularly for smaller communities, if the additional units provide needed choices within the housing market. If the existing vacancy rate is too high for existing market conditions, then property values may stagnate or decline.

Owner-Occupied Housing

Homeowner vacancy rates indicate that the Village of Wild Rose and Waushara County had an adequate share of owner-occupied units for sale in 1990, while the Town of Rose and Wisconsin had tight housing markets. Between 1990 and 2000, homeowner vacancy rates fell in both communities and Waushara County, but remained stable at the state level (Appendix D, Tables D-7 and D-8). Countywide, the homeowner vacancy rate was 1.9 percent in 2000, which indicates that the county had an adequate number of homes on the market to meet demand. The homeowner vacancy rate for Wisconsin remained stable at 1.2 percent, which was just below the standard for both years. In 2000, the Village of Wild Rose had an adequate share of owner-occupied units for sale, while the Town of Rose had a homeowner vacancy rate below one percent, which indicates a shortage of homes for sale.

The drop in the vacancy rates is related to the increase in the number of owner-occupied units within both communities. Since the vacancy rate is a measure of the number of units for sale compared to the number of owner-occupied units, the number of units for sale is expected to rise as the total number of owner-occupied units rise in order to accommodate the growth in households. However, this did not occur in either the town or village in the 1990's.

Since the Village of Wild Rose had a relatively high homeowner vacancy rate in 1990, the drop in the vacancy rate brought the share of units more in line with expected market demand, though the actual number of units for sale was small. According to the Census, the Village of

Wild Rose had six houses for sale in 1990 and five for sale in 2000. The Town of Rose had two houses for sale in 1990 and 2000. In order to meet the accepted vacancy rate standard of a 1.5 percent, the Town of Rose should have had at least three units for sale in 1990 and four units for sale in 2000. The small number of units coupled with the low vacancy rate meant that the town likely had an inadequate number of homes on the market to provide choice for prospective homebuyers.

Rental Housing

In 1990, rental vacancy rate for the Village of Wild Rose (13.5%) was above the vacancy standard of 5.0 percent, which would seem to indicate that the village had more than an adequate supply of housing units for rent (Appendix D, Tables D-7 and D-8). The Town of Rose's rental vacancy rate (3.3%) was below standard, which indicates that the town had a tight rental housing market. In comparison, the rental vacancy rates for Wisconsin and Waushara County were 4.7 percent and 8.5 percent, respectively.

Between 1990 and 2000, the number of rentals and the rental vacancy rates decreased in the village and at the county level. The number of units for rent in the town remained stable, but the rental vacancy rate rose to 4.2 percent. In 2000, rental vacancy rates indicate that the rental market had tightened, but the state, county and Village of Wild Rose had vacancy rates above 5.0 percent. The Town of Rose's vacancy rate was just below the standard.

As with the number of homes for sale, the number of housing units for rent in the Town of Rose was very small. In 1990 and 2000, the Town of Rose only had one housing unit available for rent. In 2000, the number of renter-occupied units declined in both communities, which is another indication that housing choice is declining in the Village of Wild Rose and the Town of Rose. The decline in rental units likely gives a false impression regarding the adequacy of the number of units for rent. With only one unit to choose from in the town, the likelihood that a rental unit will meet the needs of prospective renters is very small.

Seasonal and Other Vacant Units

Seasonal units are units intended for use only in certain seasons or for weekend or other occasional use throughout the year. They include properties held for summer or winter sports or recreation such as summer cottages or hunting cabins. They also include time-share units and may include housing for loggers. Other vacant units include: migrant housing; units rented or sold, but not yet occupied; and units held for occupancy by a caretaker or janitor and units held for personal reasons of the owner, but not classified as seasonal.

Between 1990 and 2000, the number of seasonal units declined at the state and county level, remained stable in the village. The share of vacant units identified as seasonal showed mixed results. The share of vacant units identified as seasonal decreased in Wisconsin, but increased in the village and Waushara County (Appendix D, Tables D-7 and D-8). Between 1990 and 2000, the share of vacant units identified as seasonal declined in the state from 64.5 percent of all vacant units to 60.9 percent. The share of vacant units identified as seasonal increased in the Village of Wild Rose from 14.7 percent to 18.5 percent and in Waushara County from 83.9 percent to 85.3 percent during the same time period.

According to the 1990 Census, other vacant units comprised 17.7 percent of all vacant units for the Village of Wild Rose. Between 1990 and 2000, the share of other vacant units rose to 18.5 percent of all vacant units in the village, while the actual number of other vacant units decreased by one. Other vacant units declined in number and as a share of total vacant units at the county and state level during this time period (Appendix D, Tables D-7 and D-8).

The Census data for the Town of Rose seems to indicate that the town gained a large number of seasonal units and lost a large number of other vacant units between 1990 and 2000. However, according to the planning committee the only large entity within the town is a camp; so it is likely that the difference in numbers is the result of Camp Moshava units being classified as other units in 1990 and classified as seasonal units in 2000. So for analysis purposes, the seasonal and other vacant units are combined for the Town of Rose. When combined, the data indicates that the number of seasonal and other vacant units decreased by thirteen between 1990 and 2000. As a share of total vacant units, this combined category stays stable at 97 percent for both years.

Owner-Occupied Housing Stock Value

Owner-occupied housing stock values can provide information about trends in property values, housing demand and choice within the housing market. Housing stock values can also help provide prospective new businesses with information regarding how accessible housing will be for their employees.

Median Housing Value Trends: A Broad Historical Perspective

State and county level information indicate that owner-occupied housing values have risen substantially since 1970. The largest growth in median housing values occurred in the 1970's. Between 1970 and 1980, median housing prices more than doubled in response to inflationary pressures during the late 1970's and increased demand as baby-boomers entered the housing market. Housing prices continued to rise during the 1980's, but at a much slower rate. Housing prices again increased substantially in the 1990's. Lower interest rates and competitive loan products allowed home buyers the opportunity to purchase a higher value home, and the market responded by increasing the average home size for new construction². The number of expected amenities in a home also increased. Communities contributed to the rise in housing prices by increasing minimum lot sizes and minimum square footage. Children of babyboomers began entering the housing market during this decade, which put additional pressure on the housing market. The increased demand for starter homes and lack of supply drove the value of existing starter homes up substantially. By 2000, the median housing value for Waushara County had risen from \$10,600 in 1970 to \$85,100; and the median housing value for Wisconsin had risen from \$17,300 to \$112,200.

Current Median Housing Value Trends

Between 1990 and 2000, both communities experienced substantial increases in median housing values, with the Town of Rose experiencing the largest increase. Median housing values increased by 64.8 percent in the Town of Rose, compared to an increase of 58.6 percent

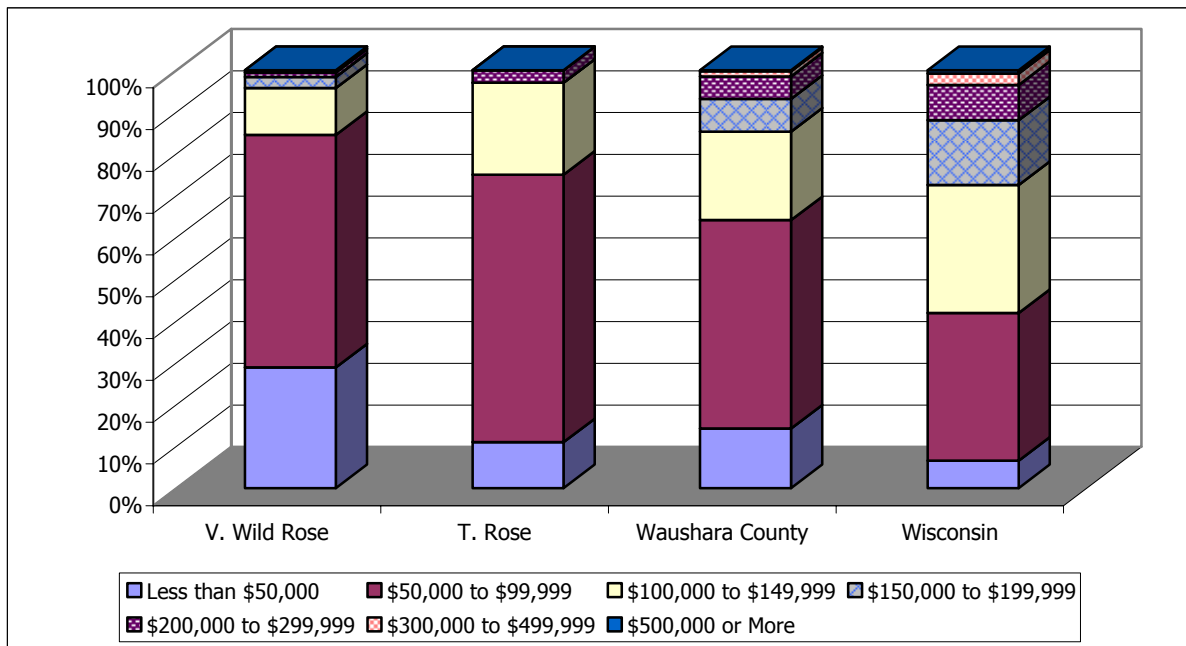
² In 1970, the average size of a new single family home in the U.S. was 1,500 sq. ft. By 2000, the average size of a new single family home in the U.S. was 2,266 sq. ft.

in the Village of Wild Rose. By 2000, median housing values ranged from \$60,100 in the Village of Wild Rose to \$82,400 in the Town of Rose (Appendix D, Table D-9).

Current Values by Price Range

Over 95 percent of the owner-occupied housing stock in the Town of Rose and Village of Wild Rose was valued at less than \$150,000 in 2000, compared to 85 percent for Waushara County. The largest share of owner-occupied units by price range fell within the \$50,000 to \$99,999 range (Appendix D, Table D-9). Sixty-four percent of the Town of Rose’s owner-occupied housing stock was valued at \$50,000 to \$99,999 compared to 55.6 percent of the Village of Wild Rose’s. Fifty percent of the county’s housing stock and 35 percent of the state’s owner-occupied housing stock was also valued at \$50,000 to \$99,999. The Village of Wild Rose had the largest share of housing units valued at less than \$50,000, while Wisconsin had the least (Figure 4-3). According to the 2000 Census, neither the village nor the town had owner-occupied housing valued over \$500,000. Less than one percent of the owner-occupied housing in Waushara County and Wisconsin was valued over \$500,000. While both communities had slightly different compositions by price range, both the town and the village have about the same level of choice in owner-occupied housing opportunities by price range.

Figure 4.3. Housing Values by Range, 2000



Housing Costs

The relationship between housing costs and household income is an indicator of housing affordability, which is gauged by the proportion of household income expended for rent or home ownership costs. Rental costs include contract rent, plus the estimated average monthly

cost of utilities and fuel (HUD includes rental insurance in this calculation. The Census does not). Owner costs include payments for mortgages, real estate taxes, fire hazard and flood insurance on the property, utilities and fuels. In 1989, the U.S. Department of Housing and Urban Development (HUD) raised the standard for determining whether rent or home ownership costs comprised a disproportionate share of income from 25 to 30 percent of gross household income. Households spending more than 30 percent of their income for housing may be at risk of losing their housing should they be confronted with unexpected bills or unemployment of one or more workers per household. Communities should be aware that maintenance and repair costs are excluded from this housing affordability formula, as are other outstanding debts, because these items will have policy impacts. Potential homeowners should be aware that these items are excluded from this housing affordability formula, as these items can impact their housing affordability and future financial stability.

Access to affordable housing is not only a quality of life consideration it is also an integral part of a comprehensive economic development strategy. Communities need affordable housing for workers in order to retain existing companies and attract new companies to the area. Households, which must spend a disproportionate amount of their income on housing, will not have the resources to properly maintain their housing, nor will they have adequate disposable income for other living expenses, such as transportation, childcare, healthcare, food, and clothing. This in turn not only has a negative impact on the overall economy, it may also heighten resistance to property tax increases, which is a major source of revenue for many Wisconsin communities.

For persons on the bottom end of the economic ladder, affordable housing is particularly important. A recent study by the Hudson Institute and the Wisconsin Housing Partnership³ found that the most important factor for individuals to successfully move from welfare to work was their ability to find decent, stable affordable housing.

A review of housing stock values for Group E communities indicated that housing values were on average lower than the state average. However, several of those units were not affordable for Group E residents.

Owner-Occupied Housing

In 1989, 15.1 percent of homeowners in the state and 17.7 percent of homeowners in Waushara County were paying a disproportionate amount of their income for housing (Appendix D, Table D-10). Residents in the village and town had a slightly easier time finding affordable housing. In 1989, 13 percent of the Village of Wild Rose residents and 9 percent of the Town of Rose residents were spending more than 30 percent of their income on housing.

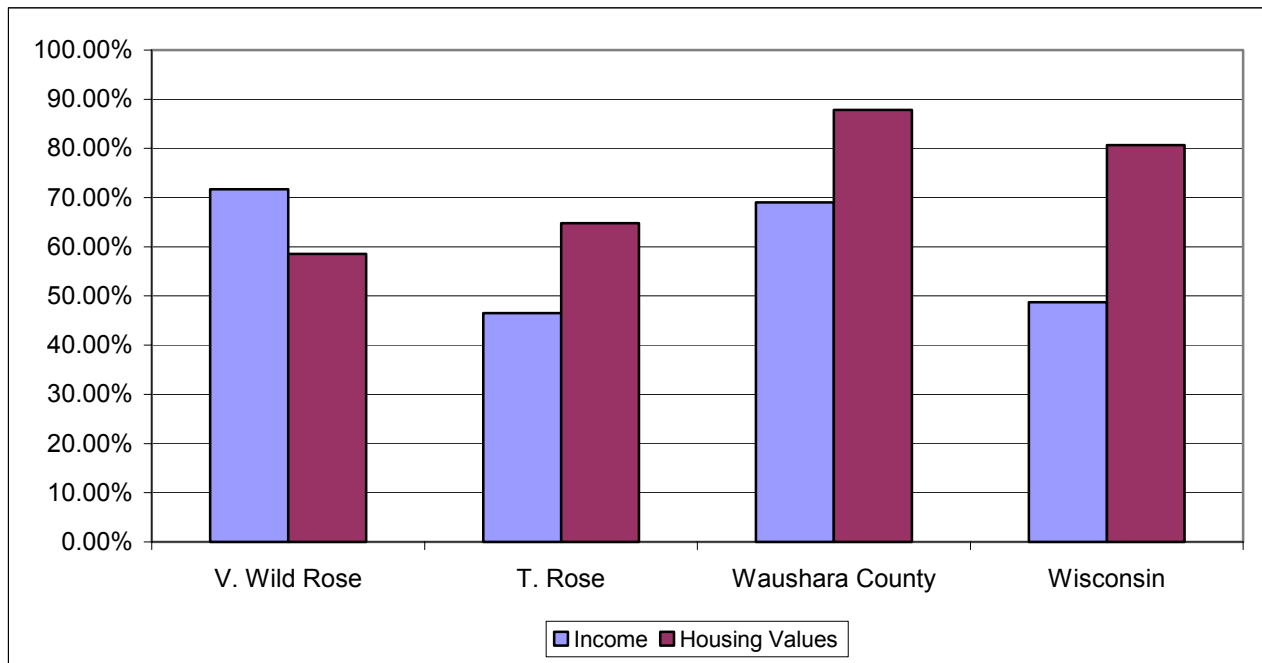
Between 1989 and 1999, housing affordability became a larger issue for homeowners in all four jurisdictions, though the change in the Village of Wild Rose was slight, less than one percent. The percentage of homeowners paying a disproportionate share of their income for housing in the Town of Rose increased to 16 percent. Almost twenty percent (19.7%) of County residents were paying a disproportionate share of their income for housing in 1999, compared to 17.8 percent of state residents. The change in housing affordability likely resulted from housing

³ Rebecca J. Swartz, Brian Miller with Joanna Balsamo-Lilien, Hilary Murrish, 2001. *Making Housing Work for Working Families: Building Bridges between the Labor Market and the Housing Market.*

prices and values rising faster than incomes. The Village of Wild Rose was the only jurisdiction during this time period where the median household income rose faster than the median price of housing (Figure 4-4.). It was also the jurisdiction with the smallest percent of homeowners paying a disproportionate share of their income for housing. In 1999, only 13.4 percent of homeowners in the Village of Wild Rose reported paying a disproportionate amount of their income for housing.

If household income in the Village of Wild Rose continues to rise faster than housing values, housing affordability issues could be eliminated in the village in the future, thereby increasing the quality of life for all village residents. Since housing costs are rising faster than incomes in the Town of Rose, the town should consider ways to address this issue. As housing becomes less affordable, the town’s housing stock could fall into disrepair. People may not have the necessary resources to meet other needs; and some people could lose their housing. The town will also have greater difficulty raising revenues to meet necessary expenditures. Potential actions could include financial education and budgeting assistance, strategies to increase income opportunities, housing subsidies, aid in refinancing to make housing more affordable, reverse mortgages for elderly homeowners, construction of housing which is more in line with residents’ income or any other action that will increase housing affordability for residents.

Figure 4.4. Change in Median Housing Values Compared to Change in Median Household Income



Renter-Occupied Housing

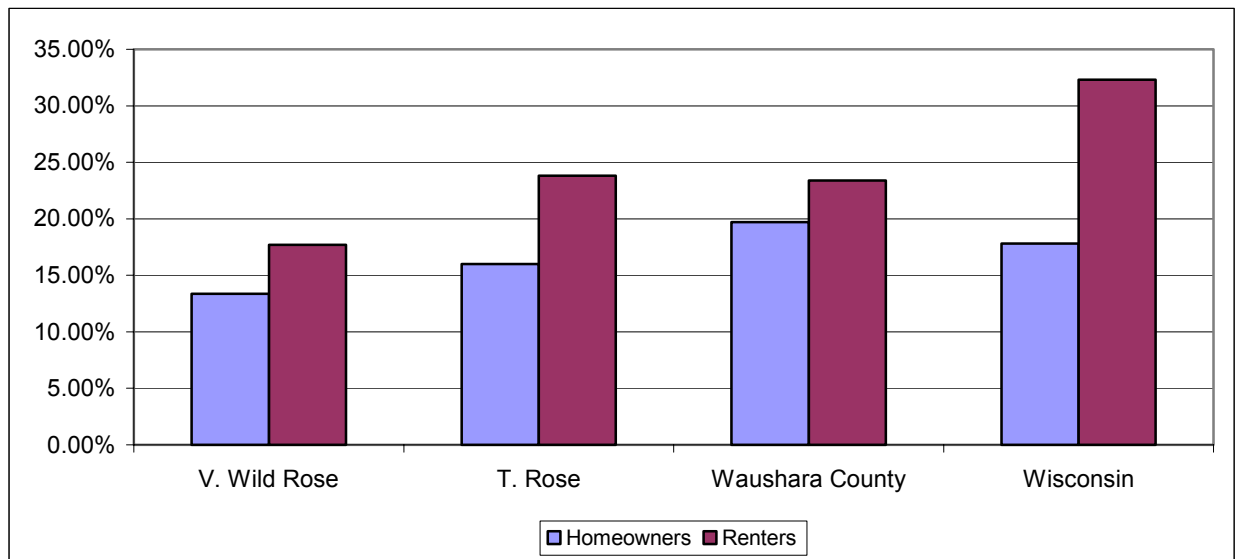
Census data indicates that renters had far greater difficulty finding affordable housing than homeowners. In 1989, 36.0 percent of renters in the state and 34.6 percent of renters in the county paid a disproportionate share of their income for housing, compared to 15.1 percent and 17.7 percent of homeowners, respectively. The share of renters paying a disproportionate

amount of their income for housing ranged from 23.5 percent in the Town of Rose to 59.4 percent in the Village of Wild Rose.

Between 1989 and 1999, the number and share of households paying a disproportionate share of their income for rental housing decreased in the village and at the county and state level. This decrease was accompanied by a decrease in the total number of renters, which indicates that renters may have relocated in search of more affordable housing.

By 1999, the share of renters paying more than 30 percent of their income for housing had decreased to 17.7 percent in the Village of Wild Rose, but remained at just under 24 percent in the Town of Rose (Figure 4-5). Thirty-two percent (32.3%) of state residents were paying more than 30 percent of their income for rental housing, compared to 23.4 percent of Waushara County residents.

Figure 4.5. Percent of Households for which Housing is Not Affordable, 1999



Housing Conditions

Two Census variables often used for determining housing conditions include units which lack complete plumbing facilities and overcrowded units. Complete plumbing facilities include hot and cold piped water, flush toilet and a bathtub or shower. If any of these three facilities is missing, the housing unit is classified as lacking complete plumbing facilities. The Census defines overcrowding as more than one person per room in a dwelling unit.

In the Village of Wild Rose and Town of Rose, occupied units without complete plumbing facilities are rare. Only seven occupied units were listed as being without complete plumbing facilities in 2000. Those units were located in the Town of Rose. Less than three percent of dwelling units within the village and town are overcrowded (Appendix D, Table D-11). The Town of Rose had the greatest percentage of overcrowded units (2.5%), while the Village of Wild Rose had the smallest (1.0%). The actual number of overcrowded units listed was six in the Town of Rose and three in the Village of Wild Rose.

Subsidized and Special Needs Housing

Subsidized and special needs housing should be available for individuals, who because of financial difficulties, domestic violence situations, disabilities, age, alcohol and drug abuse problems, and/or insufficient life skills, need housing assistance or housing designed to accommodate their needs. In some instances, extended family structures and finances may allow families or individuals to cope privately with special needs. Two such examples would be when a child cares for an elderly parent in their own home or when a parent cares for a disabled child in their own home. In most instances, however, some form of assistance is needed. The housing needs of these populations vary based on their circumstances, health, economic conditions and success of educational, training, treatment or counseling programs.

Table 4.3 shows the location of federally assisted rental units by type for Green Lake, Waupaca and Waushara Counties. The closest access to subsidized housing for qualifying elderly is in the Village of Wild Rose. The closest access to subsidized housing for families and persons with disabilities for village and town residents is within the City of Wautoma.

Table 4.3. Federally Assisted Rental Units, 2005

County	Jurisdiction	Elderly Units	Family Units	Other Units	Total Units
Green Lake	C. Berlin	75	59	11	145
	C. Markesan	24	8	0	32
	C. Princeton	50	0	0	50
Waupaca	C. Clintonville	0	78	16	94
	C. Manawa	32	18	2	52
	C. Marion	20	0	0	20
	C. New London	60	65	1	126
	C. Waupaca	70	59	1	130
	V. Iola	0	16	0	16
	V. Weyauwega	24	0	0	24
Waushara	C. Wautoma	32	14	2	48
	V. Coloma	0	12	0	12
	V. Redgranite	21	0	3	24
	V. Wild Rose	16	0	0	16
	T. Poy Sippi	0	20	0	20

Source: WHEDA website, 2005.

Assisted living options in the area are listed in Table 4.4. The Village of Wild Rose has an assisted living facility. The City of Wautoma has several elderly housing options, as do other incorporated communities in the area.

Table 4.4. Assisted Living Options, 2005

County	Jurisdiction	Adult Family Home Capacity	Community Based Residential Care Facility Capacity	Residential Care Apartment Units	Total Units
Green Lake	C. Berlin	4	30	26	60
	C. Green Lake	0	14	26	40
	C. Markesan	0	15	24	39
	C. Princeton	0	15	0	15
Waupaca	C. Clintonville	4	0	65	69
	C. Manawa	4	0	0	4
	C. New London	16	38	23	77
	C. Waupaca	16	26	71	113
	C. Weyauwega	8	16	0	24
	V. Iola	4	0	0	4
Waushara	C. Wautoma	11	70	53	134
	V. Coloma	0	16	0	16
	V. Redgranite	0	20	40	60
	V. Wild Rose	0	8	0	8

Source: WI Department of Health and Family Services Assisted Living Directories, website, 2005.

Housing Needs Analysis

As part of the regional planning process, ECWRPC developed a matrix of housing conditions to measure housing stress within the region. This matrix uses a combination of ten Census variables to measure five housing characteristics: housing affordability, housing availability, the prevailing age of units compared to housing values, overcrowding and presence of plumbing facilities. A compilation of these variables show that the village and town have a moderate amount of housing stress (Appendix D, Tables D-12 and D-13), which indicates that both communities have issues that should be addressed. However, these issues affect no more than a quarter of the population of each community.

Based on inventory analysis, the largest housing issue facing both communities is housing affordability. The Town of Rose also has an issue with access to owner-occupied housing. Of the two identified issues, housing affordability is the most important, as it affects existing residents. Access to owner-occupied housing is a growth issue. If town residents are comfortable with the current rate of growth and the low supply of homes for sale is not impacting housing affordability, then the low homeowner vacancy rates may actually fit within the overall vision for the Town of Rose and therefore does not need to be addressed.

Housing Affordability

Housing affordability is currently an issue in both communities. Renters, in particular, have a difficult time finding units which are affordable. However, both communities have a larger number of homeowners struggling with housing affordability issues. This is particularly true for the Town of Rose, where the number of homeowners experiencing housing affordability issues increased in the 1990's from 4 to 16 households. The major factor contributing to housing affordability issues in the Town of Rose appears to be that housing values are rising faster than household incomes. The need for affordable housing can be addressed by building units which are affordable for residents, subsidizing the housing costs for existing units, and/or increasing incomes to make the existing housing more affordable.

Housing Available for Rent or Sale

Group E communities have an adequate share of units for rent. However, given the small number of units available in the Town of Rose, the town may wish to evaluate the market demand to see if the units for rent provide an adequate choice for those seeking to rent. Homeowner vacancy rates indicate that the Town of Rose has a very tight owner-occupied housing market. Not only is the homeowner vacancy rate low, the number of units for sale is also small which may discourage households from moving into the Town of Rose.

Age of Occupied Dwelling Units and Owner-Occupied Housing Values

This variable compares the percentage of housing stock that is over 40 years of age to the percentage of housing stock that is valued at less than \$50,000. Over 50 percent of the housing stock in the Village of Wild Rose is over 40 years old and 28.9 percent of the village's housing stock is valued at less than \$50,000. As a result, the village may wish to ascertain if assistance is needed to help repair or rehabilitate homes to maintain or improve the quality of existing homes. The Town had a relatively small share of homes that were over 40 years of age and homes that were valued at less than \$50,000.

Overcrowding

In 2000, overcrowding affected very few Group E households. However, overcrowding could increase if households choose to double up or move to smaller units in an effort to lower their housing costs.

Plumbing

Incomplete plumbing facilities impact a very small percentage of households in the Town of Rose. Funding or other assistance may be available through CAP Services or USDA Rural Development to address this issue.

Community Input Regarding Housing Needs

Statistical information can only capture a portion of the information necessary to determine housing needs and a community's ability to meet those needs. Market demand and supply characteristics (capacity), socio-economic changes (fluidity) and personal desires and biases

(individual choice/NIMBYism⁴) also influence housing needs. For example, housing affordability has been identified as the largest housing need for Group E communities. The need may exist because households are unable to find housing within their price range; they desire more housing than they can afford; zoning and subdivision regulations restrict the development of low to moderate income housing; other government regulations increase the cost of housing; developers prefer to build upper end housing; public opposition has resisted the development of more affordable housing; or housing costs have risen faster than incomes. Possible factors which may have contributed to housing costs rising faster than incomes may include a lack of opportunity for better paying jobs, lack of education and skill to obtain better paying jobs, or income reduction through job loss or wage stagnation.

Two information gathering activities provided additional insight into housing conditions in Group E communities and Waushara County. An area wide questionnaire was conducted in 2005 as part of the Group E planning process and a county-wide needs assessment was completed as part of the 2005 Continuum of Care grant application process.

Group E Questionnaire Results

Group E residents were asked to rate the type and amount of existing residential development in their community⁵. For each type of housing, residents were asked if the amount present in their community was too much, about right or too low. Table 4.5 represents the opinion of the respondents.

Based on these results, additional assisted living or elderly housing was the highest identified need. Forty-nine percent of Group E respondents noted that the area does not have enough assisted living or elderly housing choices. Prior to building new housing, however, the village and town should check with nearby facilities, service providers and residents to determine if the identified need results from a lack of capacity, lack of affordability, location preferences, lack of preferred options or a facility/need mismatch.

After assisted living or elderly housing, identified housing needs drop considerably. Low to moderate income housing was ranked second in terms of identified need. Almost twenty-nine percent (28.9%) of respondents stated that the area did not have enough low to moderate income housing. Village residents were more likely to favor additional low to moderate income housing than town residents. Thirty-six percent (36.4%) of Village residents stated that the area did not have enough low to moderate income housing compared to twenty-five percent (25.4%) of town residents. The difference may very well reflect the fact that housing affordability is a bigger problem for homeowners in the Village of Wild Rose than homeowners in the Town of Rose.

Twenty six percent of respondents identified a need for more condominium units. Village residents (38.4%) appeared more likely to support additional condominium development than town residents (20.3%). Village residents (34.8%) were also more likely to support additional multi-family units than town residents (20.0%). The difference in responses most likely reflects the fact that the village is a more appropriate location for these residential choices than the town.

⁴ NIMBY: Not In My Back Yard

⁵ A summary of the questionnaire results are located in Appendix A. A copy of the questionnaire can be reviewed at the Village of Wild Rose and Waupaca Public Libraries or obtained from the ECWRPC office (920) 751-4770.

Table 4.5 Overall Area Questionnaire Results, Existing Residential Development

Housing Type	Too Much	About Right	Not Enough	Total Respondents
Single Family	4.6%	84.3%	11.1%	100.0%
Low to Moderate Inc.	16.1%	54.9%	28.9%	100.0%
Duplexes	10.8%	67.9%	21.3%	100.0%
Multi-unit Apartments	15.6%	59.5%	24.9%	100.0%
Condominiums	18.6%	55.1%	26.2%	100.0%
Assisted Living	12.5%	39.1%	48.5%	100.0%
Mobile Home Parks	45.7%	51.1%	3.3%	100.0%
High Income Development	24.5%	54.0%	21.5%	100.0%

Source: ECWPRC, 2005.

Twenty-two percent of respondents identified a need for additional high end housing in the area. However, 25 percent of respondents stated that the area already had too much high end housing. The only category to experience stronger opposition was mobile home parks. Forty-six percent of residents said the area already had too much mobile home park development. Only three percent of residents expressed support for additional mobile home parks.

Twenty-one percent of respondents identified a need for additional duplexes. The desire for additional duplexes was much higher in the village. Thirty-five percent of village respondents stated that the area did not have enough duplexes compared to 15 percent of town respondents. Fifteen percent of town respondents stated that the area already had too many duplexes, which indicates residents were evenly split over additional duplex development. Only three percent of village respondents stated that the area had too many duplexes.

Eighty-four percent of respondents stated that the area had about the right amount of single family homes. Eleven percent of respondents identified a need for additional single family housing and five percent noted that the area had too much single family housing.

These survey results indicate that respondents are interested in a variety of additional housing choices, particularly for elderly residents. The two exceptions to additional housing choices are high end housing and mobile home parks, which garnered more opposition than requests for additional housing in both of those categories. Results indicate that residents would prefer that higher density housing such as duplexes, condominiums and multi-family units be located in the village. Survey results also indicate that residents realize additional housing is needed for low to moderate income families. As both communities plan for future growth and development, housing choice and housing affordability should be important considerations.

Housing does not exist in a vacuum. As a result, both communities will need to consider a variety of issues as they determine the rate of residential growth, type, location and choice in future housing development. In response to questions about future development, 72 percent of respondents supported the concept of an adequate supply of affordable housing. Eighty-five percent of residents favored promoting redevelopment. Other concepts related to affordable

housing development that received strong support included cost effective development (87%), encouraging intergovernmental cooperation (90%), promoting economic growth (87%) and providing infrastructure (including affordable land) for growth (81%).

When compared to other local land use issues, affordable housing ranked 7th out of the 14 issues in the Village of Wild Rose and 13th in the Town of Rose. Protecting natural resources ranked #1 in the town and #2 in the village. Protection of farmland and woodlands ranked #2 in the town and #3 in the village, which means both communities should seriously evaluate appropriate locations for future residential development. Promoting economic growth ranked #1 in the village and 5th in the town. Balancing individual rights with community interests ranked third in the Town of Rose and 5th in the Village of Wild Rose. Promoting economic growth is related to housing affordability and balancing individual rights with community interests can also be an affordable housing issue. These results indicate that while affordable housing may have ranked low compared to other issues, it should receive attention as recommendations are developed and implemented to meet the needs of Group E residents.

Continuum of Care Needs Assessment

The Continuum of Care⁶ Needs Assessment was a county-wide effort to identify housing resources and to identify and prioritize housing needs of homeless persons within the county. As such, it was a more focused assessment. A number of agencies and individuals were included in this information gathering process including: Waushara County's Department of Human Services, Community Programs, UW-Extension and Job Center; WI Department of Workforce Development Migrant, Refugee and Labor Services; Family Health Medical and Dental Center; All-Area Counseling; CAP Services; and Legal Action of Wisconsin. Individual participants included two homeless members, a representative from the Waushara County Coordinated Community Response Team for domestic violence issues, three persons of Hispanic Origin and 11 victims of domestic violence. A variety of needs were identified, including affordable housing, transportation, childcare, education, employment, medical care, counseling/case management, legal services, and others. When these needs were prioritized, affordable permanent housing ranked as the number one need in Waushara County. The need for permanent affordable housing was followed by affordable transitional housing, legal services, case management/assistance with linkage to other community resources, support groups and assistance obtaining employment or training. CAP Services submitted a grant application to request funds to help meet identified needs, and was awarded \$105,025, which will be used to provide affordable housing and support services to victims of domestic abuse in Portage, Waupaca, Waushara and Marquette Counties.

INTERRELATIONSHIPS WITH OTHER PLAN ELEMENTS

Housing cannot be considered in isolation from other elements. Meeting the housing needs of all village and town residents requires an adequate supply of reasonably priced land with the appropriate infrastructure, utilities and services, coupled with access to employment opportunities and dependable transportation options. Decisions regarding economic

⁶ The Continuum of Care model is a coordinated effort between providers of housing and housing related services to move persons from homelessness into emergency shelter, through transitional housing to long-term affordable housing. The Continuum of Care also works to prevent persons at risk of homelessness from becoming homeless.

development, transportation, community and public facilities development, environmental quality and land use have an impact on housing choice, supply and affordability. Likewise, decisions made in the housing sector can influence the cost and efficiency of other plan elements.

Economic Development

Affordable housing is an integral part of a comprehensive economic development strategy. Companies are reluctant to relocate to communities without affordable housing for their workers. Existing companies may move out of the area if they cannot attract an adequate labor force. Labor shortages and high turnover rates resulting from a lack of affordable housing reduce service and productivity, increase administration and training costs, thereby discouraging business development and expansion. In addition, households which must spend a disproportionate amount of their income on housing will not have the resources to properly maintain their housing, nor will they have adequate disposable income for other living expenses, such as transportation, childcare, healthcare, food, and clothing. All this in turn has a negative impact on the overall economy.

Redevelopment of vacant industrial or commercial properties could bring these properties back onto the tax rolls, increase revenue and improve the overall appearance of the community. In some instances, these buildings or locations may be more appropriate for commercial or industrial redevelopment. In other instances, or perhaps in combination with commercial redevelopment, the adaptive reuse of these properties may provide unique housing options and increase the supply of affordable housing, elderly housing and utilize space and structures which may no longer be appropriate for commercial or industrial uses. Apartments above stores can help retail and service establishments supplement their income. Appropriate home based businesses and/or owner-occupied units above or behind retail and service establishments can increase housing affordability, lower transportation costs and perhaps increase access to goods and services within the town and village.

Transportation

A mix of transportation options is critical to meet personal mobility needs and decrease social isolation for individuals and individual households, particularly for those unable or unwilling to drive. Sidewalks and pedestrian/bicycle trails can provide a healthy, low cost alternative to the automobile for village residents and town residents whose homes are in close proximity to schools, places of business, employment and recreational facilities. For the majority of the area, however, paratransit service or a volunteer driver pool may be needed for those who cannot drive.

A good road network and highway system helps provide access to greater economic opportunities beyond those in the immediate vicinity, which can contribute to housing affordability, provided transportation costs to those areas is not prohibitive. As transportation costs rise, carpooling and vans may be a more cost-effective means of traveling between homes and places of employment.

Utilities and Community Facilities

Affordable housing and upscale employment are linked to education, experience and updating job skills. Financial literacy and life skills also help ensure households make good financial decisions and have the wherewithal to properly maintain their housing unit. As a result, a strong school system which adequately prepares students to meet the demands of the workplace is critical. Adult education, job training, retooling and programs to connect individuals with better economic opportunities also contribute to housing affordability. Programs/agencies which provide counseling, financial and investment literacy, life skills training and support groups/services contribute to household stability.

Good law enforcement, fire and EMS services are important to public and household safety. In turn, housing units and properties must be maintained, as poorly maintained housing may pose a health and/or fire hazard. Cluttered or overgrown drives may also limit emergency access to properties.

Accessible, reliable and affordable electrical and heating sources and services contribute to housing safety and affordability. Accessible, affordable and environmentally safe water and waste disposal sources and services are critical to public safety and housing affordability.

Other community and public facilities such as waste disposal options, recycling facilities, parks, libraries, childcare, eldercare, medical facilities and emergency shelters also contribute to an area's quality of life and the wellbeing of individual households. Communication, cooperation and coordination with the entities that provide these services are important to ensure residents have access to these services. New residents may appreciate information regarding the location and accessibility of these services.

Agricultural Resources

As new households are formed, more land will be converted from farms, forests and open space to residential uses. Farmland in Group E towns is also under pressure from seasonal home development. The amount of land converted will vary depending on the choices made in terms of the density, design and placement of that development.

Choices must be made. Residential land uses have higher property values than farmland, so their expansion is seen as an opportunity to increase tax revenues. Little attention is paid to net tax gains, even though various Farmland Trust studies⁷ have shown that the cost of services for other forms of development, particularly single family residential, typically exceeds tax revenues generated by that development, while taxes generated by farmland exceed the cost of services for farmland.

As farmers reach retirement age, many of these individuals see farmland conversion as a quick, easy retirement option, especially in the face of increased conflicts between the realities of farming and the expectation of exurban residents. Modern day industrial farming requires substantial monetary investments, which makes it difficult for young farmers to enter the field.

⁷ American Farmland Trust, 2004. *Farmland Information Center Fact Sheet: Cost of Community Services Studies.*

Farming is also under considerable economic pressure, as production costs rise and profits from food sales shift away from farmers to food processing and sales.

Allowing a farmer to develop his land provides housing opportunities and cash benefits for that farmer. However, it also increases the need for additional public services which require additional tax revenues. Nonfarm development may also cause economic, land use and transportation conflicts for the farmer who wishes to maintain or expand his operation. As interest in biofuels rise, conflict may increase as competition increases between farmland for food, farmland for fuel and conversion of farmland for other uses is also desired.

Natural Resources

Building materials, such as lumber and nonmetallic resources are needed for residential development. The density and location of residential development also impacts the amount of land consumed for development and can fragment ecosystems and place undue pressure on our natural resources. As humans consume more land, the amenities, such as the open space and farm and forest land that attracted initial settlement disappears. Human/animal interaction also increases. Communities must deal with a rising number of complaints about bird feces in parks and on lawns; deer and rabbits damaging trees, shrubs and gardens; and in some instances bears foraging through dumps and garbage cans. Pressure is also placed on fragile wildlife habitats, such as migration corridors.

Many communities have established large minimum lot sizes in an effort to preserve rural character. However, the demand for large lot subdivisions, scattered site housing and seasonal homes is, in reality, fragmenting wildlife habitats and changing the appearance and character of the landscape. If communities have an interest in preserving natural resources and/or their rural character, other implementation tools may better serve that objective.

Cultural Resources

The existing housing stock in Group E communities is an important resource. It provides community character and reflects the historical development of the area. In some instances, the material in some of these units is no longer available. To lose these units is to reduce housing choices and to lose a part of the area's history, cultural and community identity.

Environmental regulations designed to protect the health and safety of individuals such as the lead base paint remediation and asbestos removal rules are extremely costly to implement. These regulations make it cost prohibitive to retain historical features on affordable properties, which are not on the historic register and/or eligible for the historic register, yet contain period features. However, removing these historical features destroys the home's character and lowers its potential market value. In order to protect the area's history, communities should identify properties or types of properties in this category they wish to preserve. Policies and programs to help owners preserve these historical features in a cost effective manner should be developed. Possibilities could range from providing financial aid or tax incentives to marketing these properties to buyers who are interested in preserving these features and have the financial wherewithal to do so.

Land Use

An adequate supply of reasonably priced land is a critical component for affordable housing. How much land is required depends on the density, design and placement of residential development. Density, design and placement of residential development not only impacts the amount of land consumed for development, it also impacts the effectiveness and efficiency of public services (law enforcement, fire, roads, etc.), the cost of public and social services, the quality of the environment, the ease of access to goods and services and the mobility of those unable or unwilling to drive automobiles.

Residential, commercial and industrial demand for land increases the value of that land. As land prices rise, converting that land from farm, forest and open space becomes more attractive; and long term consequences such as farm and forest land shortages, loss of wildlife habitat, increased public costs, changes in community character and lack of open space are often not considered. Communities must not only decide how much development, but also the appropriate locations, designs and densities that will accommodate that growth yet preserve important features/characteristics and develop the type of community they desire for the future.

Intergovernmental Cooperation

All levels of government influence housing supply, availability, location, choice and access. Interaction between government, nonprofit and private sectors can facilitate or discourage housing affordability, choice and access.

POLICIES AND PROGRAMS

Regional, County and Local Policies

East Central is currently developing a regional comprehensive plan. As part of this planning process, East Central has proposed five core housing goals:

- To help ensure that an adequate supply of affordable housing in the region exists to support economic development efforts and ensure that every household has access to shelter.
- To work with others to increase housing options, so that housing choices better reflect the need of individual households.
- To support the preservation and rehabilitation of the existing housing stock within the region.
- To promote increased coordination and cooperation between governments, and between public, nonprofit and private sectors to increase housing affordability, choice and access within the region.

These goals are consistent with the area's vision for a future, in which a variety of quality housing options meets the needs of all households in urban and rural areas, regardless of age,

income, culture, and mobility status. Housing is designed to foster community and neighborhood cohesion and available housing choices are integrated with community facilities and multimodal transportation.

In January 2004, East Central adopted the report, *Overcoming Barriers to Affordable Housing in the East Central Region*. This report is a compilation of input from urban and rural residents, who identified barriers to affordable housing in their communities and suggested potential solutions that local citizens, county and local governments, developers and other housing providers can use to address these issues. Some of the identified issues and potential solutions which are pertinent to Group E communities include senior housing issues, farm worker and migrant housing issues, absentee landlords, income and economic development barriers and access to funding, to name a few. This report is available online at: www.eastcentralrpc.org and through the ECWRPC office. Communities and agencies are encouraged to review the options presented and choose the best option or combination of options which best serve the needs of their residents and clients. Communities and individuals from the private and nonprofit sectors are encouraged to develop additional solutions and share those solutions with others to help improve the quality of life for all residents in our communities.

CAP Services is a regional community action program which aids low income persons in attaining economic and emotional self-sufficiency. They use a number of strategies to reach this goal, including advocacy, administering programs and grants, developing resources and partnering with public, private and other nonprofit or community groups. CAP Services provides a number of services in Waushara County. They also work closely with other agencies. For example, CAP Services partners with the Waushara County Habitat for Humanity to make more efficient use of nonprofit resources. During the 2005 Continuum of Care application process, CAP Services met with a number of agencies and individuals to identify and prioritize housing needs within Waushara County. These agencies included: the Waushara County Department of Human Services, Community Programs, UW-Extension and the Job Center; the WI Department of Workforce Development Migrant, Refugee and Labor Services; Family Health Medical and Dental Center; All-Area Counseling; and Legal Action of Wisconsin. These agencies plan to meet on a quarterly basis to discuss how best to meet the needs of the area's homeless, including the Hispanic/Latino population.

Waushara County has a number of departments which impact Group E residents' access to housing and housing services. Some departments such as the Departments of Aging, Human Services, UW-Extension and the Veteran's office provide information and support for residents. Other departments such as Land Records, Public Health, Register of Deeds and Zoning and Land Conservation engage in administrative functions such as enforcing codes and zoning ordinances and collecting fees. These administrative functions can aid or hinder a community's ability to meet the housing needs of their residents.

The uniform dwelling code (UDC) within the Village of Wild Rose and the Town of Rose is administered and enforced by Waushara County. Some communities in the state have found that enforcing the state's uniform dwelling code is not necessarily compatible with preserving some of their existing and historical housing stock. Many of these structures are decent, safe and affordable, but they do not conform to the UDC. This potential conflict can be resolved by adopting a separate building code for older structures which protects the characteristics of those structures while also protecting the health and safety of residents.

Federal, State and Regional Programs

Funding and technical assistance for housing programs are available from several federal, state and regional agencies. A listing of these programs follows.

Federal Agencies

United States Department of Agriculture

Rural Development Housing Programs. USDA Rural Development offers a variety of housing products including single family, multi-family and farm labor housing products. Assistance can be in the form of a loan, grant or technical assistance. Information about individual products can be obtained from the USDA Rural Development website at: <http://www.rurdev.usda.gov/rhs>. Website information is provided in English and Spanish. Information can also be obtained from the state USDA Rural Development office, which is located in Stevens Point. Their phone number is: (715) 345-7615.

United States Department of Housing and Urban Development

Brownfield Economic Development Initiative Grant. This grant can be used for brownfield sites (converting old industrial to residential). BEDI and Section 108 funds must be used in conjunction with the same economic development project, and a request for new Section 108 loan guarantee authority must accompany each BEDI application. Funds can be used to benefit low-moderate income persons, prevent/eliminate slum and blight, and address imminent threats and urgent needs (usually follow the same guidelines as CDBG). More specifically, funds can be used for land writedowns, site remediation costs, funding reserves, over-collateralizing the Section 108 loan, direct enhancement of the security of the Section 108 loan, and provisions of financing to for-profit businesses at below market interest rates. The maximum grant amount is \$1 million, and the minimum BEDI to Section 108 ratio is 1:1. For more information, contact David Kaminsky in HUD's Office of Economic Development at (202) 708-0614 ext. 4612 or visit the web site at: <http://www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/bedifacts.cfm>.

Community Development Block Grant (small cities). Small cities, towns, and villages with populations of less than 50,000 are eligible to apply for this grant. Funds are used for housing and neighborhood improvement activities for low to moderate income households, including rehabilitation, acquisition, relocation, demolition of dilapidated structures, and handicap accessibility improvements. The Small Cities Community Development Block Grant is administered by states. For more information, visit the Wisconsin Department of Commerce Bureau Housing website at: <http://commerce.wi.gov/housing/cd-boh-Community-Development-Block-Grant-CDBG.html>, or contact Caryn Stone at (608) 267-3682.

Fair Housing Assistance Program (FHAP). The federal fair housing law makes it illegal to discriminate in housing based on race, color, national origin, religion, sex, disability or familial status (i.e., the presence of children) in the sale, rental, or financing of housing. The State of Wisconsin also makes it illegal to discriminate based on age, marital status, lawful source of income and sexual orientation. FHAP provides funds to states to conduct intake of fair housing complaints, investigate complaints, counsel those who believe they have been denied equal

access to housing and do systemic investigations. The program also provides outreach and education to consumers, advocates and the general public and technical assistance and training for real estate agents, property owners and managers and other members of the housing industry. General information about the FHAP can be obtained from the HUD website: <http://www.hud.gov/offices/fheo/partners/FHAP/index.cfm>. For local information and assistance, Waushara County residents and officials should initially contact the Wisconsin Department of Workforce Development Equal Rights Division Civil Right Bureau. Visit their website at: <http://www.dwd.state.wi.us/er/> or contact LeAnna Ware at: (608)266-1997.

Multi-family Housing Programs. HUD offers a number of multi-family programs through the state. These programs fund facility purchases, construction, rehabilitation, lead based paint abatement, energy conservation and accessibility improvements. For more information, visit the Wisconsin Department of Commerce Bureau Housing website at: <http://commerce.wi.gov/housing/#HomePrograms> or contact CAP Services ((920) 787-3949), as CAP Services administers many of these programs in Waushara County.

Public Housing Programs. HUD offers a number of public housing programs for the development/redevelopment or management of public housing authorities, rental assistance through the Section 8 program and some limited homeownership opportunities. General information can be found at: <http://www.hud.gov/progdesc/pihindx.cfm>. Waushara County currently has no public housing authority.

Single Family Housing Programs. HUD offers a number of single family home programs, including homebuyer education and counseling, downpayment assistance, rehabilitation, weatherization, mortgage insurance and reverse mortgages. For general information, visit HUD's website at: <http://www.hud.gov/offices/hsg/sfh/ins/singlefamily.cfm>. Some of these products, such as FHA loans, are available through approved lending institutions. Access to HUD single family home programs can also be obtained through WHEDA or the Wisconsin Department of Commerce Bureau Housing. Information about products WHEDA provides can be found on WHEDA's website at: http://www.wheda.com/cat_sfl/home.asp, or you may contact: Arlene Scalzo at: 1-800-334-6873 Ext. 623 for information. For information about products provided through the state Bureau of Housing, visit the Wisconsin Department of Commerce Bureau Housing website at: <http://commerce.wi.gov/housing/#HomePrograms> or contact: Betty Kalscheur at (608) 267-6904. CAP Services also administers some single family home programs in Waushara County. The local phone number for CAP Services is (920) 787-3949. Their website address is: http://www.capserv.org/pages/About_Us.html.

Special Needs Programs. HUD also funds programs for special need populations through the state. Information regarding emergency shelter/transitional housing programs or housing opportunities for people with AIDS can be found at the Wisconsin Department of Commerce Bureau Housing website at: <http://commerce.wi.gov/housing/#HomePrograms> or by contacting Judy Wilcox at: (608) 266-9388. The state strongly encourages joint emergency shelter/transitional housing (ESG/THS) grant applications. CAP Services has willingly served as the grant writer for ESG and THS grant applications for Waushara County agencies.

Federal Financial Institutions Examination Council

Community Reinvestment Act. Through the Community Reinvestment Act (CRA), banks/financial institutions help meet the credit/investment needs of their markets with the primary purpose of community development. This is in part accomplished through direct grants/investments or loans to nonprofits or agencies to develop affordable housing. Direct loans are also given to individual households of which a certain percentage must go to low to moderate income households. More information can be obtained from their website: <http://www.ffiec.gov/cra/default.htm> or from your local financial institution.

United States Department of Veterans Affairs

Home Loan Guaranty Service. The Veterans Administration provides a variety of benefits for eligible veterans and their dependents. Housing products include low cost loans for purchase, construction or repair of owner-occupied housing. General information can be obtained from the Veteran's Affairs website at: <http://www.homeloans.va.gov/index.htm>. Two Waushara County websites provide information for veterans and their dependents: <http://www.co.waushara.wi.us/veterans.htm> and <http://www.visitwaushara.com>. The Waushara County Veterans Service Office can also be contacted at (920) 787-0446 for information about specific programs.

National Organizations

National Association of Home Builders (NAHB). The National Association of Home Builders is a trade organization that represents the building industry. They provide information and education about construction codes and standards, national economic and housing statistics, a variety of housing issues, jobs within the housing industry and information about local builders who are members of their organization. Visit their website at: <http://www.nahb.org/> for more information.

National Low Income Housing Coalition (NLIHC). NLIHC is a national advocacy group which conducts research on low income housing issues, provides information and data on a variety of housing or housing related issues affecting low income families and publishes reports and data regarding low income housing issues and legislation. Their mission is to end the affordable housing crisis for low income families. Information about NLIHC and its activities can be found at: <http://www.nlihc.org/>. NLIHC also has a number of state partners. Wisconsin has two State Coalition Partners, the Wisconsin Partnership for Housing Development, Inc. and Housing For All. For information about the Wisconsin Partnership for Housing Development, visit their website at: <http://www.wphd.org/> or call their Madison office at: (608) 258-5560. For information about Housing For All, contact Brian Peters of Independence First at: (414) 291-7520.

United Migrant Opportunity Services (UMOS). UMOS works with federal, state and local agencies, employers, for profit and nonprofit agencies to meet the housing needs of migrant workers. Call: (920) 787-4617 for information about services and programs in Waushara County. UMOS also operates an emergency shelter in the Town of Aurora for a portion of the year. When the Aurora Center Emergency Shelter is open, it can be reached at: (920) 361-1266. Otherwise, persons needing shelter should call (800) 279-8667 for assistance.

Information about UMOS's housing programs can also be found on their website at: http://www.umos.org/social_services/housing.aspx?sm=36.

State Agencies

University of Wisconsin - Extension

Family Living Program. The family living program provides assistance to families through Waushara County. Some of these programs include financial education and parent education. For information regarding these and other programs, contact: Jennifer Caravella at 920-787-0416.

Homeowner Resources. UW-Extension provides a number of publications and materials to aid homeowners. Topics include home care, home maintenance and repair, life skills, financial information, gardening, landscaping, pest control, etc. These publications may be obtained through the Waushara County UW-Extension office, or accessed online at: <http://www.uwex.edu/topics/publications/> or through <http://infosource.uwex.edu/>.

Housing – Ownership and Renting. UW-Extension provides a website which includes information on home maintenance and repair, a seasonal newsletter, and Rent Smart, which is a tenant education program. This website is located at: <http://www.uwex.edu/ces/house/renting.html>. Publications are also included in Spanish.

Housing Specialist. Dr. Marc Smith is the state UW-Extension Housing Specialist. He is located in the UW-Madison School of Human Ecology. His position priorities include assistance with the following topics, local housing policies, homeownership training, housing needs assessment, post-purchase support and housing program evaluation. He can be reached at: (608) 262-2831.

Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCAP)

Consumer Protection. DATCAP publishes a number of resources for renters, landlords and homeowners. Some of these are short fact sheets, other such as "The Wisconsin Way: A Guide for Landlords and Tenants" are longer publications. These publications can be found on DATCAP's website at: <http://www.datcp.state.wi.us/cp/consumerinfo/cp/factsheets/index.jsp>.

Wisconsin Department of Commerce

Bureau of Housing. This department helps to expand local affordable housing options and housing services by managing a number of federal and state housing programs and providing financial and technical assistance. Visit their website at: <http://commerce.wi.gov/housing/> for additional information. The Bureau of Housing also administers WIFrontDoor, which is a collaborative program with WHEDA and the WI Department of Health and Family Services. This website, located at: <http://www.wifrontdoorhousing.org/>, is a searchable statewide data base designed to help connect those looking for affordable housing with those providing housing and housing services. The website is searchable by location, unit size, availability, accessibility and cost of rent. Landlords and property managers can list their properties; they are also

responsible for updating information about their properties. Renters can search for housing and services to fit their needs.

Migrant, Refugee and Labor Services. This department coordinates services for migrants, foreign-born residents and their families and employers who hire foreign and Limited English Proficient workers. Information regarding these services and contact information can be found at: <http://www.dwd.state.wi.us/dws/programs/refugees>.

Wisconsin's Focus on Energy

Focus on Energy. This public private partnership offers a variety of services and energy information to energy utility customers throughout Wisconsin. To learn about the programs and services they offer, visit their website at: <http://www.focusonenergy.com/portal.jsp?pageId=3>.

Wisconsin Historical Society

Historic Preservation. The Wisconsin Historical Society offers technical assistance and two tax credit programs for repair and rehabilitation of historic homes in Wisconsin. One tax credit program provides state tax credits; the other program provides federal tax credits. The Wisconsin Historic Society also provides grants to local governments and nonprofit organizations for conducting surveys and developing historic preservation programs. For additional information, visit: <http://www.wisconsinhistory.org/hp/>

Wisconsin Housing and Economic Development Authority (WHEDA)

WHEDA Foundation. The WHEDA Foundation awards grants to local municipalities and nonprofit organizations through the Persons-in-Crisis Program Fund to support the development or improvement of housing facilities in Wisconsin for low-income persons with special needs. Special needs is defined as homeless, runaways, alcohol or drug dependent, persons in need of protective services, domestic abuse victims, developmentally disabled, low-income or frail elderly, chronically mentally ill, physically impaired or disabled, persons living with HIV, and individuals or families who do not have access to traditional or permanent housing. For more information, visit WHEDA's web site at <http://www.wheda.com/programs/grants/about.asp>, or contact: Arlene Scalzo at: 1-800-334-6873 Ext. 623.

WHEDA Multi-family Products. WHEDA offers a number of multi-family home products, including tax credits, tax exempt bond funding, construction, rehabilitation and accessibility loans, asset management and tax credit monitoring services. For information about this programs, visit WHEDA's web site at <http://www.wheda.com/programs/grants/about.asp>, or contact: Diane M. Schobert at: 1-608-266-0191.

WHEDA Single Family Products. WHEDA offers a number of single family home products, including home improvement or rehabilitation loans, homebuyer assistance and homebuyer education. For information about this programs, visit WHEDA's web site at <http://www.wheda.com/programs/grants/about.asp>, or contact: Arlene Scalzo at: 1-800-334-6873 Ext. 623.

Wisconsin Affordable Assisted Living. WHEDA and the Wisconsin Department of Health and Family Services have partnered to create affordable assisted living for low-income seniors. Through this partnership, housing costs are reduced and assistance is provided to help access the Medicaid program to pay for services. Information regarding elderly statistics, available services, and consumer links to directories of adult day care programs, adult family homes, community based residential facilities (CBRFs) and residential care apartment complexes (RCACs) can be found at: <http://www.wiaffordableassistedliving.org/>.

Regional Programs

CAP Services, Inc. CAP Services is one of 16 community action programs in the state of Wisconsin. CAP Services offers a number of community based programs in Waushara County, including family services, housing, housing assistance, business development and preschool. CAP Services is a state-designated CHDO (Community Housing Development Organization), which means they have access to certain restricted funds set aside to meet housing needs within communities. The local phone number for CAP Services is: (920) 787-3949. Information about CAP Services can also be found on their website: <http://www.capserv.org/pages/byCounty.html>.

HOUSING – Village of Wild Rose

Goal H 1. To maintain the quality of existing housing while encouraging a broad range of housing options to adequately meet the diverse needs of existing and new village residents.

Objectives:

- **H 1.1. Recognize that the provision of affordable housing is an integral part of a comprehensive economic development strategy for the region.**

Strategy:

- (1) **Encourage economic development professionals, housing providers and consumers to work together to help promote the development of housing that meets the needs of all income levels within a community, including entry level workers and seniors on a fixed income.**
- **H 1.2. Support efforts to create an adequate supply of affordable housing in the area so every household has access to shelter, which is a basic human need. Provide housing choices, which reflect the needs of individual households.**

Strategies:

- (1) **Promote development and preservation of varied types of housing developments, in the Village of Wild Rose, including; single-family, duplex, multi-family and all types of senior housing located convenient to retail services and public facilities.**
- (2) **Encourage developers to recognize the income potential in meeting a wider range of housing needs in both new housing and rehabilitation of existing buildings.**
- (3) **Encourage second floor housing above retail businesses on Main Street in the Village of Wild Rose.**
- (4) **The Village of Wild Rose supports increased public awareness of cultural and generational differences in housing preferences.**
- **H 1.3. Support preservation and rehabilitation activities to preserve the integrity of the existing housing stock in the village and the cultural identity and history of the area.**

Strategies:

- (1) **Reduce the incidence of poorly maintained owner-occupied and renter-occupied housing with enforcement of building maintenance requirements.**
 - Support neighborhood improvement activities.
 - Encourage individuals and local groups, such as church and civic organizations, to aid any resident in need of assistance with home maintenance issues.
 - Encourage better landlord tenant communication and coordination.

- Help landlords recognize that maintaining properties is a good business decision.
 - Provide positive reinforcement for landlords, who maintain their properties.
 - Provide tenant training for tenants who do not have the life skills to maintain property.
- (2) **Identify additional funding sources and encourage better utilization of existing programs to make the most efficient use of housing dollars.** Identify funding sources that allow seniors, who wish to do so, to remain in their homes longer and encourage joint funding applications. Encourage existing nonprofits to work closer together and with the private sector to meet community housing needs.
- (3) **Encourage public private partnerships that promote economic opportunities and provide for decent, safe affordable housing for village residents.**
- **H 1.4. Promote cooperation and coordination between government, non-profit and private sectors to increase housing affordability, choice and access.**

Strategies:

- (1) **Identify additional opportunities for coordination and cooperation between governments and between the public, private and nonprofit sectors.**
- (2) **Increase/improve communications between funding sources, government and housing providers.**
- Invite funding agencies, consultants and nonprofit agencies to attend Village board meetings and explain their programs.
- (3) **Consider the potential impacts on housing choice, supply, and affordability, as decisions are made regarding housing, economic development, transportation, community and public facilities development, environmental quality and land use.**

CHAPTER 5: TRANSPORTATION

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TRANSPORTATION ELEMENT

INTRODUCTION

The Village of Wild Rose and the Town of Rose are comprised of a transportation system that consists of local roads, collectors, and arterial streets. STH 22, between Waupaca and Wautoma intersects the area and brings vehicles through the downtown portion of the Village of Wild Rose. While private vehicles are the primary mode of transportation in the County, several biking and pedestrian opportunities are available to residents and visitors of the area.

Transportation Area Vision for 2030

Area residents have access to a network of well-maintained local streets and roads, and county and state highways that address their needs for mobility for their automobiles, trucks, and farm equipment. Safety and congestion aspects of heavy pass-through traffic in downtown Wild Rose have been relieved with the re-designed Highway 22 corridor, which was carefully selected to minimize adverse effects on the area's natural and cultural features and existing land uses and associated activities and address other concerns expressed by local residents. The full scope of upgrade to this highway corridor between has provided area residents with better access to employment, shopping, and entertainment opportunities elsewhere and has made the area more competitive in attracting new industrial and other business development. Local trails, including snowmobile trails and a link to the Ice Age Trail, are an integral part of the transportation network, providing connections to schools, recreational areas, and other important destinations. In rural areas where concentrated development exists, wide striped shoulders along key county and town roads provide safe accommodations for growing numbers of bicyclists and pedestrians. While the private automobile is still the vehicle of choice for trips both long and short, the availability of the mini-bus public transportation on demand provides a valuable service that is particularly appreciated by the area's growing elderly population.

INVENTORY AND ANALYSIS

This chapter provides an inventory of the existing transportation, pedestrian, cycling, trucking, and airport facilities in the area. In addition, a summary of the existing transportation plans, policies, and programs associated with these facilities are discussed. The chapter also provides the citizen committee's vision for the future and the associated goals, objectives and recommendations to achieve them.

Streets and Highways

The primary transportation system consists of a hierarchal network of state highways (STH), county highways (CTH), and other roads and streets that pass through a community. The combined road mileage for the two municipalities in the Group E Planning Cluster total over 73 miles (Table 5-1).

Table 5.1. Road Network by Jurisdiction

Municipality	STH Miles	CTH Miles	Local Miles	Total
T. Rose	4.73	20.51	37.1	62.34
V. Wild Rose	1.46	0.59	8.75	10.8
Total	6.19	21.1	45.85	73.14

Source: WisDOT-WISLR, 2007

The hierarchy of the road network calls for each roadway to be classified according to its primary function, ranging from its ability to move vehicles (i.e., a freeway) to its ability to provide direct access to individual properties (i.e., a local street). The three general categories of functional classification used by transportation officials include arterials, collectors, and local roads.

The Wisconsin Department of Transportation (WisDOT) conducts traffic counts at key locations throughout the state on a regular rotating basis. The traffic counts provide a good indication of a roadway's appropriate functional classification. Displayed as Average Annual Daily Traffic (AADT), these counts are statistically adjusted to reflect daily and seasonal fluctuations that occur on each roadway. The most recent counts in Waushara County date from 2000 and 2003. When a significant difference in the two counts is encountered, it can generally be explained by a road closure, detour, or similar circumstance that temporarily disrupts the normal flow of traffic. Traffic counts remained relatively constant throughout both the town and village between 2000 and 2003. The only significant traffic count reduction during this time period was on STH 73. Exhibit 5-1 displays the functional classification and AADT of selected roadways within the area.

Principal Arterials

Principal arterials serve interstate and through traffic. These routes generally serve all urban areas with a population greater than 5,000. Principal arterials are the most important roadways in terms of commerce and the transport of goods and services. Rural principal arterials are further subdivided into 1) Interstate highways and 2) other principal arterials. There are no principal arterials within the Town of Rose or the Village of Wild Rose.

Minor Arterials

In conjunction with the principal arterials, minor arterials serve other population centers and major traffic generators providing intra-regional and inter-area traffic movements. State highways are commonly classified as minor arterials.

- **STH 73** provides a southeasterly-northwesterly linkage between the Princeton, Wautoma and the Wisconsin Rapids areas. STH 73 hits the southwest corner of the Town of Rose. It enters the Group E cluster from the northwest (Town of Oasis) and briefly travels through the Town, before exiting the cluster at the northwest corner of the Town of Wautoma. The AADT on STH 73 fell from 3,000 trips in 2000 to 2,100 trips in 2003.

- **STH 22** provides a north-south linkage between the Montello, Wautoma, and Waupaca areas. STH 22 enters the Group E cluster from the south (Town of Wautoma) and travels along the eastern edge of the Town of Rose until leaving Waushara County. STH 22 is also Main Street within the Village of Wild Rose. AADTs on STH 22 between 2000 and 2003 remained relatively constant. South of the Village of Wild Rose, AADTs decreased from 4,000 trips in 2000 to 3,900 trips in 2003. AADTs remained constant at 3,300 trips north of the Village of Wild Rose. STH 22 in the northern portion of the Town of Rose experienced an increase in the AADTs from 3,100 in 2000 to 3,300 in 2003. A slight increase in AADTs from 3,400 in 2000 to 3,600 in 2003 was also observed on STH 22, north of the millpond in the Village of Wild Rose.

Major Collectors

Major Collectors provide service to moderate sized communities and other intra-area traffic generators. Major collectors often link those generators to nearby larger population centers or higher function routes.

- **CTH A** provides east-west service between the Village of Plainfield and the West Bloomfield area. From intersection with STH 49 north of West Bloomfield, CTH A travels primarily westward until it forms the northern border of the Village of Wild Rose. CTH A travels concurrently with STH 22 through the Village until it turns westward south of downtown towards the Plainfield area. Only the portion west from STH 22 in Wild Rose to the STH 49 is classified as a major collector. AADTs were collected immediately east of the village in the Town of Springwater. Traffic increased slightly from 1,800 trips in 2000 to 1,900 trips in 2003.
- **CTH G** provides linkage and is classified as a major collector between the southern portion of the Village of Wild Rose and the unincorporated community of Mt Morris. The route travels in a predominantly southeasterly direction with its western terminus at STH 22 in the Village of Wild Rose and the eastern terminus in the unincorporated village of Mount Morris. The AADT on CTH G decreased slightly from 2,100 trips in 2000 to 2,000 trips in 2003, east of the intersection of CTH G and STH 22.
- **CTH P** provides an east-west travel corridor and is classified as a major collector between STH 22 and the Village of Plainfield. CTH P begins at STH 22 approximately two miles north of the Village of Wild Rose and terminates at STH 73 southeast of the Village of Plainfield. Between 2000 and 2003 AADT increased from 1,300 to 1,600 trips west of the intersection with STH 22.
- **CTH O** forms the southern border of the Town of Rose. It intersects STH 22, south of the Village of Wild Rose and extends almost due westward until it intersects CTH G in Adams County. It is classified as a major collector through the entire route. Traffic on CTH O remained stable between 2000 and 2003. The AADT increased by 40 trips from 450 in 2000 to 490 in 2003.

Minor Collectors

Minor collectors are typically local village streets and rural town roads. They collect traffic from local roads, and provide links to all remaining smaller communities, locally important traffic generators, and higher function roads. All developed areas should be within a reasonable distance of a collector road.

- **CTH AA** from CTH P northward to the Waushara – Portage County line is the only minor collector in the study area. Between 2000 and 2003, the AADT increased from 160 trips to 230 trips.

Local Roads

Local roads provide access to adjacent land and provide for travel over relatively short distances. These roads provide access to residential, recreational, commercial and industrial uses within the area. All roads not classified as arterials or collectors are local roads. WisDOT generally does not collect official traffic counts on local roads, however, most local road carry fewer than 200 vehicles per day.

Pavement Surface Evaluation and Rating (PASER)

Every two years all jurisdictions in the state of Wisconsin are required to rate the condition of their local roads and submit the information to WisDOT. The surface condition rating of each roadway is updated in the State's computer database, the Wisconsin Information System for Local Roads (WISLR). The WISLR local road database is available to all jurisdictions via the internet and can be used to develop a capital improvement and maintenance program. The WISLR analysis is based, in most cases, on the PASER road rating method.

PASER pavement management system (PMS) has been developed and improved over the years by the Transportation Information Center (TIC) at the University of Wisconsin, Madison in cooperation with WisDOT and others. In general PASER rates paved roadway surfaces on a scale of 1 to 10; a rating of 1 indicates that a road needs to be reconstructed, while a rating of 10 indicates a newly constructed road. Unpaved roads are rated on a scale of 1 to 5; a rating of 5 indicates a newly constructed road and a rating of 1 indicates a road needing rebuilding. Paved roads are rated on a scale of 1 to 10. This inventory provides the basis for developing a planned maintenance and reconstruction program and aids the town in tracking necessary road improvements. Prompt maintenance can significantly reduce the long-term cost for road repair and improvement. Table 5-2 provides a breakdown of the PASER ratings, conditions and maintenance needs.

Table 5-3 provides a summary of the total miles of local roads in each municipality by PASER rating. About 92 percent (42.22 miles) of the roads within the Group E cluster are paved. Around a quarter (10.67 miles, 25.3%) of the paved roads are in excellent to very good condition and will require little maintenance. Almost two-thirds of the roads (27.5 miles, 65.1%) are in good to fair condition. While these roads are in good condition structurally, they may need slightly more maintenance work. This work may involve seal coating, crack filling and possibly a non-structural overlay. The remaining local roads will require substantially more work. Approximately 10 percent (4.05 miles, 9.6%) of the roads will require structural

improvements that could involve pavement recycling, overlay and patching. No roads within the planning area will need total reconstruction.

Table 5.2. PASER Ratings and Maintenance Needs

Paved Road Rating	Condition	Needs
9 & 10	Excellent	None
8	Very Good	Little maintenance
7	Good	Routine maintenance, crack filling
6	Good	Sealcoat
5	Fair	Sealcoat or nonstructural overlay
4	Fair	Structural improvement - recycling or overlay
3	Poor	Structural improvement - patching & overlay or recycling
2	Very Poor	Reconstruction with extensive base repair
1	Failed	Total reconstruction
Gravel Road Rating	Condition	
5	Excellent	Little maintenance
4	Good	Routine maintenance
3	Fair	Regrading, ditch & culvert maintenance, additional gravel
2	Poor	Additional aggregate, major ditch & culvert maintenance
1	Failed	Complete rebuild and/or new culverts

Source: Transportation Information Center, UW-Madison

The individual breakouts within the communities mirror the overall condition of the roads above. Approximately 93 percent (8.16 miles) of the local roads within the Village Of Wild Rose are paved compared to 92 percent (34.06 miles) of the Town of Rose. About a quarter (1.72 miles, 21.1%) of the paved roads in the Village are rated excellent to very good, while over a quarter (9.59 miles, 28.2%) of the roads in the Town receive a similar rating. A majority of the roads within both communities are rated good to fair; 77.9 percent (6.36 miles) of Village roads compared to 62.1 percent (21.14 miles) of Town roads. Less than one percent (0.08 miles) of Village roads and 11.7 percent (3.97 miles) of Town roads are rated fair to very poor and will require structural improved.

The remaining eight percent of the roads within Group E are unpaved. Half (0.27 miles, 45.8%) of the gravel roads within the Village of Wild Rose are rated fair to good and will require either routine maintenance or regrading of the road surface along with ditch and culvert maintenance. Over 80 percent (2.5 miles, 82.2%) of the gravel roads in the Town of Rose are rated fair and will require regarding of road surface, ditch and culvert maintenance. The remaining roads within the Village (0.32 miles) and the Town (0.54 miles) are "not rated". However "not rated" does not necessarily mean that the road was not evaluated; it just means that it was not recorded in the WisDOT-WISLR data base.

Table 5.3. Total Miles of Local Roads by PASER Rating

Paved Road Rating	V. Wild Rose	T. Rose	Total
10	0.59	2.11	2.7
9	0.22	2.56	2.78
8	0.91	4.28	5.19
7	2.49	16.84	19.33
6	2.83	0.97	3.8
5	1.04	3.33	4.37
4	0	1.53	1.53
3	0.08	1.74	1.82
2	0	0.7	0.7
1	0	0	0
Not Rated	0	0	0
Subtotal	8.16	34.06	42.22
Gravel Road Rating			
5	0	0	0
4	0.05	0	0.05
3	0.22	2.5	2.72
2	0	0	0
1	0	0	0
Not Rated	0.32	0.54	0.86
Subtotal	0.59	3.04	3.63
Total	8.75	37.1	45.85

Source: WisDOT-WISLER, 2007. Pavement rating 2005 data

Truck Transportation

There are several designated truck routes within the planning region. STH 21 is the primary truck transportation route in Waushara County. STH 21 provides direct access to Oshkosh and the Fox Cities to the east. Western destinations include the I39/USH 51 corridor, I90, I94, and western Wisconsin. Within the planning area major truck routes include STH 22 and STH 73. STH 22 provides access to Waupaca to the north and Montello to the south. STH 73 provides access to Plainfield and Wisconsin Rapids to the northwest and Princeton and Waupun to the southeast. Local truck traffic occurs on several other county highways throughout the planning area, but is more limited in volume.

Several local companies provide both long distance and local freight hauling, excavating, or other specialty services within the planning region (Table 5-4).

Table 5.4. Transportation Companies

Company	Transport Service	Location
N. Caves Trucking	Contract	V. Wild Rose
Ross Caves & Son Trucking	Local	T. Rose
Glen Erdman Excavating	Excavating	T. Saxville
Hudziak Excavating & Lanscape	Excavating	V. Wild Rose
Rockwood Septic Tank Cleaning	Specialty	T. Rose

Railroads

There are no longer any operating railroads in Waushara County. The nearest rail service is available at Stevens Point, which is a division headquarters for the Canadian National Railroad. Other rail lines include the Union Pacific, which passes through southern Marquette County, and the Canadian Pacific Railway, which has a major yard facility in Portage. All three lines generally connect Chicago with the Twin Cities and points westward. Amtrak utilizes the Canadian Pacific line to provide passenger service. In addition to Portage, station stops include Columbus, Wisconsin Dells, and Tomah.

An abandoned railroad bed parallels the Pine River in the Town of Rose. This corridor presents a unique redevelopment opportunity for new hiking trails such as a connection to the Ice Age Trail or Great Wisconsin Birding and Nature Watching Trail.

Waterways

There are no commercial ports in Waushara County. The nearest commercial port is located in Green Bay. Passenger ferries are located in Manitowoc and Milwaukee. Both ports offer passage across Lake Michigan to Lower Michigan.

Several municipalities and Waushara County operate recreational boat facilities throughout the county. Public boat launch facilities are located on the Wild Rose Millpond. Facilities are available for both motorized and non-motorized watercraft.¹

Pedestrian Facilities

Walking is emerging as an important exercise as well as mode of transportation. The *Wisconsin Pedestrian Policy Plan 2020* outlines statewide and local measures to increase walking throughout the state as well as promote pedestrian safety and comfort. Pedestrians, by definition, are anyone who travels by foot. In addition, this definition has been extended to disabled persons who require the assistance of a mobility device. Pedestrian traffic can be difficult along highways where sidewalks are not present, safety measures are absent, or traffic volume is heavy.

Waushara County has several pedestrian opportunities. Hiking trails are located at several county parks. The county also operates the Bannerman Trail. A trailhead is located in the center of the corporate limits of Redgranite on the southwest side of STH 21. The trail provides

¹ Waushara County. 2004. *Public Access and Boat Landings*. http://www.co.waushara.wi.us/boat_landings.htm

recreational opportunities for pedestrian activities as well as cross-county skiing, bicycling, and snowmobiling. The trail utilizes the former railroad grade that served quarries located in both Redgranite and Lohrville. The seven mile trail terminates at STH 73 in the Neshkoro area.

Pedestrian opportunities within the study area are varied. Most of the roads within the Town of Rose have limited shoulder areas, and the posted speed limits are 45 miles per hour or greater. These conditions often hamper safe pedestrian travel. The relatively low density development and lack of sidewalks also do not facilitate pedestrian mobility. Within the Village of Wild Rose, excellent pedestrian facilities are available to residents and visitors. A system of hiking trails is located throughout Roberts Park. Lower speed limits within the incorporated village limits allow for safer pedestrian travel along local streets.

Future opportunities for increased pedestrian traffic exist throughout the study area. The Ice Age Trail corridor, which is being created to allow the public an opportunity to view and enjoy the glacial topography of Wisconsin, can be found in the northwest corner of the Town of Wautoma. Currently, local citizens are planning to expand the Ice Age Trail through the Town of Rose. Although the exact route has not yet been determined, the trail will traverse the entire north-south length of the town. A spur trail could also be created to allow access to Village amenities. Pedestrian traffic along STH 22 can be dangerous due to vehicle traffic speed and volume. Officials in the Village should address current pedestrian traffic volumes and how to increase future pedestrian traffic in the area. Future development should include pedestrian facilities such as sidewalks, crosswalks, traffic controls (walk/don't walk signals), and multi-use trails. Currently the Village is negotiating the purchase of a six acre parcel on the northern border of the village. If the purchase of the subject property is finalized, the trail system at Roberts Park could be extended through the parcel and connected to the trail system at the Wild Rose Fish Hatchery (Exhibit 8-1).

Cycling Opportunities

Over 1,000 miles of highly scenic low volume road provide abundant opportunities for bicycling in Waushara County. Waushara County has established an inter-connecting system of bicycle routes throughout the county. The rolling topography offers several challenges for bicyclists of all fitness levels. The routes follow existing town roads and county trunk highways. Bicycle routes range in distance from 23 to 35 miles in length and offer several rest stops at municipal and county parks as well as local tourist attractions. Two routes within the planning area offer scenic views of the Village, the Town of Rose, and the countryside of the surrounding towns (Exhibit 5-2).

Two methods were used to identify the preferred routes for rural bicycle routes. First, parameters such as pavement width, volume of traffic, truck volumes, and overall road conditions were evaluated. Roadways with traffic volume less than 1,000 vehicles per day allow for safe bicycling. Second, a system of primary bicycle corridors was established to connect existing bicycle trails throughout the state to one another.

WisDOT has made several recommendations for bicycle traffic for the planning area in the *Wisconsin State Bicycle Transportation Plan 2020*.²

² WisDOT. 1998. *Wisconsin State Bicycle Transportation Plan 2020*.

- STH 22 between CTH P and the City of Wautoma and CTH A between STH 22 and the unincorporated village of Saxeville are not recommended as bicycle routes due to the high volumes of traffic and areas of poor visibility.
- CTH A, CTH AA, and CTH G outside of the Town of Rose have been identified as roads with excellent conditions for bicycling.
- Other roads within the planning area with moderate conditions for bicycling include STH 73, STH 22 north of CTH P, and CTH P.

Rustic Roads

The Rustic Roads System was created by the State Legislature in 1973 to help citizens and local units of government preserve scenic lightly traveled country roads for the leisurely enjoyment of bicyclists, hikers, and motorists. They offer excellent opportunities to travel through an attractive rustic area. The scenic qualities of these roads are protected by agreement with bordering property owners and by controlling roadside maintenance practices so that wildflowers and other native flora are allowed to extend to the edge of the pavement. A town road (26th Rd.) in Saxeville is the only road in Waushara County currently enrolled in the Rustic Roads program. Several town roads within the planning area may have the same potential.

Airports

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, Austin Straubel International Airport in Green Bay and Dane County Regional Airport in Madison. Other airports/airfields offering a lesser range of services include those in Oshkosh, Stevens Point, Wisconsin Rapids, Wautoma, Waupaca, and Wild Rose.

Two Basic Utility airport facilities are located in Waushara County. A Basic Utility (BU) airport is capable of handling single engine piston aircraft and smaller twin engine aircraft. Basic Utility airport facilities are sub-classified as Class B (BU-B) and Class A (BU-A) according to the gross weight and wingspan of the aircraft. These aircraft typically seat up to six persons and are used for private corporate travel, charter flying, recreational flying, and crop dusting. The Wautoma Municipal Airport is a BU-B facility located in southwest of the city in the Town of Dakota. Aircrafts with gross weights of less than 12,500 pounds and wingspans less than 49 feet can be accommodated at this airport. Besides serving local air needs, the airport is utilized by pilots attending the annual EAA fly-in in Oshkosh. The Wild Rose Idlewild Airport is BU-A facility. This airport can accommodate aircraft with gross weights less than 6,000 pounds and wingspans less than 49 feet. The Wild Rose airport has two turf runways measuring 2,990 feet and 1,695 feet. Only one runway is plowed during the winter. A helipad is also located at the Wild Rose Community Memorial hospital for "flight for life" emergency landings.

Several private airports are located throughout Waushara County. Private facilities are generally characterized by short (2,500 to 3,000 feet) turf covered runways. Private runways primarily provide services for recreational flyers.

Bus Service

There is no scheduled bus service within the County. However, the Department of Aging administers two programs on a countywide basis that serve the elderly and disabled residents of Waushara County. The two programs encompass a volunteer driver program and a mini bus program. The mini bus program is based in the City of Wautoma and provides transportation for both medical and personal trips. If space is available, other members of the public can also utilize the mini bus.

Current and Future Transportation Projects

The Wisconsin Department of Transportation schedules major highway projects over a six-year planning period. In the 2004 plan, only one major highway improvement project is scheduled within the Town of Rose and Village of Wild Rose.³ WisDOT will repave STH 22 from Wautoma northward to the Waupaca County line. No other upgrades are currently planned for any of the roads within the Group E planning area during the next several years⁴.

County trunk and state highways comprise the Federal Aids Secondary System, thus qualifying them for federal aid for capital projects involving construction or repair. Waushara County is responsible for routine maintenance on these roadways. Maintenance of roads such as town roads and city/village streets not within the state or county system rests with the local jurisdiction. As Table 5-1 indicates, these local roads comprised the bulk of a community's transportation network. To assist communities with the cost of constructing and maintaining these roads, the state provides general transportation aids (GTA) based on lane mileage. GTA funds are distributed based on the local road mileage and aidable local costs. Aidable local costs generally include the local share of all road and street construction and construction materials. GTA are allocated on a per mile basis; the rate-per-mile is statutorily specified and will be \$1,862 in 2006.⁵ It should be noted that road spending fluctuates, especially for larger municipalities, and is dependent on the number and types of projects that have been allocated for that year. Cities and villages also have more costly facilities, such as curb and gutter, storm sewer, sidewalks, etc, which raises the cost per mile above town spending amounts.

INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS

Economic Development

Providing a quality transportation system is important to the economic success of the area. Businesses need to assess the transportation system's ability to ship and receive goods as well as to provide access and visibility for customers. Employee access to the business facility is also crucial, especially if the jobs offered will be in the lower-wage category. These jobs are frequently filled by second wage-earners in the household, or by persons with limited job options, including the untrained, persons with disabilities, or young people. These groups of people are frequently not able to drive, or to afford reliable transportation. Service occupations, which employ over 20 percent of people in the County, encompass such jobs.

³ WisDOT. 2004. *Wisconsin 2004-2009 Six Year Highway Improvement Program*.

⁴ WisDOT. 2006. *Wisconsin 2006-2011 Six Year Highway Improvement Program*.

⁵ WisDOT. 2005. *General Transportation Aids*. <http://www.dot.wisconsin.gov/localgov/highways/gta.htm>

Additionally, it is important to remember that different businesses have varying transportation requirements. For example, retail businesses along Main Street may value on-street parking and pedestrian accommodations more than production businesses in the industrial park. Traffic in downtown Wild Rose has been identified as an issue. A possible STH 22 by-pass of the Village has been raised by committee members. In the future, if communities feel that a by-pass may be warranted, the potential impacts (increased pedestrian access to street shops, decreased visibility to motorists who normally would travel along the corridor, etc.) to existing businesses needs to be evaluated.

Housing

Housing plays a strong role in transportation since either the origin or the destination of most trips is the home. When new residential developments are planned, it is important to consider how the proposed development will affect the existing transportation infrastructure and safety of the area. Affordable housing should be located in a manner that facilitates transportation access to services and employment. Consideration to both pedestrian and bicycling facilities should be given in all housing developments.

The County Zoning Ordinance (Sec. 42-81) requires all roads within subdivisions to be built to certain standards. These standards are important for the continued success of the transportation network.

Utilities and Community Facilities

Joint and/or coordinated planning of public and transportation facilities is essential. The location of schools is closely related to the transportation network. Ideally, primary and secondary schools should have safe pedestrian and bicycle access. Trip distances should be minimized to reduce the need for school busing and automobile transportation to the school. Access to public transportation can also aid in minimizing transportation costs for the school district. Colleges and universities can also benefit greatly by having public transit available by reducing the need for parking space and by making the campus more accessible to a broad range of students including local, low-income and disabled students.

Similar to schools, it is important that government buildings as well as human services be located with access to public transportation. Coordinating transportation planning with sewer service area planning helps to minimize the overall cost of providing infrastructure.

Agriculture Resources

The transportation system provides access and mobility for rural residents and the farming community. Farmers utilize the transportation system to transport goods to market and to provide mobility between various farming operations. STH 22 and STH 73 provide area farmers with access to both local and regional markets. When considering a possible STH 22 by-pass, the impact on existing farming operations, especially as it relates to the creation of split parcels of agricultural land, must be considered. Access to these parcels may require unsafe highway crossing by farm equipment, or ultimately the loss of productive agricultural land.

Natural Resources

Transportation decisions can both positively and negatively impact the environmental quality of the area. Development and subsequent transportation improvements on the existing STH 22 corridor or a potential by-pass may impact the area's natural resources (wetland areas and trout streams) including the loss of wetlands, which act as a natural buffer to filter nutrients and other pollutants, harm to wildlife habitat and limitation to groundwater recharge. Finally, urban sprawl leads to longer travel times, which result in increased air quality issues due to automobile emissions.

Cultural Resources

Early Native American habitation, the geological landscape, and the area's historic buildings are significant to local history. Therefore it is imperative that as growth occurs and transportation projects are proposed, sensitivity be given to both the identified resources and to areas where other historic and cultural resources may exist. Since the identity and integrity of the community depends on the preservation of these unique features, the impact from expanded transportation corridors and new land development must be kept to a minimum. Consideration should also be given to the impact of future transportation projects on the cultural identity of the historic downtown areas of the Village of Wild Rose and of the older residential neighborhoods in the area. For example, developers and community leaders must assess how the expansion of an existing residential street entailing the removal of existing trees would impact the aesthetics and the cultural identity of the established neighborhood.

Land Use

Transportation, as with other planning elements, has a strong connection to land use. While transportation's primary purpose is to serve land use, land use patterns are dependent upon the condition and effectiveness of the transportation system. The efficient movement of vehicular traffic provides a quicker connection from one place to another. New arterials, such as a STH 22 by-pass of Wild Rose, would likely spur development by attracting development in proximity to the new interchanges. Secondly, the relocation of traffic off of the existing STH 22 may also impact existing businesses that rely on heavy traffic flow for economic survival.

Intergovernmental Cooperation

Transportation systems go beyond municipal boundaries. Regional development patterns and municipal land use policies affect the transportation network. This network must efficiently move people and goods from one place to another. The transportation system encompasses local roads, collector and arterials, none of which stop at municipal borders but continue from one community to another. An efficient transportation system can not be dependent on the decisions of one community but upon the input and cooperation of many different entities working together. The expansion or relocation of STH 22 would affect many jurisdictions between the Waupaca and the Wautoma areas. Each of these jurisdictions, along with the State of Wisconsin, would have input into the expansion of this transportation corridor. The resulting expansion will not only impact the local jurisdictions that it passes through, but could also impact the economics of the State as goods and people are more quickly and efficiently transported.

POLICIES AND PROGRAMS

State, Regional, and Local Policies

State of Wisconsin

Wisconsin State Highway Plan 2020. Wisconsin's State Trunk Highway system, consisting of approximately 11,800 miles of roads, is aging and deteriorating while traffic congestion is increasing. In response to this critical issue, WisDOT, in partnership with its stakeholders, has developed the *Wisconsin State Highway Plan 2020*, a 21-year strategic plan that considers the highway system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement and safety needs. The plan is updated every six years to reflect changing transportation technologies, travel demand and economic conditions in Wisconsin.

According to the Wisconsin State Highway Plan 2020, STH 21 expansion from Oshkosh to I39/51 has been identified as a potential major project. Potential projects are subject to environmental analysis and legislative approval; they will be re-evaluated in future state highway plans. An expansion of STH 21 may have positive implications for the Town of Rose and Village of Wild Rose. STH 22 and STH 73 are also identified in the plan and are not expected to be congested by 2020.

This plan also stressed the need to develop a safe inter-modal transportation system which accommodates alternate forms of transportation by designating specific state and county highways that could safely accommodate bicycle transportation. Specific accommodations recommended by the plan include the use of designated bicycle lanes in urban areas, widening traffic lanes to allow for bicycle travel, and paving shoulders to allow for increased bicycle use. The plan estimated that approximately \$6 million would be necessary to provide adequate bicycle accommodations throughout the state.

Wisconsin State Bicycle Transportation Plan 2020. The *Wisconsin State Bicycle Transportation Plan (WSBTP) 2020* specifically addresses the future needs of bicycle transportation. The plan establishes two primary goals: to double the number of bicycle trips made by 2010 and to reduce the number of motor vehicle-bicycle crashes by 10 percent by 2010. To achieve these goals, objectives for engineering, education, enforcement and encouragement were identified. These goals included not only the need for the construction of an expanded network of transportation facilities that allows for safe bicycle travel, but also for the promotion of education to advance vehicle driver awareness of bicyclists (drivers licensing and bicycle safety courses). Finally, tips to promote the utility and ease of bicycle transportation were identified as well as a mandate to increase the enforcement of reckless driving behavior by both motorists and bicyclists.

The *WSBTP* provides suggestions for both intercity (rural) and urban/suburban bicycle facilities. The suitability of rural roads for bicycle traffic is primarily determined by the paved width of the road and the volume of traffic. To be bicycle accessible, high volume roads (greater than 1,000 vehicle trips per day) should have a paved shoulder. Most State Trunk Highways located on the Priority Corridor System meet this criteria. No improvements were recommended for low volume roads (less than 1,000 vehicles per day). Finally, separated multi-use paths (trails)

were also promoted as a viable option to increase bicycle transportation opportunities within rural areas. Urban improvements should include designated bicycle lanes within the street area, widened lanes, and paved shoulders. Larger urban parks often have both paved and unimproved multi-purpose trail systems, which commonly parallel rivers or other scenic corridors.

For the purposes of the *WSBTP*, urban areas were defined as villages or cities with populations of 5,000 persons or greater. Although the population within the planning area does not exceed this number, the urban strategies could be applied to the Village of Wild Rose to promote safe bicycle transportation for families and visiting bicyclists.

Wisconsin State Airport System Plan 2020. The *Wisconsin State Airport System Plan 2020* provides a framework for the preservation and enhancement of the public-use airport system which will meet future aviation demands for the state. It provides an inventory of existing public-use airport facilities; and categorizes them according to their current services, projected use, and future scheduled maintenance and construction projects. Based on existing conditions and projected improvements that are listed within airport master or layout plans, forecasts are made for future airport classifications. No projected changes have been made in the status of Waushara County's airport classifications.

Regional

East Central Wisconsin Regional Planning Commission. East Central Wisconsin Regional Planning Commission is currently preparing a regional smart growth plan. As part of this planning process, East Central has proposed five core transportation goals:

- To act to help ensure that the negative effects of sprawl development on our regional transportation system are minimized by encouraging new development to locate where adequate services and facilities exist.
- To work with all levels of government and organizations throughout the region to pursue adequate funding for transportation projects and programs which meet short term and long term needs.
- To help ensure that the regional transportation network links economic centers and efficiently moves people and freight throughout the region.
- To help maintain and continue the balance between transportation and the environment through efficient and consistent transportation and land use planning.
- To help ensure that alternative modes of transportation to the automobile exist and mobility options for all are efficient.

These goals are consistent with the areas vision for the future to minimize the negative effects of sprawl development, to provide a well maintained street and road network, to provide a balance between transportation needs and the environment, to ensure that modes of transportation alternative to the automobile exist and that there is an adequate amount of funding for transportation projects.

In 2002, East Central prepared a *STH 21 Corridor Study* that examined the corridor from Oshkosh to the Town of Rushford in Winnebago County. While this study, looked at a small portion of the Highway 21 corridor, it did address the long term needs of the entire corridor. According to the study "In the future it may be desirable to construct STH 21 as a four lane expressway to Interstate 90/94".

County

Zoning. The *Waushara County Zoning Code* sets standards for access driveways and streets. Sec. 58.828 regulates access driveways; access permits, spacing standards, and number and width of driveways per land use, while Sec. 42-81 regulates street design within subdivisions.

Highway Department. The Waushara County Highway Department maintains the county highways found in the area. They also provide roadway and ditch maintenance for the towns within the county on a contract basis. The County does not have an officially adopted transportation plan or Capital Improvement plan. However, it is the policy of the County to evaluate the county road system in the spring of the year and set a specific roadway maintenance schedule for the coming year.

Local

Airport Zoning. Airport planning is performed at several levels including federal, state, regional, and local levels. This coordinated effort allows complimentary plans to be developed for specific airports. In addition, this also allows complementary land uses to be developed in the vicinity of an airport while avoiding unnecessarily duplication of services to air traffic customers. Complementary land uses to airports include noisy commercial or industrial businesses; service based commercial industries (restaurants, hotels, etc.), agriculture, and open and green space conservancies. Commercial and industrial uses must be constructed so the building height does not obstruct access to airport runways. Due to increased noise levels, residential areas, community facilities (schools, hospitals, etc.), and governmental offices are generally not adjacent to the airport area. Wetlands, retention ponds, and landfills are also incompatible land uses because they have the potential to attract birds which may interfere with aircraft navigation.

All municipal airports can enact zoning legislation to protect their future success and prevent incompatible uses within a three mile extraterritorial boundary surrounding the airport. A Height Limitation Zoning Overlay Zoning Ordinance (HLZO) was enacted at the Wautoma Municipal Airport in March 1994. The HLZO regulates land use surrounding the airport. The height of natural and man-made structures within 0.5 miles of the airport must be less than 35 feet; the height of structures between 0.5 mile and 3 miles of the airport must be less than 50 feet. Structures which were constructed prior to March 1994 are exempt from this regulation. The Wautoma Board of Appeals reserves the right to remove or mark structures within the HLZO at the owners' expense. No such ordinance has been established at the Wild Rose Idlewild Airport.

Village of Wild Rose Zoning. The Village of Wild Rose Zoning Code regulates street design within the municipality.

Federal, State, and Regional Programs

Federal Agencies

Surface Transportation Program – Rural (STP-R). This program allocates federal TEA-21 funds to complete a variety of improvements to rural county highways. To be eligible, two conditions must be met; the road must be located outside of an urban area and must be classified as at least a rural minor collector. Project proposal applications are accepted only in odd numbered years. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/stp-rural.htm>.

Local Bridge Improvement Assistance Program. This program helps counties, cities, villages, and towns rehabilitate or replace existing bridges on Wisconsin's local highway system based on the sufficiency rating. The program operates on a cost-shared basis with federal and state funds accounting for 80% of the total eligible project costs. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/bridgeprogram.htm>.

State of Wisconsin

General Transportation Aid. Road maintenance is partially funded by disbursement of the state transportation fund. The largest portion of the fund is from General Transportation Aids. The state provides an annual payment to each county and municipality that funds a portion of the local governments' costs for activities such as road construction, filling potholes, snow removal, and other related transportation maintenance. Disbursements from the account are determined by the total mileage of local roads within the municipality or by a formula based on historic spending. This information must be reported annually. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/gta.htm>.

Local Roads Improvement Program (LRIP). This program provides funding to improve or replace seriously deteriorating county highways, town roads, and city or village streets. New roads are not eligible. LRIP funds pay up to 50% of total eligible costs while the remaining amounts must be matched by the local government. The program has three basic programs: County Highway Improvement (CHIP); Town Road Improvement (TRIP); and Municipal Street Improvement (MSIP). Additional discretionary funds are available for high cost projects. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/lrip.htm>.

Connecting Highway Aids (CHA). The CHA program assists municipalities with costs associated with increased traffic and maintenance on roads that connect segments of the State Trunk Highway System. Over 120 municipalities receive quarterly payments on a per lane mile basis. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/connecting.htm>.

Traffic Signing and Marking Enhancement Grants Program (TSMEGP). This program provides funds to local units of government to install traffic signing and roadway marking enhancements. The ultimate goal of the TSMEGP is to improve traffic safety and visibility for both elderly drivers and pedestrians. All Wisconsin counties, cities, villages, and towns are eligible to submit project proposals. The program will provide up to 75% of eligible funds for

project completion while the local government must fund the remaining 25%. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/signing.htm>.

Flood Damage Aids. This program provides funds to assist local units of government to improve or replace roads or roadways structures that have sustained major damage from flooding. The program helps defray costs for damaged streets, highways, alleys, or bridges which are not associated with the State Trunk Highway System. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/signing.htm>.

Rural and Small Urban Area Public Transportation Assistance Program. This program allocates federal funds to local units of government to provide both capital and operating costs for public transit services which operated within rural areas. All municipalities with populations less than 50,000 are eligible. More information can be found at <http://www.dot.wisconsin.gov/localgov/transit/ruralsmall.htm>.

Wisconsin Employment Transportation Assistance Program (WETAP). This program is designed to provide transportation for low-income workers to jobs, training centers, and childcare facilities through enhanced local transportation services. Funding is provided by a combination of federal, state, and local funds. This program provides a crucial link to allow low-income workers to remain in the workforce. More information can be found at <http://www.dot.wisconsin.gov/localgov/transit/wetap.htm>.

Local Transportation Enhancement Program (TE). This program provides funds that increase multi-modal transportation within a region while enhancing the community and the environment. Eligible projects include multi-use recreational trails, landscaping, or the preservation of historic transportation structure. Funds cover up to 80% of the total eligible project costs. More information can be found at <http://www.dot.wisconsin.gov/business/econdev/te.htm>.

Transportation Economic Assistance Grant Program (TEA Grant). This program provides a 50% state grant to local governments, private businesses, and consortiums for road, rail, harbor, and airport projects that are necessary to help attract employers to Wisconsin. These grants have a performance based incentive and successful funding requires that businesses and industries created by the grant program retain and expand local economies in Wisconsin. More information can be found at <http://www.dot.wisconsin.gov/business/econdev/tea.htm>.

County Elderly and Disabled Transportation Assistance Program. County governments are eligible for funds to establish a transit program for elderly and disabled citizens. The program allows for flexibility in various transportation options to their clients. County governments must provide a 20% match in funds. More information can be found at <http://www.dot.wisconsin.gov/localgov/transit/countyelderly.htm>.

TRANSPORTATION – Village of Wild Rose

Goal TR 1. The Village of Wild Rose should ensure that its local transportation system is well maintained and safe for its residents.

Objectives:

- **TR 1.1. Timely responding to site-specific road maintenance and/or safety issues.**

Strategies:

- (1) **Continue to conduct a PASER evaluation of the existing Village road network.**
 - (2) **Continue to use capital improvements programming to establish appropriate funding levels.**
 - (3) **Encourage residents to report any specific areas where safety or maintenance issues are a concern.**
 - (4) **Maintain contact with the Waushara County Highway Department and WisDOT to ensure coordination on regional and statewide transportation issues that may affect the village.**
 - **Set up annual meetings**
 - (5) **Encourage Waushara County to initiate a countywide road and street sign replacement program.**
- **TR 1.2. Ensure that the road network operates as an efficient system.** Village streets and highways that receive the highest level of use and have a functional classification are eligible for federal funding distributed by the State for maintenance and construction.

Strategy:

- (1) **Review and revise the road classification system as needed so the most important roads are eligible for federal funding.**
- **TR 1.3. To determine that the Village of Wild Rose minimum standards for new Village street and sidewalk construction are meeting the needs of Village residents.**

Strategies:

- (1) **The Village has recently adopted standards for minimum street right-of-way and pavement width. The Village Board can reconfirm their commitment to the newly adopted standards.**
- (2) **Consider developing and adopting standards for when curb and gutter and side walk are needed, and construction specifications for these.**
- (3) **The Village should adopt the County and State standards for a 66' minimum road right-of-way and 22' pavement width for County and State highways which pass through the Village.**

- **TR 1.4. Address emergency vehicle accessibility on private roads and alleys within the village.**

Strategies:

- (1) **The Village should consider adoption of Waushara County’s minimum width (15’) and height (12’) clearance standards for private driveways and alleys, as well as safe spacing and reasonable turning radii standards.**
- (2) **The Village should adopt a policy that would include written notification to property owners for maintenance and other violations that would obstruct the delivery of Village services.**
- (3) **Disallow any new private road construction within the Village limits.**

Goal TR 2. Continue to provide a diversity of affordable transportation options for all age and income groups.

The Department of Aging administers two programs on a countywide basis that serves elderly and disabled residents. These programs include a volunteer driver program and a mini-bus program. The county-wide mini-bus program provides transportation for both medical and personal trips. A grant has recently been written to expand the volunteer driver program and it would be managed and run by area churches. The meals on wheels program also makes use of volunteers.

Objectives

- **TR 2.1. Encourage the County to continue to provide transportation for elderly and disabled Village residents.** While the County currently administers two programs, these programs should periodically be assessed so that the needs of the area elderly and disabled residents are being addressed.

Strategy:

- (1) **Appoint a Village committee to assess current elderly and disabled transportation programs and needs.**
- **TR 2.2. Encourage the availability of taxi/medi-van/minivan types of services for person’s of all ages whose physical condition or limited incomes do not allow them to own a car, or hold a driver’s license. elderly, and other transportation-dependent residents.** Currently the County is providing service to the elderly and disabled residents of the area. However, there may be other transportation-dependent residents whose needs are not being addressed. This may include people who do not own a vehicle, have a driver’s license, or qualify for a County program.

Strategy:

- (1) **Form a joint Town/Village subcommittee to identify system gaps in service providers. Invite the commission on aging and other groups who serve the aging community to participate.**

- **TR 2.3. Increase ride sharing for work, shopping, and other trips.** Sharing rides for work, shopping and other trips benefits the environment and makes economic sense. Commuting to Oshkosh or the Appleton area for work or shopping does occur. "Park and ride" lots should be strategically located within the village, or in the surrounding area, to benefit the residents of the area.

Strategies:

- (1) **Make strategic locations available for "park and ride" parking areas.**
- (2) **Network with surrounding areas to expand potential participants in ride sharing.**

Goal TR 3. Encourage the expansion and safety of non-motorized transportation and transportation opportunities.

Bicycling and walking are cost effective and health oriented alternative modes of transportation and if made to be safe, can be used for commuting to school and work, social interaction, recreation and exercise. For some people, such as children and households with no car or driver, this is the primary means of transportation. Bicycling and walking have health benefits, move people inexpensively, and can help to reduce traffic congestion and air pollution.

Objectives

- **TR 3.1. Accommodate bicyclists and pedestrians in areas of high activity or concentrated development.** People may be more willing to walk or bike if using these modes can be done safely and conveniently. Until recently, roadways within the state have been generally built with little consideration for bicyclists. To accommodate bicyclists/pedestrians, village streets that lead to schools and shopping areas, and have potential for bicycle use, should be designed to incorporate paved and striped bike lane shoulders, when scheduled to undergo reconstruction or major repair work. Arterials and major collectors which are heavily traveled by autos should have pedestrian and bicycle accommodations for public safety.

Strategies:

- (1) **When new roads are being planned, design them to encourage bicycle friendly transportation for commuter use.**
 - (2) **When rebuilding or repairing roads, consider paving and striping the shoulders of village streets to allow additional room for bicyclists.**
 - (3) **Identify conflict areas between vehicles and bicyclists/pedestrians.**
 - (4) **Review speed limits as they relate to bicycle and pedestrian use and safety.**
- **TR 3.2. Consider establishing bicycle, pedestrian, and other non-motorized recreational trails.** The development of multi-use trails would provide the best way to increase pedestrian, bicycling and other non-motorized activities. A segment of the Ice Age Trail, one of only eight national scenic trails in the United States, is being established in Waushara County. Consider a link to the trail from the Wild Rose area which could be beneficial to area residents and the economy. Incorporate several high interest areas into a recreational trail system including cultural and historical sites, geological sites, significant natural resources, and other attractions.

Strategies:

- (1) **Recommend that the County Park Department investigate the possibilities for improving and expanding a non-motorized off-road recreational trail system designed to accommodate a range of compatible uses.**
 - (2) **Recommend developing a recreational trail connecting the Wild Rose Millpond with the expanded fish hatchery attraction to the north. This trail would provide recreational opportunities for local residents and help support the local tourism economy as well.**
- **TR 3.3. Pursue a new Village-wide sidewalk policy.** Walking is an important exercise growing in popularity for purposes of staying fit. Pedestrian travel can be difficult and unsafe along streets where sidewalks are not present.

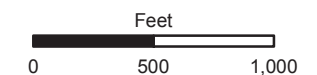
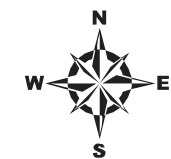
Strategies:

- (1) **Encourage the Village to initiate a new sidewalk policy requiring that sidewalks be constructed on both sides of the street for all new street construction.**
- (2) **Encourage the Village to assess the need for new sidewalk construction for existing development.**
- (3) **Make the installation of sidewalks along collector streets to major destinations, such as schools and downtown commercial areas, a priority.**

EXHIBIT 5-1 VILLAGE OF WILD ROSE FUNCTIONAL CLASS AND AVERAGE DAILY TRAFFIC VOLUMES 2000 & 2003 DATA

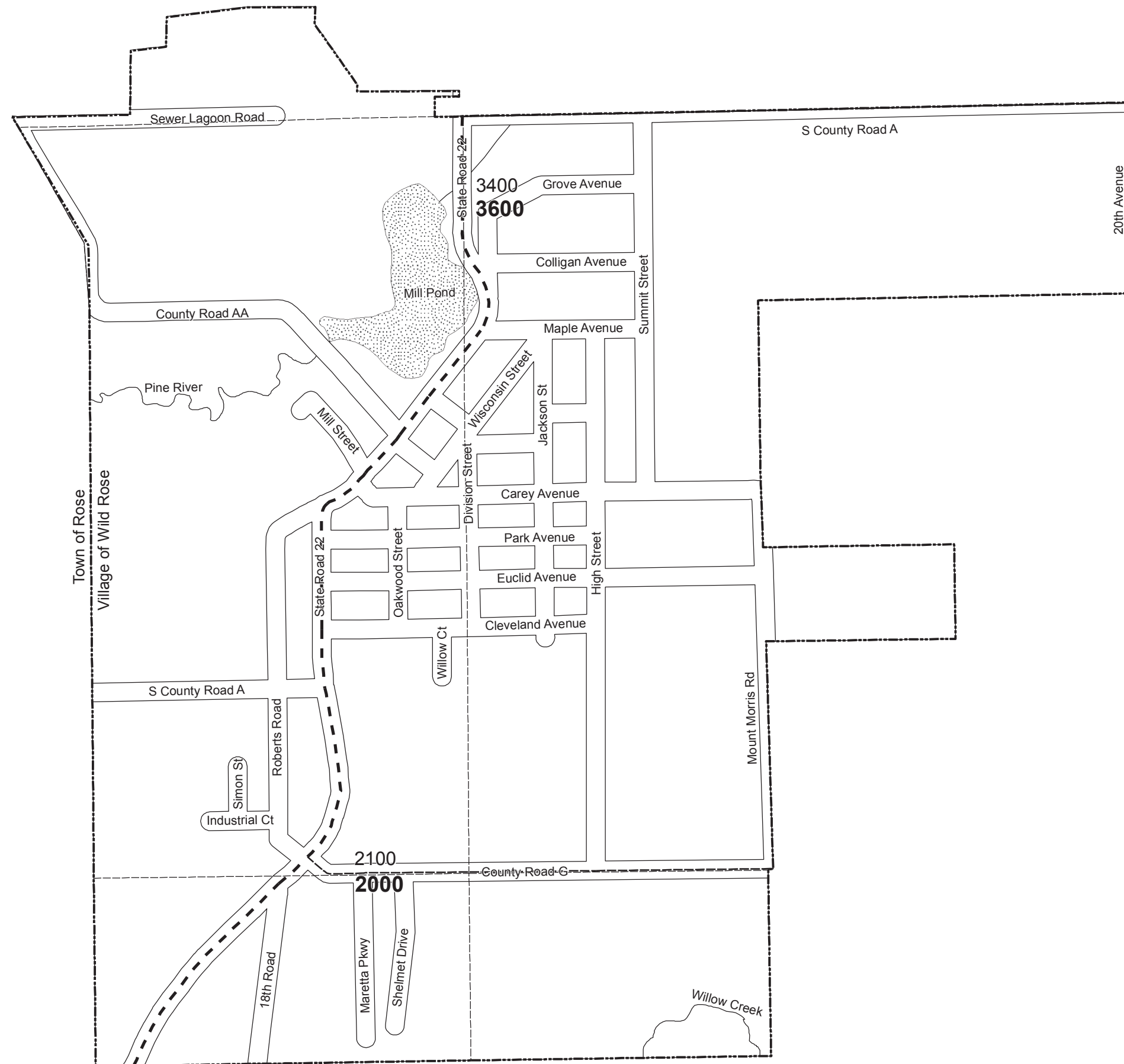
- - - - Rural Minor Arterial
- Rural Major Collector
- - - - Rural Minor Collector
- _____ Rural Local
- 2000 Traffic Count
- 2003 Traffic Count**

Source: WisDOT, Rural Functional Class System, 1997;
WisDOT Wisconsin Highway Traffic Volume Data, 2000 & 2003.
Digital Base Data Provided by Waushara County, 2005.



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

Prepared By
EAST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION - MAY 2007



CHAPTER 6: UTILITIES AND COMMUNITY FACILITIES

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UTILITIES AND COMMUNITY FACILITIES ELEMENT

INTRODUCTION

One responsibility of a community is to maintain a certain level of community services. To achieve it, they must continuously maintain, upgrade and expand existing facilities in a cost-effective manner based on future growth projections and the desires of the community. The involvement of the community in the planning process illustrates the importance that the board places on maintaining a high level of public services and facilities. The following section provides an inventory of some of the services and facilities available in the community. The analysis of facilities is based on generalizations and predictions and is no substitute for detailed engineering or architectural studies, which should be completed before municipal funds are expended on specific projects. The size of community facilities along with the cost of providing services is directly related to land use, development patterns, and the existing and future densities of development. See Exhibit 8-2, Existing Land Use Map which illustrates the location of the various items discussed below.

Utilities and Community Facilities Vision for 2030

Each municipality and sewer area continues to provide residents with the services they offered in 2004. As new subdivisions are platted near existing sewer development, they are required to connect to existing utilities. When other subdivisions are platted within the boundaries of the sanitary district but beyond a point where the present extension of utilities is economically feasible, they are designed in a manner that enables the cost-effective provision of in-ground utilities at a future date. An ongoing program of monitoring wells and on-site disposal systems is in place elsewhere in the area where concentrated development exists. Through cooperation and other operational efficiencies, service providers are able to hold the line on user fees for water, sewer, solid waste and other municipal services. A range of educational, library, medical, financial, retail, and other business services is generally available in the two incorporated communities while a diversity of recreational and entertainment opportunities is found throughout the area.

INVENTORY AND ANALYSIS

This section describes the existing utilities and community facilities within the Town of Rose and the Village of Wild Rose.

Wastewater Collection and Treatment

The **Village of Wild Rose** owns and operates its own wastewater treatment facility (WWTF). The plant was originally constructed in 1989 and uses an aerated lagoon process with treated effluent being discharged into the Lower Pine River. No major re-construction has occurred to the plant since its initial construction; however the facility is currently addressing elevated ammonia problems and will be removing sludge this year in an attempt to address this problem. To date, the treatment plant services lands within the Village only and does not accept sewage from private holding tanks. The plant has had a good record of performance and has generally met permit limits. The designed loadings for biological oxygen demand (BOD) are 199 lbs/day with effluent limits of 30 mg/l and the total suspended solids (TSS) effluent limit is 60 mg/l.

The Village operates an approximate 9 miles of sewers which utilizes 7 lift stations. Clearwater inflow and infiltration (I&I) problems have not been identified as being significant as the system is relatively new (constructed in 1989).

The Village currently services approximately 375 connections. The treatment facility is operating at approximately 72 % of its design capacity. Influent loads vary on a seasonal basis with the largest load variance associated with the start of the school year (560 students). Although the treatment facility is operating within the design capacity, there are two development proposals which will add approximately 90 to 100 residential equivalent connections. As this development is built out the plant will approach its design capacity. At that time future facilities planning and/or plant upgrading will be needed.

The Town of Rose is served by individual private on-site wastewater treatment systems.

Stormwater Management

Stormwater runoff and management have recently gained more attention as an environmental concern due to flooding and surface water quality issues. When the impacts of stormwater management are considered from a regional perspective, the potential for damage is tremendous. Although an individual building may not seem to have a significant impact on the natural drainage system, the cumulative impacts of development and urbanization can influence natural system functions. According to studies by the Center for Watershed Protection, as little as 10% impervious cover (concrete, asphalt, buildings, etc.) can negatively impact fish habitat. Moreover, if 25% of an area is impervious, the natural functions of a watershed become overloaded and stream quality can become permanently degraded¹ (CWP, 2005).

Drainage Districts

The Waushara County Drainage Board administers and oversees the drainage of agricultural lands. It regulates various land practices used to remove excess water from farmlands and raises issues regarding the impacts of scattered rural development and the cumulative impacts on water quality flowing to and through their legal drains. In addition, county drainage boards are authorized to assess costs to a landowner for any adverse impacts on downstream water quality that can be directly attributed to that landowner. Landowners must receive drainage board approval before undertaking any action which could potentially affect a drainage system.

Drainage districts usually require a 20 foot vegetated strip on both sides of any ditch, which is to be used as a maintenance corridor, or any applicable stream within the watershed. Row cropping is prohibited within this corridor. These requirements can be coordinated with soil and water conservation plans required under the Farmland Preservation program².

Eight drainage districts have been established within Waushara County. The only active district is the Marion-Warren district.

¹ *Site Planning for Urban Stream Protection*. 2004. Center for Watershed Protection.

² *Guide to Community Planning in Wisconsin*. 1999. Ohm, B.W.

Stormwater Sewer Systems

Typically, curb and gutter stormwater systems are located in urbanized areas. Due to the rural nature of the area, curb and gutter is limited to Main St. (STH 22) and near the school in the Village of Wild Rose.

A series of open ditches, culverts and drainage channels collect storm water in the Town of Rose. The ditches discharge water into streams and rivers at various points throughout the area.

Due to the well drained, sandy soil in the area, limited flooding occurs in the area. Localized flooding occurs on floodplains adjacent to Pine River and Willow Creek in the Town of Rose and Village of Wild Rose. In the Village of Wild Rose; the Wild Rose Mill Pond, undeveloped areas immediately south of the incorporated limits, and the area bordered by CTH G on the south, STH 22 on the west, Cleveland Avenue on the north, and Mount Morris Avenue on the east are also prone to flooding.

Surface Water Quality Monitoring and Prevention

Several different methods can be used to control and reduce the amount of stormwater runoff into local waterways. These methods can be implemented at a localized, town-wide, or regional level.

Watershed Planning. A watershed is an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed³. This approach allows stakeholders on an individual water body to collectively focus their interests on improving the water quality in one area.

Land Conservation Techniques. Land conservation techniques are used to provide physical barriers and improvements and may include legislative actions to change the physical environment and reduce current levels of runoff. These techniques can include cluster or conservation subdivisions, setbacks, buffers, and land acquisition.

Aquatic Buffers. An aquatic buffer is an area along a shoreline, wetland, or stream where development is restricted or prohibited⁴. Natural vegetation is highly encouraged in the buffer area. If properly designed, buffers can physically protect waterways from future disturbance or encroachment. Furthermore, buffers can protect surface water quality by removing nutrients and silt from stormwater runoff.

Site Design Techniques. Site design techniques can be applied to all developments. Every development should incorporate three main goals: reduce the amount of impervious cover, increase the amount of lands set aside for conservation, and utilize pervious areas for more effective stormwater treatment.⁵ Techniques that can be used to achieve these goals can include reduction in lot sizes, building narrower streets, planting rain gardens, creating bioretention ponds, etc.

³ *The Watershed Approach*. 2004. Wisconsin Department of Natural Resources.

⁴ *Aquatic Buffers*. 2004. Center for Watershed Protection.

⁵ *Better Site Design*. 2004. Center for Watershed Protection.

Stormwater Best Management Practices (BMPs). Best Management Practices (BMPs) is a general term used to describe a broad range of structural controls that may be utilized by agricultural, residential, and commercial developments to control and reduce the amount of erosion caused by stormwater¹. These practices may be used to reduce pollutant loads, maintain groundwater recharge areas, protect stream quality, and limit development within the 100-year floodplain.

Water Supply

Currently both the Town of Rose and the Village of Wild Rose are served by private wells. As such groundwater is the source of drinking water for the area. As with many other locations in Wisconsin, a high concentration of minerals in the soil substrate creates “hard” water. Some private wells in the Town of Rose have elevated nitrate levels. An atrazine prohibition area has also been established in the Southeast area of the Town of Rose due to elevated atrazine levels in the groundwater. See the natural resources section of the plan for more information. Continued monitoring should be completed to ensure that groundwater contamination issues do not worsen due to the prevalence of agriculture in the area. The Village of Wild Rose is currently planning to develop a public water well and distribution system. Two alternative site locations have been identified and are shown on the Future Land Use map. One site being considered is located adjacent to the new residential subdivision located in the northeast area of the Village just south of CTH A. The other site under consideration is located in the Southwest corner of the Villages existing industrial park in the southwest corner of the Village just west of STH 22. When completed this well and distribution system will be capable of serving the needs of the village and the immediate growth area for the life of this plan.

Solid Waste and Recycling

Waushara County currently subsidizes waste management within the county. The County operates nine waste collection sites and contracts with Waste Management of Wisconsin, Inc. and Veolia Environmental Services to haul waste and recyclables, respectively that are collected at the sites. All non-recyclable wastes are hauled to Valley Trail Landfill in Berlin, Wisconsin. Wastes generated by commercial establishments are not accepted at the sites. The Village of Wild Rose contracts with Veolia Environmental Services to provide curbside pickup to their residents. Most commercial businesses and some rural residents also have curbside pickup although some contract commercial for dumpster pick up. It is the policy of Waushara County to pay tipping charges for municipal, commercial, and rural residents that choose to have curbside pickup. The county also provides partial compensation for municipalities (cities and villages) to help them finance the hauling portion of waste disposal. The County does not pay tipping charges for liquids, hazardous waste, animal carcasses, brush, demolition materials, rolloff containers, or compactors. The drop-off sites are open on Wednesdays from 12:00 PM to 4:00 PM and Saturday from 10:00 AM to 4:00 PM all year round; and Sunday from 12:00 PM to 3:00 PM from Memorial Day to Labor Day.

Residents of the towns of Rose and Wild Rose are able to utilize any drop-off site within the county, but residents within the area most likely utilize the Springwater site. The Springwater site is located east of the Village of Wild Rose and north of CTH A on CTH K. The approximately 9.5 acre site is owned by Waushara County. Two county employees operate the one compactor and a few overflow containers at the site.

All waste management sites in Waushara County accept recyclable materials. Recyclables are sent to Paper Valley Recycling in Menasha (paper) and Resource Management in Chicago (co-mingled). Waste oil is subcontracted by Veolia Environmental Services to Jacobus in Madison. Iron and tin collected by Veolia Environmental Services is subcontracted to Fox Valley Metal in Oshkosh. Subsidized by the County, residents receive no payment for these materials. Materials that are collected include: glass, tin, aluminum, plastic, newsprint, cardboard, magazines, office paper, yard waste, scrap iron, waste oil, batteries, and tires.

According to Waushara County, the county is monitoring waste volumes and will provide upgrades as necessary. At this time, no upgrades are planned for these sites.⁶

Electric

Adams-Columbia Electric Cooperative provides electric power to the area. Adams-Columbia Electric Cooperative is rural electric distribution cooperative serving approximately 33,000 member/owners in parts of 12 central Wisconsin counties. It is the largest rural cooperative in Wisconsin and was formed in 1987. According to Adams-Columbia, there are no major plans to upgrade their facilities in the area. General maintenance and upgrades due to current codes will continue to be made.⁷

Natural Gas

Wisconsin Gas Company provides natural gas service to the Town of Rose and the Village of Wild Rose and is a subsidiary of Wisconsin Energy Corporation. The company sells and distributes natural gas to about 550,000 retail customers in 531 communities throughout the state.⁸

Power Generation Plants and Transmission Lines

ANR Pipeline Company (ANR) owns and maintains a number of transmission lines Waushara County.⁹ A 12" pipeline runs in a southwest—northeast line through the towns of Leon, Saxeville, and Bloomfield. The nearest substation is located in the unincorporated village of Poy Sippi. No pipelines run through the Town of Rose or Village of Wild Rose.¹⁰

American Transmission Company (ATC) owns and maintains a number of transmission lines in the area. The company also owns and maintains a number of transmission lines that pass through the Wautoma Substation including a 69 kV line through the Village of Wild Rose.

According to ATC, the 69 kV transmission systems throughout Waushara and Green Lake Counties are overloaded and experiencing low voltages.¹¹ To increase transmission capacities, several projects are planned. The capacitor banks will be upgraded to 8.2 MVAR at the Berlin

⁶ Schuman, S. 2006. Personal Communication. Waushara County Parks, Recreation, and Solid Waste Department. Director.

⁷ Adams-Columbia Electric Cooperative. 2006. *ACEC Quick Facts*. <http://www.acecwi.com/about/quickfacts.asp>

⁸ WE-Energies. 2006. http://www.we-energies.com/home/we_keyfacts.htm.

⁹ **. 2005. Personal Communication. **. ANR Pipeline Company.

¹⁰ Wisconsin Department of Administration. 2005. *Wisconsin Energy Statistics—2005*.

¹¹ ATC. 2005. *10-Year Assessment 2005*.

substation. Upgrades to the transmission lines will occur to the Berlin area in 2014. Two 16.3 MVAR capacitor banks will be installed and the transformers will be upgraded at the Wautoma substation. These projects are scheduled for completion between 2007 and 2011.

Telecommunications Facilities

Telephone

Century Midwest WI, a subsidiary of CenturyTel, Inc., provides telephone service to the Village of Wild Rose and most of the Town of Rose. Another subsidiary of CenturyTel, CenturyTel Central serves a small area in the southwest portion of the Town of Rose. CenturyTel is the nation's eighth largest local exchange company whose focus is on geographically clustered markets in rural areas and small cities. Union Telephone Company, based in Plainfield, Wisconsin, serves the west-northwest portion of the Town of Rose.¹²

The advancement of telecommunication technologies, such as cell phones, has greatly increased the need for towers to provide receiving and sending capabilities. The number of telecommunications towers in the United States currently exceeds 77,000; this number could double by 2010.¹³ The federal government recognized this need with the passage of the Telecommunications Act of 1996. Several zoning ordinances regulate cellular towers within Waushara County.

Several cell towers are located within the Town of Rose and Village of Wild Rose. U.S. Cellular owns a tower in the Town of Rose one-half mile west of Wild Rose on CTH A. There is also a Wisconsin RSA #7 LP tower in the Town of Rose located at W. 7497 Alp Court. Cell tower locations are shown on Exhibit 6-1.

Internet

Due to the proliferation of internet service providers (ISP), area residents can also choose from several national and local ISPs. Wild Blue, Dotnet and CenturyTel are among some of the providers who supply internet service to the area. High speed DSL internet access is available through CenturyTel to customers in the area. Dial-up service is available throughout the entire area through Union Telephone Company or the CenturyTel subsidiaries. The availability of high speed access may change as ISPs increase their coverage areas.

Cemeteries

The ownership and maintenance of the cemeteries within the area varies between private organizations and public entities. According to state statues, if the authority (organization, family or individual) who owns or manages a cemetery fails to care for it for a period of five or more years, then the municipality where the cemetery is located is required to take over the control, management and care of the cemetery.¹⁴ In this manner, some municipalities acquire the management and care of cemeteries; in other instances, the cemetery has always been

¹² Wisconsin Public Service Commission. 2006. *Local Service Competitors in Wisconsin*.

<http://psc.wi.gov/apps/teleprovider/content/citylist.aspx?county=69&name=Waushara>.

¹³ Wind Turbines and Birds: Putting the Situation in Perspective in Wisconsin. 2004. Sagrillo, M.

¹⁴ Wisconsin State Statutes, Chapter 157.

under public ownership. A number of cemeteries are located within the area and are identified below by municipality.

Village of Wild Rose

Oak Hill Cemetery is located on the east side of CTH AA on the northwest corner of the village. This cemetery dates back to 1880s and is owned and maintained by the Village. The site is still in use and additional room is available.

Town of Rose

Bohemian Cemetery is located on the corner of 14th Court and Alp Avenue. The cemetery has been used since the 1890s. It is still in use today, and there is room for additional burials. The Mount Pleasant Cemetery is located south of the village on the east side of STH 22. Although the first person was buried in 1861, it was not officially established until 1863. The cemetery is currently owned and maintained by the Town of Rose. Limited space is available for future burials. The Staples Cemetery is located on CTH A west of Apache Drive. This family burial plot is at full capacity. Dating to the 1870s, the Thomas Family Cemetery is a family burial plot located at the corner of CTH P and 15th Road. The last internment occurred in 1948. The burial site is not visible from the road.¹⁵

Childcare Facilities

Public involvement at the state level in the role of childcare falls largely under the supervision of the Wisconsin Department of Workforce Development's Office of Childcare (OCC). One of the OCC's primary areas of responsibility is the oversight of the Wisconsin Shares program, which is a childcare subsidy program.

The Wisconsin Shares program is administered by local counties, tribes and Wisconsin Works (W-2) agencies. The program assists families whose incomes are less than 200% of poverty to pay for childcare services. Parents choose the type of care and share the cost through a co-payment. In order to be eligible for reimbursement, childcare providers must be licensed by the State, certified by county or tribal government, or operated by a public school.¹⁶ Research indicates that public dollars play a large financial role in the provision of childcare in the state and in urban and rural counties. Table 6-1 identifies available information on the number of regulated childcare facilities in the area. These figures are for licensed childcare providers only¹⁷.

Child Care Resource & Referral, Inc. works with counties and the State in monitoring child care provision and has reported that the highest demand for care is for full-time, first shift (6 AM to 6 PM) hours. The Mid-Wisconsin Child Care Resource & Referral, Inc. works specifically with Waushara County.

¹⁵ RootsWeb.com. 2006. *Waushara County Cemeteries*.
<http://www.rootsweb.com/~waushara/cemeteries.html>.

¹⁶ Wisconsin State Statutes, Chapter 48.65.

¹⁷ A license is required for those who provide care for four or more children under the age of 7 at any one time.

A total of 3 licensed, certified or regulated facilities are located within the Village of Wild Rose and may also be utilized by residents of the Town of Rose. These facilities have a combined capacity of about 38 children. According to the 2000 census, 90 children 14 years old or younger lived in the Town of Rose; 26 or about twenty-nine percent (28.8%) were 5 years or younger. According to the 2000 census, 134 children 14 years old or younger lived in the Village of Wild Rose; 42 or about thirty-one percent (31.3%) were 5 years or younger.¹⁸

Table 6.1. Village of Wild Rose Childcare

	Facilities	Capacity
Licensed Group Centers (Full day)	0	0
Licensed Group Centers (Part day)	1	24
Licensed Family Programs*	1	8
Certified Family Programs*	1	6
Dual Regulated Family Programs	0	0
United Migrant Workers (UMOS)	0	0
Total Capacity		38

*These programs are full day.

Source: Mid-Wisconsin Child Care Resource & referral, Inc.

According to the Mid-Wisconsin Child Care Resource & Referral agency, a need exists in the Rose and Wild Rose area for additional childcare because there are so few local facilities. It should be noted that the available capacity versus number of children 14 years old and under may not be representative of the need, since not all children in this age category require licensed childcare. Some children come from families in which the primary caregiver is not employed outside of the home, while other people may seek childcare near their place of employment or utilize unlicensed facilities or family and friends for childcare needs.

Elderly Services

Waushara County Department of Aging offers several programs to area senior citizens. In 2004, these programs provided almost 2,500 individuals with assistance.¹⁹ The Waushara County Coordinated Transportation System offers rides to not only senior citizens but also to veterans, and human service clientele on Medical Assistance. Transportation is provided by either mini-bus or volunteers. While transportation for medical appointments is provided almost exclusively by volunteer drivers, the mini-bus offers rides for not only medical appointments but also for grocery shopping and other personal errands. This program has been successful and may need to expand to serve the increasing number of senior citizens. "God's People", a non-profit group working with area churches has been formed to help provide transportation.

Meals are provided to seniors at six locations throughout Waushara County every weekday. These locations include the Wild Rose Community Center in the Village of Wild Rose, the Wautoma-Waushara Senior Center (Dakota), the Redgranite Civic Center, the Hancock Community Building, the Plainfield Senior Center, and the Coloma Community Center. Meals will be served at the Saxeville Town Hall on Mondays and Wednesdays only. Meals are also

¹⁸ Silter, L. 2006. Personal Communication. Executive Director. Mid-Wisconsin Childcare Resource & Referral, Inc.

¹⁹ Waushara County Department of Aging Services. 2004. *Waushara County Department of Aging Services Summary*.

delivered to individual residences. Currently, the county provides this service to nearly 1,000 senior citizens.

The Information and Assistance Resource Center provides information and assistance on aging, long term care, disabilities, and other related topics. A recent grant will allow this program to be expanded within the next calendar year when a consortium is formed with similar departments in both Green Lake and Marquette Counties.

A trained benefit specialist is available to help seniors and their families find information on public programs such as Social Security, Medicare, and other related programs. This individual not only provides guidance by thoroughly explaining all available options, but also assists seniors with completing all required paperwork for these programs. The benefit specialist offers flexible hours at meeting locations which include the office, local senior centers, and personal residences. Since this program is supervised by an attorney, legal help is available to seniors with an appeal processes if they are denied claims or assistance.

According to the Department of Aging, needs for additional services have been identified on the eastern side of the county. Additionally, the Department has identified the need for additional transportation, a disability specialist (would assist all age groups), provision of health services to people without insurance, long term option counseling, and exercise opportunities. A disability specialist and long-term options counselor will be added through the consortium.²⁰

Elderly services in the Village of Wild Rose and Town of Rose include two shuttle vans that are available to take seniors to the doctor, grocery shopping, to church, etc. Medical transport services are also available. The Wild Rose Community Center operates a meal program, and the Commission on Aging based in Wautoma is also active in the area.

Residential Care Facilities

The Wisconsin Department of Health and Family Services (DHFS) regulates adult care facilities. Several types of residential services exist for the elderly. These include Residential Care Apartment Complex (RCAC), Adult Family Home (AFH), Community Based Residential Facility (CBRF), and adult day care.

RCACs provide independent apartment living options for individuals in groups of five or more. Apartments must have a lockable entrance and exit; a kitchen with a stove (or microwave); and individual bathroom, sleeping, and living areas. Individuals can receive no more than 28 hours of supportive services (transportation, housekeeping, recreation), personal assistance (dressing, bathing, etc.), or nursing care per week. They are appropriate only for individuals who require in-depth health monitoring by health care professionals.²¹

AFHs are designed to provide care for up to four persons and allow the opportunity for residents to receive specialized care. AFHs can specialize in residents with persons of advanced age or persons with dementia, Alzheimer's, or physical disabilities.²²

²⁰ Baugrud, P. 2005. Personal Communication. Waushara County Department of Aging.

²¹ DHFS. 2006. *Residential Care Apartment Complexes (RCACs)—Introduction*. http://dhfs.wisconsin.gov/rl_dsl/RCACs/RCACintro.htm.

²² DHFS. 2006. *Adult Family Homes-Introduction*. http://dhfs.wisconsin.gov/rl_DSL/AdultFamilyHomes/AFHintro.htm.

In Wisconsin, CBRFs provide housing for five or more residents. The minimum age for CBRF residency is 18. CBRFs provide housing for both individuals who can live independently and for those who require care.²³

An Adult Day Care Facility provides services for adults who need assistance with daily activities in a group setting. Adult day care may be provided in home, a specialized facility, or other community facility (i.e. churches). Unlike other elderly services, adult day care facilities provide services for only a portion of the day; these services are usually provided during normal business hours.²⁴ There are no adult day care, adult family home, or residential care apartment complex facilities listed with the Department of Health and Family Services for the Town of Rose and Village of Wild Rose. However, Rosemore Village LLC., based out of Wild Rose, provides housing for up to eight residents in a community based residential facility.

Residents of the Town of Rose and Village of Wild Rose may also use elderly care facilities in nearby cities. Wautoma has several CBRF facilities that can care for the advanced aged including, Heartland House CBRF, Silver Lake Manor, and Royaline Care DBA Welcome Home. Residential Care Apartment Complexes in Wautoma include Heartland House and Silver Lake Manor. Adult Family Homes in Wautoma include Oxford Street Residence, Prairie Street Residence, and Woodhaven Residence. Wautoma has no Adult Day Care facilities. The Village of Redgranite also has one combined CBRF and RCAC facility, the Preston Place.

Waupaca also has a variety of elderly care facilities. AFH facilities in Waupaca include Aikido Company – The Steffa House, Aurora Residential Alternatives #67, Aurora Residential Alternatives #11, and Clarity Care Hartman Place. CBRF facilities in Waupaca include Crystal House, Garden Park House, Harold House, Royaline Care DBA Welcome Home, and Waupaca Elder Care Home. RCAC facilities in Waupaca include Angelus Retirement Community of Waupaca, and Bethany Pines. There are no ADC facilities in Waupaca. Table 6-2 lists the number of adult care facilities in Wild Rose, Redgranite, Wautoma, and Waupaca and their corresponding capacities.

Table 6.2. Area Elderly Care Facilities

Facility	Number	Capacity
Residential Care Apartment Complexes (RCAC)	5	165
Adult Family Homes (AFH)	7	27
Community Based Residential Facilities (CBRF)	10	147
Adult Day Care Facilities (ADC)	0	0
Total	22	339

Source: Wisconsin Department of Health and Family Services

Currently, 303 individuals (22.3% of the total population) within the planning cluster are 65 years old or older; 116 of these individuals live alone. During the planning period they may need assistance for daily activities, healthcare, transportation, etc. Another 350 persons

²³ DHFS. 2006. *Community Based Residential Facilities (CBRFs)—Introduction*. http://dhfs.wisconsin.gov/rl_dsl/CBRF/CBRFintro.htm.

²⁴ DHFS. 2006. *Adult Day Care (ADCs)—Introduction*. http://dhfs.wisconsin.gov/rl_DSL/AdultDayCare/AdultDCintro.htm.

(25.7% of the total population) are between 45 and 64 years old.²⁵ Although the elderly population is healthier and living longer than in the past, at some point in their lives assistance will likely be needed. The type of assistance preferred should be identified with input from potential elderly users. The overall capacity for adult care facilities in the Town of Rose and Village of Wild Rose is 8 persons. Within the next twenty years, approximately 50 percent of the total population will be 65 years or older. A growing proportion of senior citizens may need additional facilities to meet their recreational, medical, and everyday necessities. In addition, more focus is being placed on allowing individuals to remain in their personal residences. Additional staff may be needed to provide care and provide assistance to senior citizens who wish to remain in their homes.

Police Service

The Village of Wild Rose employs two law enforcement officers, the Chief of Police and a second police officer, that are further supported by the Waushara County Sheriff's Department. The County instituted an enhanced county-wide 911 system about two years ago. The system is expensive and some problems have been noted. A common method used to assess the level of service that is being provided locally is to compare the number of employees per 1,000 residents served with averages for other law enforcement agencies statewide. However, it should be noted that the number of employees per 1,000 residents served is related to a variety of factors including crime level, geographic coverage, size of agency, and budgetary issues. As of October 31, 2003, for a police department serving a community of less than 50,000 residents, the state average was 1.89 sworn employees per 1,000 residents served. For a sheriff's office (includes most jail personnel), the state average was 2.77 sworn employees per 1,000 residents served.²⁶ The Waushara County Sheriff's Office employs 1.1 officers per 1,000 population. This is below the state average.

Waushara County Sheriffs Department

The Waushara County Sheriffs Department provides around the clock law enforcement services to the Town of Rose and backs up the Village of Wild Rose Police Department as needed. The Waushara County Sheriff's Office is located on Division Street in Wautoma. The Hancock and Poy Sippi fire departments serve as satellite headquarters each Saturday afternoon. This increases the officers' visibility and availability to county residents who do not live near the sheriff's office.²⁷ The department employs 25 full-time sworn officers, or 1.1 officers per 1,000 persons. This is below the state average. Other employees include 25 correction officers, eleven E911 dispatchers, one emergency management specialist, and two secretaries. The emergency management specialist coordinates the emergency disaster response programs for both natural and manmade disasters. One police liaison officer is employed by the department; he serves as liaison officer for both schools in Wautoma, Redgranite Elementary School, and Wild Rose High School/Middle School.

Sheriff Officers patrol the county 24 hours per day. Two shifts patrol the county: one from 5:00 AM to 5:00 PM and one from 5:00 PM to 5:00 AM. The department owns 11 traffic squads and

²⁵ Wisconsin Department of Administration, 2004

²⁶ Personal Communication. 2006. Wild Rose Police Department.

²⁷ *Waushara County Sheriff Department Annual Report*, 2003. Waushara County Sheriff Department.

9 other fleet vehicles. Four officers patrol the county throughout the day. A snowmobile patrol operates along the recreational trails when they are open.²⁸

Several specialized units, including a specialized drug enforcement unit and canine unit, are operated by the Waushara County Sheriff's Office. Cooperative agreements exist with other multi-jurisdictional drug units in East Central Wisconsin. Several employees have been trained in latent print examination (fingerprint analysis).

The County instituted an enhanced county-wide 911 system about three years ago. The system is expensive and some problems have been noted. A common method used to assess the level of service that is being provided locally is to compare the number of employees per 1,000 residents served with averages for other law enforcement agencies statewide. However, it should be noted that the number of employees per 1,000 residents served is related to a variety of factors including crime level, geographic coverage, size of agency, and budgetary issues.²⁹ Plans exist to upgrade several facilities. In 2003, a joint effort to develop an interoperability plan was initiated between other county and local jurisdictions. The plan includes improving radio coverage; ensuring communication with all other agencies; decreasing reliance on telephone cable; and upgrading to digital equipment by 2008. Video cameras will also be added to patrol cars within the next 10 years. New cameras for crime scene investigations and specialized equipment for latent prints examination are also budgeted in future fiscal years.

Recently the Waushara County Sheriff's Department has initiated a TRIAD program to educate and raise senior and retired citizens' awareness of safety related issues. The TRIAD meets monthly and includes a different topic or issue at each meeting.

Correctional Facilities

According to the Wisconsin Adult Jail Report 2002, total adult admissions to state jails increased by 62.8 percent since 1992.³⁰ In more recent years (2001-2002), admissions increased by 2.3 percent at the state level, while they decreased by 14 percent in Waushara County.

The average daily population (ADP) or average number of inmates held each day during one year is based upon a combination of admissions and the average length of stay. Since the average length of stay has increased to 64 days, ADP rates have also risen.¹⁴ Generally, when the ADP reaches 80 percent of maximum capacity, the facility is considered to be overcrowded. Setting the standard below maximum capacity allows for flexibility in managing seasonal populations, weekend arrests, and other special situations.¹⁰

The **Waushara Huber Facility** is located in Wautoma. The facility is housed in the former county jail on Park Street and has a maximum capacity of 36 inmates. Inmate populations for the Huber facility fluctuate seasonally.

The **Waushara County Jail** is located in Wautoma. The current facility was opened in January 2000 and has a maximum capacity of 153 inmates. The jail employs 29 security staff and other employees. In 2002, the ADP of the facility was 135 inmates (88.2%).

²⁸ Waushara County Sheriff's Department. 2000. Personal Communication.

²⁹ Office of Justice Assistance Statistical Analysis Center. 2003. *Crimes and Arrests in Wisconsin*.

³⁰ *Wisconsin Adult Jail Populations, 2002*. Office of Justice Assistance.

The **Redgranite Correctional Institution** is located in the Village of Redgranite. This facility is situated north of downtown and west of CTH EE on an 89-acre parcel. This medium security facility was opened in January 2001. With recent expansions, the prison has a maximum capacity of 990 inmates. Currently, the facility is over capacity with 991 inmates.³¹ The prison employs 182 security staff and 94 other employees.

Given the rapid increase in jail inmate populations in Wisconsin, several counties have expanded their facilities since 2002. The elevated ADP rates indicate that both the Redgranite Correctional Institution and the Waushara County Jail are over-crowded. Although there are no plans for future expansions, it may become necessary if inmate populations continue to rise. Alternatively, it may be possible to transfer some Waushara County inmates to other facilities in the state.

Fire Protection

There are 11 separate fire districts or departments that operate in Waushara County. The Wild Rose Fire District provides protection for the communities of Rose and Wild Rose as well as parts of some surrounding areas. The county has a strong mutual aid response system in place that is working well to provide service to the residents of the area.

In addition to the Village of Wild Rose and the Town of Rose, the **Wild Rose Fire District** serves the northeast corner of the Town of Wautoma, as well as the surrounding towns and municipalities. The District also has mutual aid agreements with departments in Portage (Town of Almond) and Waupaca (City of Waupaca) counties. The Fire District is located on Main Street in the Village of Wild Rose. There are 32 volunteer fire fighters who respond to both fire and rescue calls. The fire district operates two fire engines, two tankers, two brush trucks, and a 6x6 tanker for brush fires. The fire district also has an equipment utility truck and a suburban which are used for rescue calls. Specialized equipment includes the "jaws of life" and air bag extraction equipment. Response times for calls vary from 5 to 10 minutes.

The Wild Rose Fire District operates a Cadet training program. This specialized program provides real-world training to individuals age 13 to 17 who are interested in a career in firefighting or becoming a volunteer firefighter. Cadets are allowed to ride along and participate in regular training drills. Currently, 15 cadets are gaining exposure to firefighting techniques.

The Wild Rose Fire District has several expansion plans in place. Within three years, the Wild Rose Fire District will outgrow its existing facilities. The headquarters will be relocated to a new building in the Wild Rose Industrial Park just north of CTH A.³²

The Insurance Service Office (ISO) of Wisconsin through the use of the Grading Schedule evaluates the adequacy of fire protection within the state for Municipal Fire Protection.³³ The schedule provides criteria to be used by insurance grading engineers in assessing the physical conditions of municipalities relative to fire hazards and rating municipalities' fire defenses. Ratings obtained under the schedule are widely used to establish base rates for fire insurance. While ISO does not presume to dictate the level of fire protection services that a municipality should provide, reports of evaluation results published by its Municipal Survey Office generally

³¹ *Offenders Under Control Report*, 2005. Wisconsin Department of Corrections.

³² **, 2006. Personal Communication. Fire Chief. Wild Rose Fire Department.

³³ ISO. 2006. Fire Suppression Rating Schedule. <http://www.iso.com/products/2400/prod2404.html>.

outline any serious deficiencies found through the evaluation. Over the years, these findings have come to be used as a guide to municipal officials planning improvements to local fire protection services.

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. Many towns and villages in the more rural counties within the region typically have ratings of class 8 through 10. The following table 6-3 indicates the 2002 ISO rating for the above fire departments and districts.³⁴

Table 6.3. ISO Ratings

Fire District/Department	ISO Rating	
	< 6 miles	> 6 miles
Wild Rose Fire District	8	10

Source: ISO 2006

The standards for fire station location utilized by the National Board of Underwriters are given in Table 6-4.³⁵ These standards are based on the density of development in the station service area. Since the towns constitute a relatively low-density rural area, a four to six mile service radius is the recommended standard.

Table 6.4. Recommended Density/Distance Standards for Fire Protection

Land Use	Suggested Service Radius	
	Engine or Pumper Company	Ladder Company
Commercial/Industrial	.75 - 1.0 miles	1.0 miles
Res. Med./High Density (<100' bet. Structures)	2.0 miles	3.0 miles
Res. Scattered (>100' bet. Structures)	3.0 - 4.0 miles	3.0 miles
Res. - Rural Low Density	4.0 - 6.0 miles	-

Source: 1988 Small Town Planning Handbook, American Planning Association, p123

Health Care Facilities/Emergency Medical Services

While there are no actual health care facilities/clinics located in the Town of Rose the Wild Rose Community Hospital is located nearby within the Village of Wild Rose. There are several other clinics in the surrounding region. Both Community Health Network (CHN)³⁶ and Affinity Health

³⁴ ISO. 2006.

³⁵ American Planning Association. 1988. 1988 Small Town Planning Handbook.

³⁶ CHN. 2006. *Community Health Network Affiliates*. <http://communityhealthnetwork.org/>.

System³⁷ operate family medicine clinics within Berlin Memorial Hospital (225 Memorial Dr.) and the Wautoma Clinic (STH 22 North). CHN and Waushara Family Physicians operate family medical clinics within the Wild Rose Clinic (701 Grove Ave.) and also in the Village of Plainfield (N6493 Valley Circle Rd.). Other family clinics in the area include the La Salle Clinic in Waupaca (200 Riverside Dr.) and Ministry Medical Group-Rice Clinic in Stevens Point (2501 Main). Dental facilities in the area include the Wild Rose Dental Clinic (474 Summit) and several other private practices in Wild Rose. Optometry facilities in the area include several private practices in Wautoma and Waupaca, departments in the Rice Clinic and Wild Rose Hospital, and Ophthalmic Surgery of Wisconsin located in Oshkosh.

The one hospital within the immediate area, and the five hospitals located within a 60 minute drive are the most likely medical facilities to be utilized by area residents. The six General Medical-Surgical hospitals are Mercy Medical Center in Oshkosh, Aurora Medical Center in Oshkosh, Berlin Memorial Hospital in Berlin, St. Michaels Hospital in Stevens Point, Riverside Medical Center in Waupaca, and Wild Rose Community Memorial Hospital in Wild Rose. Table 6-5 indicates which hospitals are used by the residents of the various communities as well as the approximate distance between the hospital and the municipality. Table 6-6 gives general information about the area hospitals.³⁸

Table 6.5. Distance to Hospitals (Miles)

Hospital	T. Rose	V. Wild Rose
Aurora Medical Center	47	40
Mercy Medical Center	47	40
Berlin Memorial Hospital	32	25
Riverside Medical Center	25	18
St. Michaels Hospital	35	42
Wild Rose Community Memorial Hospital	0 to 11	0

Emergency medical services for the entire area are provided by the Waushara County EMS. EMS administrative offices are located at 230 W. Park Street in Wautoma and provide municipal county ambulance service. The department also operates a permanent service center in Poy Sippi and alternating service centers in Coloma and Plainfield. The district service centers are located within the fire departments in each community. Both the Coloma and Poy Sippi service centers have live-in crew quarters for staff.

The agency provides 24-hour service for emergency calls. Although the department owns five ambulance rigs, only four are in active service at any given time. Two rigs are located in the City of Wautoma, and one rig is housed in Poy Sippi. One rig alternates between Plainfield and Coloma. Two emergency response paramedic unit SUVs are also operated for rescues within rough terrain.

³⁷ Affinity Health Systems. 2006. *Locations Throughout Wisconsin*.
<http://www.affinityhealth.org/page/amgclinicpage>.

³⁸ Wisconsin Hospital Association. 2006. *Guide to Wisconsin Hospitals, Fiscal Year 2004*.
http://www.whainfocenter.com/data_resources/2004_guide/2004guide.htm.

Table 6.6. Area Hospitals, Level of Service

Inpatient Service Area	Aurora Med. Ctr.	Mercy Med. Ctr.	Riverside Med. Ctr.	Berlin Memorial	Wild Rose Comm. Mem.	St. Michaels Hosp.
Beds	71	172	25	49	25	122
General Medical-Surgical:						
Adult Med-Sur, Acute	1	1	1	1	1	1
Orthopedic	2	1	2	2	2	2
Rehab & Phy. Med.	5	1	2	5	2	5
Hospice	2	4	2	5	2	3
Acute Long-Term	5	4	5	5	5	5
Other Acute	5	5	5	5	5	5
Pediatric, Acute	1	2	2	2	2	1
Obstetrics	1	1	1	1	5	1
Psychiatric	5	1	5	5	5	1
Alcoholism/Chem. Dep.	5	2	5	5	5	2
ICU/CCU:						
Med.-Sur.	2	2	2	2	5	2
Cardiac	2	2	2	2	5	2
Pediatric	2	2	2	2	5	2
Burn Care	5	2	4	5	4	5
Mixed IC	1	2	1	1	5	1
Step-Down (Special Care)	2	2	5	5	5	1
Neonatal Interm/IC	1	4	5	5	5	1
Other	5	5	5	5	2	5
Subacute	5	1	5	5	2	5
Other Inpatient	5	5	5	5	5	5

Note: 1=Provided-Distinct Unit, 2=Provided-Not Distinct, 3=Available in Network, 4=Contracted, 5=Service Not Provided.

Source: 2004 Wisconsin Hospital Guide, Wisconsin Department of Health & Family Services.

All 80 full-time and part-time staff members are certified EMTs. The Wautoma Division provides intermediate/basic man defibrillations with advanced airway, while the Poy Sippi Division provides basic AED with all skills.

Response time varies and depends on where the ambulance is located and where the service is required. Response times in the Town of Rose and Village of Wild Rose average between three and ten minutes.

Since the EMS headquarters share facilities with the Department of Human Services, preliminary plans have been made to relocate the headquarters to a new location; no specific sites have been determined. Preliminary plans have also been drafted to remodel the Plainfield district center. The EMS Department constantly updates medical rescue equipment such as defibrillators, monitoring equipment, and extraction devices. Vehicles are replaced on a regular basis. Two new ambulances were be added to the fleet in June 2005.

The various fire districts within the county also have First Responders on staff that can assist with basic and advanced medical emergencies. Depending on the location, First Responders

are usually able to arrive at the emergency scene either ahead of the ambulance or at approximately the same time. The Town of Rose had no trained First Responders and the Village of Wild Rose has approximately 32 trained First Responders. Residents in the area seem satisfied with the service.

Libraries

Residents within the area may use any of several libraries. The Redgranite Public Library is located at 135 W. Bannerman in the Village of Redgranite, Wautoma Public Library is located at 410 W. Main Street in the City of Wautoma, the Pine River Public Library is located at N4715 Main St. in the Town of Leon, the Plainfield Public Library is located at 126 S. Main St. in the Village of Plainfield, and the Patterson Memorial Library is located at 500 Division St. in the Village of Wild Rose.³⁹ The libraries are part of the WinneFox Federated Library System. The federated library system is designed to provide expanded library service to more people without making additional large expenditures. Any town, city or village resident has access to the materials in any county-supported library within Waushara County. Besides other services listed below, the libraries offer their patrons Internet service. Table 6-7 provides relevant information for these public Libraries.⁴⁰

Table 6.7. Public Library Statistical Data

	Pine River	Plainfield	Wautoma	Redgranite	Patterson Mem.
Municipal Population	2,388	894	2,115	2,019	758
Total Service Population	2,775	1,866	9,204	2,738	3,620
Volumes Owned (Print)	11,291	13,060	17,523	14,017	12,215
Periodical Titles	47	41	96	59	36
Audio Material	869	813	1,888	472	1,147
Video Material	2,252	1,528	3,088	1,593	2,966
Collection Size*	14,459	15,442	22,595	16,141	16,364
Hours Open/Week**	25.0	25.0	50.0	24.0	45.0
FTE Staff	0.62	0.90	2.85	0.89	1.00
Material Expenditures	\$11,767	\$8,354	\$21,370	\$2,300	\$11,516

*Includes print, audio, and video materials

**Averaged between summer and winter hours

Source: Public Library 2004 Statistical Data, <http://www.dpi.state.wi.us>

Service targets for libraries are based on quantitative standards contained in the *Wisconsin Public Library Standards*.⁴¹ These standards are based on the population served and vary for a community in regard to municipal population versus total service population. For the Village of Wild Rose (Patterson Memorial Library), there is a great difference between municipal population and service population. This difference can be attributed to the fact that Wild Rose has the nearest library in a very large rural area. For the municipal population the library is

³⁹ Wisconsin Department of Public Instruction. 2006. Wisconsin Public Library System Directory. <http://dpi.wi.gov/pld/wisysdir.html>.

⁴⁰ Wisconsin Department of Public Instruction. 2004. *2004 Wisconsin Public Library Service Data*. <http://dpi.wi.gov/pld/xls/04publib.xls>.

⁴¹ *Wisconsin Public Library Standards: Fourth edition*. 2005. Wisconsin Department of Public Instruction.

more than adequate providing all services at enhanced and excellent levels, except for periodical titles and full time staff, which are provided at the basic level. For the total service population the library provides less than basic services for most areas, but provides basic service for collection size, enhance service for audio material and hours open per week, and excellent service for video material.

The Pine River library provides a less than basic service level for its municipal population in most areas, but provides moderate service for audio and visual material. For the total service area, the Pine River Library provides a range of less than basic to excellent level of service. The full-time staff and hours open per week fall below basic standards, however the other services are provided at basic or higher levels. The Plainfield Library provides adequate services for both its municipal and total service population except in the area of full-time staff, which is below basic standards. The Redgranite Library provides less than basic service for all areas except for providing a basic level of video material for its municipal population. When considering its total service population, Redgranite provides a more adequate level of service in all areas except for less than basic services in hours open per week, full time staff, and material expenditures.

The Wautoma Library is the largest library within the area. For the City of Wautoma, there is a large difference between the municipal population and the service population. The service population usually comes from the surrounding area, and in the case of the Wautoma Library, many people rely on the Wautoma library to supplement the smaller libraries throughout the county. Therefore, looking strictly at municipal population, the library is doing a fine job of providing service to the residents of the city, providing less than basic service for only the number of volumes in print. However, considering the total service population, the library falls short in the areas of staff, volumes held in print, periodicals, material expenditures, and total collection size.

Education

Primary and Secondary Education

The area is served by three different public school districts; the Wild Rose Area, the Tri-County Area, and the Almond-Bancroft. The bulk of the area is served by the Wild Rose School District, including all of the Village of Wild Rose and the central area in the Town of Rose. The southwest corner of the Town of Rose is part of the Tri-County Area School District, and the northwest portion is part of the Almond-Bancroft School District.

Tri-County School District

The Tri-County Area School District operates a total of three schools; the Tri-County High School (grades 9-12, Plainfield), Tri-County Middle School (grades 5-8, Plainfield), and the Tri-County Area Elementary School (pk-4, Plainfield). Students within the northwest portion of the Town of Rose who live within the Tri-County Area School District attend these schools. The district has seen a declining enrollment at all levels since the 2000-2001 school year. Therefore, it is anticipated that the schools will be able to continue to serve the enrollment of the area's population for the near future. However, it may be necessary to provide updates at the schools in the future based on technological advances.

The Tri-County Area High School, along with the middle and elementary schools, are located at 409 S. West Street in Plainfield. The school, home of the Penguins, houses all students, grades K-12 in one building. The building's most recent addition was completed in 1996.⁴²

Almond-Bancroft School District

The Almond-Bancroft School District operates a total of three schools; the Almond High School (grades 6-12, Almond), Almond Elementary (grades 1- 5, Almond), and the Bancroft Elementary School (pk-k, Almond). Students within the southwest portion of the Town of Rose who live within the Almond-Bancroft School District attend these schools. The district has seen a declining 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 enrollment of the area's population for the near future. However, it may be necessary to provide updates at the schools in the future based on technological advances.

The Almond High School, along with both elementary schools, are located at 1336 Elm Street in Almond. The school, home of the Eagles, houses all students grades 1-12. The schools hold classes in one building which underwent a new addition and extensive remodeling project that was completed in the fall of 1999. The Almond-Bancroft Schools offer students a wide variety of academic programs with the use of a "Distant Learning" lab. The school also has ample student activities which include 15 different co-curricular programs.⁴³

Wild Rose School District

The Wild Rose School District operates a total of four schools; the Wild Rose High School/Middle School (grades 9-12/6-8, Wild Rose), Wild Rose Elementary (pre-k thru grade 5, Wild Rose), and the Pleasant View Elementary School (k-5, Pine River). Students within the portion of the Town of Wautoma who live within the Wild Rose School District attend the Wild Rose Elementary School and the Wild Rose High School/Middle School. The district is currently seeing a declining enrollment at all levels. Therefore, it is anticipated that the schools will be able to continue to serve the enrollment of the area's population for the near future. However, it may be necessary to provide updates at the schools in the future based on technological advances.

The Wild Rose High School and Middle School, along with the district offices, are located at 600 Park Avenue in Wild Rose. The school, home of the Wildcats, sits on the site of the former three story school building, which was built in 1902 and housed all 12 grades. Additions (small gym) and other renovations were made to the school in 1936 and again in 1952, when classroom space was added. In the summer of 1969, the original school was razed. A referendum was approved by voters in 1996, and major renovations along with classroom space were completed at the school. Since 1996, no additions have been made to the school and none are currently planned. While separate classroom areas are provided for the middle and high school students, the students do share a common area for music, art, shop, and home economics. In addition to the shared specialty classroom areas, students also share a common gym, auditorium, administrative offices and athletic fields. Besides major renovations to the

⁴² Tri-County Area Schools. 2006. <http://www.penguin.tricounty.k12.wi.us/index.html>.

⁴³ Almond-Bancroft Public Schools. 2006. <http://www.abschools.k12.wi.us/education/school/school.php?sectionid=8984>.

district high school and middle school, voters also approved the construction of a new grade school in 1996. The Wild Rose Elementary is located at 825 Mt. Morris Street in Wild Rose.⁴⁴

General information about the Tri-County Area, Almond-Bancroft, and Wild Rose School Districts are shown below in Table 6-8

Table 6.8. School Districts, 2003 – 04 School Year

Category	Wild Rose	Tri-County	Alm.-Banc.
Total Enrollment	744	750	504
PreK-8	328	487	218
9-12	416	263	286
Student-Teacher Ratio (Elementary)	14.45	15.67	14.62
Student-Teacher Ratio (Secondary)	13.28	11.07	10.43

Source: Wisconsin Successful School Guide 2004-2005, Wisconsin Department of Public Instruction

Institutions of Higher Education

The area does not contain any institutions of higher education. However, UW-Oshkosh (Oshkosh), UW-Stevens Point (Stevens Point), and Ripon College (Ripon) are within an hour's drive of the area.

Vocational Technical Colleges

The state is covered by 16 multi-county vocational technical and adult education districts, which are organized on a regional basis and financed primarily by local property taxes.⁴⁵ These districts tend to follow school district boundaries rather than county lines. While the planning area is included in two districts, the majority is included in the Fox Valley District (Appleton and Oshkosh). The Mid-State District includes a small portion in the southwest and northwest corners of the Town of Rose. Curricula in the technical schools are usually geared toward an area's particular needs. Typically a student may choose from among a two-year highly technical associate degree program, a two-year vocational program, a one-year vocational program, and a short-term program.

Community Theaters

There are no community theaters in the Town of Rose or Village of Wild Rose. The McComb/Bruchs Performing Arts Center is located adjacent to the Wautoma High School. The theater schedules a diverse calendar of events throughout the year including musical concerts, talent shows, the Wautoma Queen Pageant, and theatrical performances. Audiences are

⁴⁴ Wild Rose School District. 2006. <http://www.wildrose.k12.wi.us/>.

⁴⁵ Wisconsin Department of Instruction. 2006. *Wisconsin Technical College Districts*. <http://dpi.wi.gov/lbsat/techcmap.html>

attracted from throughout Waushara County and central Wisconsin. The general public can rent the facilities for private events.⁴⁶

Other Municipal Buildings

Village/Town Hall

The Wild Rose Village Hall is located at 500 S. Main Street. The Village Hall is used for a number of purposes for the Village of Wild Rose as well as the Town of Rose. The Town of Rose does not operate a Town Hall but they utilize the American Legion Hall for public meetings.

Wild Rose Community Center

A new addition to the Patterson Memorial Library and new community center was constructed in (2006) in the Village of Wild Rose. The expanded library included space for the Wild Rose Community Center. The village raised funds for the community center that is also be used for the provision of area elderly services.

Wild Rose Village Maintenance Garage

The Village of Wild Rose has a maintenance garage located on the north side of CTH A just east of the Village Limits line. The garage houses village equipment and repair facilities and some storage area. The building is only about 6 years old and will not require any expansion in the foreseeable future.

Parks and Recreation

The Waushara County area is a popular recreational retreat. Waushara County's natural resources and outdoor recreational facilities provide a wide range of active and passive recreational activities. The abundance of small natural lakes, forests, parks, recreational trails, and other amenities provide year-round recreational opportunities.

Parks

There are some recreational lands located off of CTH P at the west end of the Town of Rose. The Town of Rose owns a Town forest located near the school forest property. The Town of Rose has no active recreational parks. The Village of Wild Rose maintains a community park (Roberts Park) adjacent to the millpond. The Village and the Town have discussed connecting the Millpond Park with a walking/hiking trail running north through recreational lands that will need to be acquired and would connect to the new WDNR Fish Hatchery improvements.

⁴⁶ McComb-Brush Performing Arts Center. 2006. <http://www.mccombbruchspac.com>

Wisconsin DNR Lands

The Wisconsin DNR owns and maintains sites throughout the state that have significant natural resources. The WDNR has five land holdings in the Village of Wild Rose and Town of Rose area.

The **Karner Blue Meadow**, located about three miles east of Wild Rose, is a 40-acre tract designated by the DNR as a State Natural Area (SNA) in 1998. The Karner Blue Meadow is home to the dry sand prairie that provides habitat for the federally endangered Karner blue butterfly. The shady oak savannahs and dry prairie habitat required for the Karner blue butterfly has seen a dramatic decline over the past several decades. This SNA preserves habitats that contain wild lupine, the larval butterfly's only food plant.

The **Wild Rose Fish Hatchery** is located directly north of Wild Rose. Historically, this fish hatchery has been the state's largest coldwater facility, producing some 120,000 pounds of fish annually. Among the species produced are Chinook salmon, brown trout, rainbow trout, spotted muskie, northern pike, lake sturgeon, suckers, and flathead minnows. This facility will be renovated over the next few years, adding walleyes and expanding the number of fish currently produced. Because this facility is a popular destination for visitors, the renovation will include a new visitor/aquatic education center. The hatchery is also working with the village to construct a boardwalk/hiking, walking, bike trail, which would connect the hatchery with Roberts Park (the Mill Pond) and the downtown area of Wild Rose.

Portions of the DNR fish and wildlife areas, **Willow Creek Fishery** and the **Pine River Fishery**, are also found in the Village of Wild Rose and the Town of Rose.

Waushara County

Waushara County's park system is comprised of 15 sites containing a total of 761 acres. The county park system is considered to primarily provide active recreational opportunities. There are no county facilities in the planning area.⁴⁷

Village of Wild Rose

Roberts Park is located in the Village of Wild Rose near the Millpond, and has playground equipment and a picnic area. Roberts Park is the only park in the Village of Wild Rose.

Town of Rose

There are no parks in the Town of Rose.

Linear Recreation

A recent trend toward forms of recreation in which participants can travel great distances before reaching their destination or returning to their point of origin has spurred recreational

⁴⁷ Waushara County Parks, Recreation, and Solid Waste Department. 2006.
<http://www.co.waushara.wi.us/parks.htm>

development. Pleasure driving and touring, snowmobiling, bicycling, hiking/backpacking, horseback riding, cross-country skiing, and snowshoeing have become increasingly popular.

There are about 285 miles of state-funded snowmobile trails in Waushara County. Low-volume scenic roads provide opportunities for bicycling, and Waushara County will be developing bike routes in the future as part of a state-wide effort to create a networked route that would give bicyclists the same opportunities that snowmobilers currently enjoy. The Rustic Road System developed by the state legislature in 1973 also provides many opportunities for vehicle touring. The Ice Age National Scenic Trail is also expanding its development in Waushara County as part of a 1,200 mile trail that traces the Wisconsin's glacial history.

Lakes and Rivers

Many significant lakes, rivers, and streams can be found within the area.⁴⁸ These provide a diversity of recreational opportunities including boating, swimming, and fishing. Many of the lakes and waterways within the area have public access.

Village of Wild Rose

The **Wild Rose Mill Pond**, located in the Village of Wild Rose, encompasses approximately 14.9 acres with a maximum depth of eight feet. Ramp access is available for recreational purposes.

Silver Lake is located two miles east of Wild Rose in the Town of Springwater. The lake encompasses 48.3 acres at maximum depth of 52 feet. The lake may be accessed through a town road.

The **Pine River** flows through the Village of Wild Rose and southeast parts of the Town of Rose. This river encompasses approximately 143.6 acres and is 28.2 miles long. Facilities include walk-in access from the road east of the Village of Wild Rose. The Pine River is considered a trout fishery.

The **Willow Creek** flows through the southern edge of the Village of Wild Rose and the southeast corner of the Town of Rose continuing on through parts of the Town of Springwater and other parts of Waushara County. This creek encompasses approximately 217.8 acres and is 33.9 miles long. Facilities include a boat ramp access just southeast of the Village of Wild Rose in the Town of Springwater.

Town of Rose

Chain Lake is located in the south central part of the Town of Rose. This lake encompasses approximately 21 acres with a maximum depth of 13 feet. There is no public access to this lake.

Fish Lake is located in the north central part of the Town of Rose. This lake encompasses approximately 5.3 acres with a maximum depth of 20 feet. Camp Moshava (an organization

⁴⁸ Wisconsin DNR. 1970. *Surface Water Resources of Waushara County*.

owned camp) occupies the west shore with two dwellings and a boat landing. There is no public access to the lake.

Wautoma Lake is located four miles southwest of Wild Rose along the southeastern border of the Town of Rose. The lake encompasses approximately 10.8 acres with a maximum depth of four feet. There is no public access to this lake.

The following lakes are also in the Town of Rose and have no public access: Upper Twin Lake, and Lower Twin Lake. There are also several unnamed lakes in the Town of Rose that do not have public access. The unnamed lakes in the Town of Rose total approximately 35 acres and have maximum depths ranging from three to 20 feet.

Church and Youth Camps

Waushara County has long been a popular area for churches and other organizations to develop camps and retreats for members and their children. One of these facilities is located in the Town of Rose. Camp Moshava is a Religious Zionist camp affiliated with Bnei Akiva, the Religious Zionist youth movement. The camp hosts youth ranging from 4th to 11th grade. At Camp Moshava, campers enjoy a full range of activities, including sports, swimming, arts & crafts, drama, boating, music, overnights, trips, zip line, concerts, and more.

School and Town Forests

The Wild Rose School District owns a school forest located west of the Town of Rose forest in the northern half of section 5 in the Town of Rose. The Wild Rose School District also leases a part of a privately owned parcel on the Pine River located on 19th Drive north of the Village of Wild Rose in the Town of Springwater. The Town of Rose owns a town forest that encompasses most of the northern half of section 4 and the western portion of the northern half of section 5 in the Town of Rose.⁴⁹

Campgrounds

A number of private campgrounds are located throughout Waushara County. These facilities occupy an estimated 250 acres and provide an estimated 1,750 camping sites. There are no private or public campground facilities in the Town of Rose or Village of Wild Rose.⁵⁰

Snowmobile Trails

About 250 miles of state-funded snowmobile trails are available in Waushara County. The public trail network and interconnected privately maintained club trails are readily accessible to all portions of the county and link up with trails of surrounding counties as part of a statewide system. Most of the public trails operate on wintertime easements which cross private property.⁵⁰ A notable exception is the previously discussed Bannerman Trail between Redgranite and Neshkoro. The private trails within the area are maintained by the Wautoma Snow Drifters in the Town of Wautoma and City of Wautoma. There are no snowmobile clubs in the Town of Rose or Village of Wild Rose.⁵⁰

⁴⁹ ECWRPC. 2006. *Waushara County Outdoor Recreation Plan*.

⁵⁰ *Waushara County Snowmobile Trails*. 2006. <http://home.centurytel.net/WausharaCountyParks/snowmobile.htm>

Sportsman’s Clubs and Conservation Organizations

Over a dozen parcels in the county are owned by a variety of sportsmen’s and conservation groups. These sites, which total an estimated 800 acres, accommodate a variety of uses including trap and other shooting ranges, hunting and fishing grounds, and other areas set aside for preservation. The Prairie Pheasant Hunting Club owns land for club use within the Town of Rose.⁵⁰

Golf Courses

There are no golf courses in the Town of Rose or Village of Wild Rose. Two golf courses are located in the Wautoma area. The Waushara Country Club is a 27-hole golf course located on STH 21 east of the City of Wautoma. The Two Oaks North Golf Course is 18-hole course located on CTH F in the Town of Marion. The courses offer challenging opportunities for golfers of all skill levels. Both courses are open to the public. The Village of Wild Rose does have one mini-golf course, Roseville Mini-golf, that has a miniature golf course, putting greens, and a gift shop.⁵⁰

Post Office

Residents within the Town of Rose and the Village of Wild Rose use the Wild Rose Post Office. The Wild Rose Post Office is located on 108 Main Street in the Village of Wild Rose. The post office serves the Village of Wild Rose as well as the surrounding area, and has full mailing services and P.O. boxes at the site. The Wild Rose Post Office building is approximately 40 years old and adequately meets the needs of the community.⁵¹

INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS

Economic Development

Rising health care costs directly impact a company’s ability to compete in a global market. High quality, affordable, and accessible health care that is available to all residents is important to the vitality of the region. As the area’s residents become older, the importance of healthcare will increase. Residents who live and work in healthy communities are more active, have fewer health problems, and are more productive. Studies have shown that productivity for working parents increase if they have access to safe, reliable, quality daycare for their children.

A vital, safe, clean and healthy environment is an economic draw for new industry and residents. It aids in the retention of existing residents and businesses. Parks or green space add to the local economy by maintaining or increasing property values; providing a place where local citizens can socialize, play sports or relax; and promoting healthy active lifestyles that encourage physical activity. In addition, local parks and recreational facilities draw visitors to an area. These visitors spend money at local restaurants, motels and other businesses.

⁵¹ United States Postal Service. 2006. *Post Office Locator*. <http://www.usps.com>

A good educational system has the ability to respond to an ever-changing job market, to educate or retain residents, and to form partnerships between businesses and schools.

Citizens, businesses and industries need accessible, reliable gas and electric services. To enable economic growth and open up new markets and opportunities for diverse and innovative services, access to fast, reliable, cost-effective, and cutting edge telecommunications must be available.

Housing

Preplanning can save municipalities time and money. Infill of housing units or reuse of existing buildings in areas that already have the needed infrastructure in place, such as streets, sewer, water, emergency services and schools, saves taxpayers the cost of extending these services to new areas.

Housing developments should be provided with infrastructure that promotes healthy community lifestyles. It is important that housing, businesses and schools be interconnected with a network of sidewalks, green space and parks to encourage active lifestyles. Schools, parks, and libraries should be located in or near existing residential areas within walking distance for both children and adults. Parks and green space not only promote more active lifestyles but may increase housing values in the area.

However economically expedient or convenient it may seem at the time, housing should not be located in floodplains, areas of high groundwater, or other areas that are susceptible to flooding. Not only does this ill-conceived practice increase insurance costs, but it may also increase the cost to install basements and on-site sewage systems.

Transportation

A well maintained, efficient and safe transportation network provides access for emergency service providers (police, fire and ambulance) and ensures a timely response. By incorporating pedestrian and bicycling facilities into the design of a transportation system, options other than the motor vehicle are made available and active healthy lifestyles that rely less on driving can be promoted.

The siting of a local park, recreational facility, school, library, solid waste or recycling facility may have an impact on the adjoining transportation network or facility. These facilities often result in additional vehicular and pedestrian traffic, increasing the likelihood that new roads, signalized intersections and pedestrian facilities will need to be built. The siting of facilities that attract birds and other wildlife, such as parks, solid waste or recycling centers, can adversely impact the safety of nearby transportation systems, including air traffic.

Agricultural Resources

Preplanned development leads to the efficient use of public infrastructure and reduces the extent of sprawl, which contributes to the consumption of the rural countryside. Educating local officials and citizens about local land use decisions and their implications for farming is essential if farmland and the ability to grow or raise food are to be preserved. Farmland losses are not

just a local concern; if the food that we need to survive can not be grown in the United States, where will the food be grown and what will be the implications of going to a global food supply? Educating and training future farmers to manage efficient, cost-effective operations is needed in order to survive in this new market.

Natural Resources

The ability to accommodate growth while protecting the natural environment is essential if our quality of life is to be maintained or improved. The quality of the surface and groundwater resources is linked to the proper siting, installation and maintenance of individual on-site wastewater treatment systems. Improper treatment can result in the discharge of excessive human waste and bacteria into the groundwater system, which in turn can contaminate public and private water supplies. The cumulative impacts of development and well density can not only affect the level of aquifers but also the rate at which the aquifer is recharged due to increased amounts of impervious surface. Additionally, improperly abandoned wells provide a direct link between the upper and lower aquifers and can be the cause of leakage between the two.

Parks, recreational areas, and other open space preserve and protect green areas for future generations to enjoy. They protect wildlife habitat within our communities, enhance water and air quality, lower heating and cooling costs, help control stormwater runoff, enhance property values, contribute to the vitality of a community, and encourage active lifestyles.

Cultural Resources

Cultural and historical resources often help to determine and define a community's identity. Renovating or preserving an existing historic structure or building and reusing it not only enhances the area, but is often coveted by future tenants. Forming partnerships between public and private sectors to encourage development or redevelopment in already developed areas can make better use of existing public infrastructure and allow for ideas to become reality. Historic buildings can often be creatively converted to restaurants and other business and residential uses. Reuse of these buildings contributes to the tax roll as they are in close proximity to existing facilities; eliminates the need to expand infrastructure to new areas; cuts down on urban sprawl and the consumption of farm and open land; and saves taxpayers money. Cemeteries preserve the history of a community or area and are invaluable in the search for individual family history. In addition to their historical significance, they also contribute to the green space within a community.

Land Use

Preplanned development leads to an efficient use of an area's resources, reduces urban sprawl, utilizes existing public infrastructure, and helps to eliminate land use conflicts. Concerns regarding the siting of solid waste and recycling facilities; gas, electric and telecommunications facilities; cemeteries; schools; and other public facilities are often raised by local citizens. However, education of local citizens and officials may result in a better general understanding of the issues and an acceptance of a solution that ultimately benefits everyone. Compact development in more urban areas reduces the cost to install public and private infrastructure and deliver public services such as garbage pickup; sewer and water; emergency; electric, gas, and telecommunication and elderly services.

Comm 83 regulations (affecting private on-site systems) have brought about state-level concerns regarding the promotion of “sprawl” development patterns and the ability to develop in or near sensitive areas. While the county has adequate groundwater supplies, well density in both urban and rural areas can impact the level of the aquifers. The rate at which they are recharged is influenced by the amount of impervious surface. Therefore when making land use decisions, it is imperative that the cumulative impacts of development on natural resources be examined carefully.

Intergovernmental Cooperation

Forming partnerships between schools, park departments, libraries, non-profits and others benefits the community and saves the local taxpayer money. In some instances, if these facilities are located near each other, additional cost savings and avoidance of duplicative services can be realized.

POLICIES AND PROGRAMS

The provision of public and private utilities and community facilities is governed at federal, state, regional, and local levels. Given the breadth of topics discussed in this chapter, the policy background is provided for those areas most relevant to the comprehensive planning process.

Regional, County and Local Policies

Regional

East Central Wisconsin Regional Planning Commission. East Central is currently working on a regional smart growth plan. As part of this planning effort, East Central has proposed six draft Public and Community Facilities goals:

- Support opportunities for the sustainable and safe management of solid waste and recycling, collection, processing and disposal activities working in a cooperative, regional manner.
- Support efforts to provide electric, gas and telecommunication services to meet industrial and residential needs while being environmentally conscientious.
- Support the provision of efficient quality emergency and non-emergency services in a timely cost-effective manner within the region.
- Work cooperatively to protect and preserve current park, open space, recreational facilities, programs and plan for new facilities, while providing for and balancing the needs of various community groups with the needs of the general public in a financially responsible manner.
- Support a collaborative regional forum to create and implement a strategic policy framework for the continuum of care for the health and well being of the residents of the region.

- Support a variety of meaningful educational options and opportunities for all students. These goals are consistent with the Group E vision for the future to provide residents with the services they need, to protect the surface and groundwater of the area, to cooperatively work to keep down service fees for water, sewer, solid waste and other municipal services, to supply a range of educational, library, medical, financial, retail and other business services, and to offer a diversity of recreational and entertainment opportunities.

County

Waushara County Zoning Ordinance. The Waushara County Zoning Ordinance regulates many of the public facilities referenced in this chapter. The following chapters contain relevant information.⁵²

Chapter 30, Parks and Recreation, regulates land, structures and properties owned or leased by the County. This chapter specifies the laws associated with public usage of county parks. Topics discussed include, but are not limited to, park hours, permissible activities, safety standards, and police protection.

Chapter 38, Solid Waste, regulates solid waste and recycling activities in the county. Zoning ordinances are intended to preserve and protect environmental resources, to safeguard public health, and promote county-wide recycling initiatives. This section establishes hours for county waste collection facilities, delineates recycling guidelines, and discusses proper disposal techniques for solid waste.

Chapter 54, Utilities, of the Waushara County Code of Ordinance regulates private on-site wastewater treatment systems within the unsewered portions of the towns of Dakota, Marion and Wautoma and the Village of Redgranite. This section regulates the proper siting, design, installation, inspection, and maintenance of private on-site wastewater systems (POWTS). The prerequisites necessary for the essential protection of the public health and the environment are the same everywhere. To a lesser extent, POWTS are also regulated by the Health and Sanitation Zoning Ordinance contained within Chapter 22. This ordinance declares that improper disposal of sewage and effluents are a public health hazard.

Chapter 54 is augmented by Comm 87 and Comm 83. Comm 87 requires that all new private onsite wastewater treatment systems be inspected on installation. Comm 83 specifies that all new POWTS must be inspected and maintained by a licensed certified professional. All new or replacement systems must be inspected every three years from the date of installation. POWTS should also be pumped out as mandated by their normal usage. Individual owners are now required to execute a verified affidavit and restrictive covenant running with the land which verifies that the POWTS serving the property is under such maintenance program. Comm 83 requires that the service providers submit these forms on behalf of the POWTS owner within 30 days of the service. Records are kept on file with individual counties for a period of six years.

Chapter 58, Zoning, establishes the general zoning practices for unincorporated areas of Waushara County. Chapter 58 regulates cell tower heights (58-825), airport height limitations (58-236) and Wireless Communication Facilities (58-236). Cell towers are permitted as

⁵² Waushara County Zoning and Land Conservation Department. 2006. *Code of Ordinances: Waushara County, Wisconsin*

conditional uses according to the Waushara County zoning ordinances. Cell towers can be placed anywhere in the county with the exception of shoreland, wetland, or floodplain areas or the Wautoma airport height limitation zone. Although not specifically included in the Waushara County Zoning Codes, additional restrictions should be placed on communication towers. Due to their height, cell towers should be placed a minimum of 3 miles from the Wautoma Municipal airport. This will prevent possible collisions with the cell towers within the airport's extra-territorial planning area. Currently, all communication facilities meet these requirements.

Waushara County Park and Open Space Plan. The Waushara County Park and Open Space Plan discusses longstanding goals and objectives, inventories existing park and recreation needs and opportunities, and presents recommendations and an action program for addressing the system's growth and development. The current plan was adopted in April 2006.

Waushara County Solid Waste Plan Update. The Waushara County Solid Waste Plan Update, dated November 1999, inventories current waste management activities, projects future waste volumes, and discusses alternatives that the county may want to consider as they proceed into the future.⁵³

Local

Village of Wild Rose – The village had previously done two Open Space and Recreation plans dating back to 1976 and 1988. Both plans are too dated to be of much use. The village's open space and recreational plan should be updated to address changing needs. It is recommended that before enhancements are made to the Mill Pond/Roberts Park area a new Open Space and Recreation plan be done for the Village. The adoption of this plan allows the City to compete for state-funded grants that are available through the DNR-administered Stewardship Program and other programs administered by the WDNR.

Village of Wild Rose Sanitary Sewer Utility Ordinance – The Village revised its' sanitary sewer Ordinance, Chapter 3 of the Village ordinances. This ordinance regulates the use of public and private sewers and drains, the installation and connection of building sewers and the discharge of waters and wastes into a public sewer system. In the village's future as new sanitary sewer connections approach the capacity of the Wild Rose Sanitary District's treatment plant, a study will be needed to plan for a future expansion. This study will need to identify wastewater treatment and collection needs, forecast the amount and location of future urban development areas, identify environmentally sensitive areas and address how the capacity needs can be met. Funding for this type of planning is sometimes available from the WDNR.

Federal, State and Regional Programs

Federal Agencies

United States Environmental Protection Agency (USEPA)

Water Pollution Control Act. The Federal Water Pollution Control Act (1977), more commonly known as the Clean Water Act, established the basic structure for regulating

⁵³ Waushara County Parks, Recreation, and Solid Waste Department. 1999. *Solid Waste Plan Update*.

discharges of pollutants into surface waters. Effluent standards for wastewater treatment plants and other industrial facilities were established by this landmark legislation. The legislation also provided grants to communities to assist with planning and construction of upgraded facilities. Today, increasing levels of growth and changing treatment standards have caused more recent expansions and improvements of these systems.

National Pollutant Discharge Elimination System (NPDES) Storm Water Program.

The Clean Water Act also established the National Pollutant Discharge Elimination System (NPDES) Storm Water Program. The comprehensive two-phased program addresses the non-agricultural sources of stormwater discharges which adversely affect surface water quality. A NPDES permitting mechanism requires the implementation of controls designed to reduce the volume of stormwater runoff and the level of harmful pollutants in stormwater runoff.

Safe Drinking Water Act (SDWA). Drinking water standards are set by the USEPA. The Safe Drinking Water Act (SDWA) requires the USEPA to set primary standards, while individual public water systems must ensure that they are met. Drinking water standards apply to public water systems which supply at least 15 connections or 25 persons at least 60 days of a calendar year. Standards have been set for 90 chemical, microbiological, radiological, and physical contaminants. Non-enforceable guidelines are also set for secondary standards for contaminants that may cause cosmetic effects such as poor taste or odors.

United States Department of Agriculture

Rural Emergency Responders Initiative. The Rural Emergency Responders Initiative can be utilized to strengthen the ability of rural communities to respond to local emergencies. Public bodies and non-profit organizations are eligible to receive funds. Eligible projects include the purchase of equipment, vehicles or buildings for the following types of projects: fire protection, rescue/ambulance, civil defense/early warning systems, communication systems, train facilities, and several other projects.

Water and Waste Grant and Loan Program. The Water and Waste Grant and Loan Program offer grants and loans to communities with populations of up to 10,000. The funds are utilized to develop water and wastewater systems, including water supply, storage, waste disposal and storm drainage in rural areas. Eligible projects involve the original construction, modification or extension of existing projects.

Community Facilities Grant Program. The Community Facilities Grant Program provides assistance to rural communities in the development of essential community facilities. Eligible applicants include public entities with populations less than 20,000. Grant funds may be used to purchase equipment or construct, enlarge, or improve facilities associated with health care, public safety, or community and public services.

Federal Emergency Management Administration (FEMA)

FEMA offers several annual grant awards to fire departments. Eligible project costs include equipment, supplies, training, emergency work (evacuations, shelters, etc.), and mobilization/demobilization activities. All municipal jurisdictions with a population of less than 50,000 are eligible to receive funding. Recipients must provide a 10 percent match for all project costs.

Other Federal Agencies

Federal regulation of telecommunications, radio, and television towers is currently under the auspices of the **Federal Communications Commission (FCC)**, the **Federal Aviation Administration (FAA)**, and the **Occupational Safety and Health Administration (OSHA)**. The FCC issues licenses for new telecommunication facilities by determining the overall need, coordinates frequencies, and regulates tower placement. Communication towers must be located at the most central point at the highest elevation available. The FAA regulates tower height, coloring, and lighting to ensure aircraft safety. OSHA regulates the occupational exposure to non-ionizing electromagnetic radiation emitted from radio, microwave, television, and radar facilities.

State Agencies and Associations

Public Service Commission (PSC)

Public utilities in Wisconsin are regulated by the PSC, an independent regulatory agency. The PSC sets utility rates and determines levels for adequate and safe service. More than 1,400 utilities are under the agency's jurisdiction. PSC approval must be obtained before instituting new rates, issuing stock or bonds, or undertaking major construction projects such as power plants, water wells, and transmission lines.

Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP)

Rural areas are governed by several non-point pollution prevention programs. Small-scale drains are prevalent throughout Waushara County. Administrative rules relating to agricultural runoff include NR-151, ATCP-50, NR-88, and ATCP-48. The first two regulations govern the total suspended solids (TSS) loadings; a 20 percent reduction is required by 2008 and 40 percent reduction by 2013. The latter two regulations pertain to the daily operations and functions of agricultural drainage districts. Primary responsibility for planning for, administering, and enforcing drainage district regulations resides with the county drainage board.

Wisconsin Department of Commerce

COMM 83 is a health and safety code that sets standards for private on-site wastewater treatment system (POWTS). Recently revised in the early 1990s, COMM 83 provides a technical and administrative framework for enforcing POWTS related issues. This legislation regulates traditional septic and mound systems as well as delineates alternative options in which soil conditions and other factors limit the use of these traditional methods of private domestic wastewater treatment. The updated code prescribes specific effluent standards for POWTS.

Community Development Block Grant – Public Facilities (CDBG – PF). The Community Development Block Grant – Public Facilities (CDBG – PF) is a versatile tool that allows local units of government to finance public works projects. Projects must enhance the economic vitality of a community by undertaking public investment that contributes to overall community and economic development. Funds can be allocated to a wide array of infrastructure and public building projects, excluding buildings for the conduct of government. Typically, funded projects

include improvements or construction of municipal sewer systems, wastewater treatment plants, municipal water systems, and other related projects.

Community Development Block Grant Public Facilities for Economic Development (CDBG – PFED). The Community Development Block Grant Public Facilities for Economic Development (CDBG – PFED) helps underwrite municipal infrastructure development that retains or promotes business development by creating employment opportunities. Eligible projects include water and sewer systems and roads that are owned by a special purpose unit of government. All local governmental units with populations of less than 50,000 are eligible for funding.

Wisconsin Fund. The Wisconsin Fund provides grants to homeowners and small commercial business to repair, rehabilitate, or replace an existing private on-site wastewater treatment system (POWTS). Since 1978, the program has provided \$77 million in assistance. Waushara County residents living in areas not serviced by municipal sewer systems are eligible to participate if the annual household income is less than \$45,000. Small businesses with gross revenues totaling less than \$362,700 are also eligible. Waushara County provides assistance to county residents to prepare grant applications. A portion of the funds is used to develop more environmentally friendly systems.

Well Compensation Program. The Well Compensation Program provides grants to owners of contaminated private water supplies that serve a residence or are used for livestock. Contamination can not be bacterial in nature. Eligibility is determined based on annual family income.

Wisconsin Department of Natural Resources

Federal legislation such as the Clean Water Act has served as the impetus for state legislation. Areawide Water Quality Management under Section 208 and the Facility Planning Grant Program under Section 201 mandated the preparation of sewer service area plans for urban areas. These principles have been embodied into Chapters NR-121 and NR-110 of the Wisconsin State Statutes respectively. NR-121 specifies the standards and processes for initiating and continuous areawide wastewater treatment management planning. As provided by NR-121, the WNR's role is to review and approve every sewer service area plan and its amendments, taking into account water quality impacts and cost-effectiveness. NR-110 regulates site-specific facility planning and sanitary sewer extensions. Decisions regarding the extension or expansion of wastewater collection facilities are made primarily at the local level.

Wisconsin Solid Waste Management Program. Begun in the 1970s, the Wisconsin Solid Waste Management Program regulates existing landfills and provides assistance to local governments. The program delineates all environmental regulations and standards that landfills must adhere to including construction specifications, water monitoring requirements, and sanitary procedures. The program inventories and licenses all operating and proposed solid waste facilities. Periodic updates are performed to ensure that environmental protection standards are the most current based on data collection.

Wisconsin Act 335. In 1989, Wisconsin Act 335 was passed. This law governs the recycling programs within the state. Recycling programs for all commercial and residential entities were

mandated under this legislation. The intent of the legislation is to divert recyclable material and various household hazardous wastes from landfills. Municipal governments are responsible for arranging residential programs, and the WDNR oversees and supports these efforts.

NR-809. Drinking water standards are also maintained at a state level. NR-809 regulates the design, construction, and proper operation of public water systems. The WDNR also assures that regulated contaminants are adequately monitored.

Knowles-Nelson State Stewardship. The Knowles-Nelson State Stewardship Fund is a land acquisition program for the State of Wisconsin. Created by the state legislature in 1989, \$60 million dollars per year is utilized to purchase lands for parks and other recreational purposes. An important component of the program is the cooperation between the DNR and local governments and non-profit organizations. The program offers a 50 percent grant match to create parks, hiking trails, hunting grounds, and other facilities. The funds can also be utilized for facilities improvements such as road construction and capital acquisition projects (picnic equipment, playgrounds, etc.).

Clean Water Fund Program (CWFP). The Clean Water Fund Program (CWFP) offers loans and hardship grants to any town, village, city, county utility district, public inland lake protection & rehabilitation district, metropolitan sewerage district or federally recognized American Indian tribe or band to construct or modify municipal wastewater systems or construct urban storm water best management practices.

Safe Drinking Water Loan Program (SDWLP). The Safe Drinking Water Loan Program (SDWLP) offers loans to any city, village, town, county, sanitary district, public inland lake protection & rehabilitation district, or municipal water district to construct or modify public water systems to comply with public health protection objectives of the Safe Drinking Water Act.

Wisconsin Pollutant Discharge Elimination System (WPDES) Storm Water Program. The NPDES program is administered by the WDNR through NR-216. The Wisconsin Pollutant Discharge Elimination System (WPDES) Storm Water Program regulates stormwater discharge from construction sites, industrial facilities, and selected municipalities. Recent Phase II requirements will require six minimum control measures to be addressed by communities and other local entities: public education, public participation, illicit discharges, construction site pollutant control (\geq 1 acre in size), post construction site stormwater management, and pollution prevention.

Department of Public Instruction (DPI)

The Wisconsin Constitution as it was adopted in 1848 provided for the establishment of district schools that would be free to all children age 4 to 20. Subsequent laws allowed a property tax to be collected to fund school programs. Today, the Department of Public Education (DPI) oversees the operations of school systems and sets state standards for educational curricula, teacher certification standards, and other educational programs.

Wisconsin Community Action Program Association (WISCAP)

Rural Community Assistance Program (RCAP). Rural Community Assistance Program (RCAP) offers training and technical assistance to small (under 10,000), rural, low income communities, sanitary districts, and isolated rural areas for problems related to water and wastewater system development.

Board of Commissioners of Public Lands (BCPL)

State Trust Fund Loan Program. The State Trust Fund Loan Program offers loans to municipalities, lake districts, metropolitan sewerage districts and town sanitary districts for a wide variety of municipal purposes.

Wisconsin Rural Water Association

The Wisconsin Rural Water Association offers rural communities with populations of less than 10,000 grants, loans, and technical assistance for approved Rural Utility Service, Clean Water, Safe Drinking Water and Brownfield projects.

Regional Agencies

East Central Wisconsin Regional Planning Commission (ECWRPC). ECWRPC acts in an advisory and regulatory role for Sewer Service Area (SSA) Plans. ECWRPC has prepared detailed long range plans for 26 wastewater treatment plants to address growth and ensure water quality within the region. These plans were developed and administered by East Central through an agreement with the Wisconsin DNR. ECWRPC also acts in an advisory capacity to WDNR and provides recommendations on various plan updates, amendments, facilities plans, and sewer extensions.

UTILITIES AND COMMUNITY FACILITIES – Village of Rose

Goal CF 1. Plan for and encourage beneficial and functional development by delivering a level of municipal services and facilities needed to provide for the public safety, health, and welfare of Village Residents and sustain a vital economy.

Objectives:

- **CF 1.1. Provide adequate services and facilities in a fiscally responsible manner.**

Strategies:

- (1) **Prepare a Capital Improvement Program (CIP) to comprehensively and systematically address the community's future needs by programming the timing and funding for undertaking identified projects.**
 - (2) **Continue to explore opportunities for shared service with Waushara County, neighboring municipalities, the school district, and other public entities.**
 - (3) **Promote the exchange of information with private utility providers and adjacent municipalities to encourage the coordinated scheduling of planned roadway and utility improvements.**
 - (4) **Accommodate new development in ways that its infrastructural costs are not a tax burden for existing residents.**
 - (5) **Evaluate the cost-benefit of improving the community's ISO rating through upgraded fire protection.**
 - (6) **When approving the new building permits, make homeowners aware of standards for minimum driveway width and vegetation clearances needed to improve emergency access.**
 - (7) **Encourage developers to plant trees in new subdivisions throughout the community and preserve existing trees in new developments.**
 - (8) **Create opportunities for community interaction such as farmer's markets, festivals, etc.**
- **CF 1.2. Encourage using existing structures for mounting communication equipment instead of constructing new ones.**

Strategies:

- (1) **Monitor compliance with village and county ordinances which would allow the use of existing structures for mounting new communication equipment.**
- (2) **Promote opportunities for shared mountings of communication equipment.**
- (3) **Encourage private development of a high speed broadband internet service for Wild Rose residents to support business development.**

- **CF 1.3. Provide adequate recreational opportunities for Village residents.**

Strategies:

- (1) **Encourage Waushara County to maintain a quality county park system and provide improvements identified in its Outdoor Recreation Plan.**
 - (2) **Update the Village's comprehensive park and open space plan.**
 - (3) **Recommend park facility improvements needed for the existing Mill Pond Park located adjacent west of Hwy 22.**
 - (4) **Partner with the Town of Rose to explore the acquisition of open space land needed to create a recreational pedestrian/hiking trail that would connect the Village Mill Pond with the reconstructed Wild Rose Fish Hatchery facility.**
 - (5) **Encourage local residents to consider estate planning techniques that gift land and/or money for local parks or specific park projects.**
 - (6) **Support the continued use of mandatory park dedication/fees in lieu to help fund new parks and facilities.**
- **CF 1.4. Encourage new development to occur within areas of the village where the existing sewer/sanitary district can service the new development cost effectively.**

Strategies:

- (1) **Use the Villages plat approval authority - When approving new residential subdivisions within the Village limits take into consideration the ability of the new subdivision to be served by the existing sanitary district in an efficient and cost effective manner.**
 - (2) **To keep the cost of new sanitary service to larger scale development reasonable, give preference to extending sanitary sewer service to areas immediately adjacent to the existing sewer infrastructure, over those areas further removed.**
- **CF 1.5. To provide efficient, cost effective fire protection to the Village of Wild Rose and the joint fire district.**

Strategy:

- (1) **The Wild Rose Fire District is planning a new fire station facility to be located on County Trunk A, about a quarter mile west of STH 22. This facility will address the district's needs for the foreseeable future.**
- **CF 1.6. To provide a safe reliable source of clean water for the Village of Wild Rose.**

Strategy:

- (1) **The Village of Wild Rose is developing a water system that will provide a well head, pumping and distribution system to serve the**

Village and accommodate the future growth of the community. Two alternative well sites have been identified in the plan.

- **CF 1.7. To provide a safe, efficient, cost effective sanitary sewer service to the Community of Wild Rose and adjoining lands.**

Strategies:

- (1) **The existing Wild Rose Sanitary Sewer Service District has sufficient capacity that it can service the Village and pick up a portion of the Springwater service area at present. An expansion is planned and can be accommodated at the existing location at the northwest corner of the Village.**
 - (2) **Within the life of this 20 year plan, may need to construct a second treatment plant and split the service area into two.**
- **CF 1.8. To provide adequate medical care in a community hospital facility.**

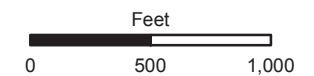
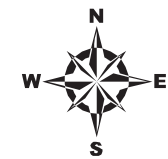
Strategy:

- (1) **The Hospital facility in Wild Rose is looking at an expansion project that would involve within 5 years razing the old building and building a new facility.**
- **CF 1.9. Encourage Waushara County to develop specific ordinance provisions to address the development of wind farms in the region as a clean energy source.**

EXHIBIT 6-1 VILLAGE OF WILD ROSE COMMUNITY FACILITIES

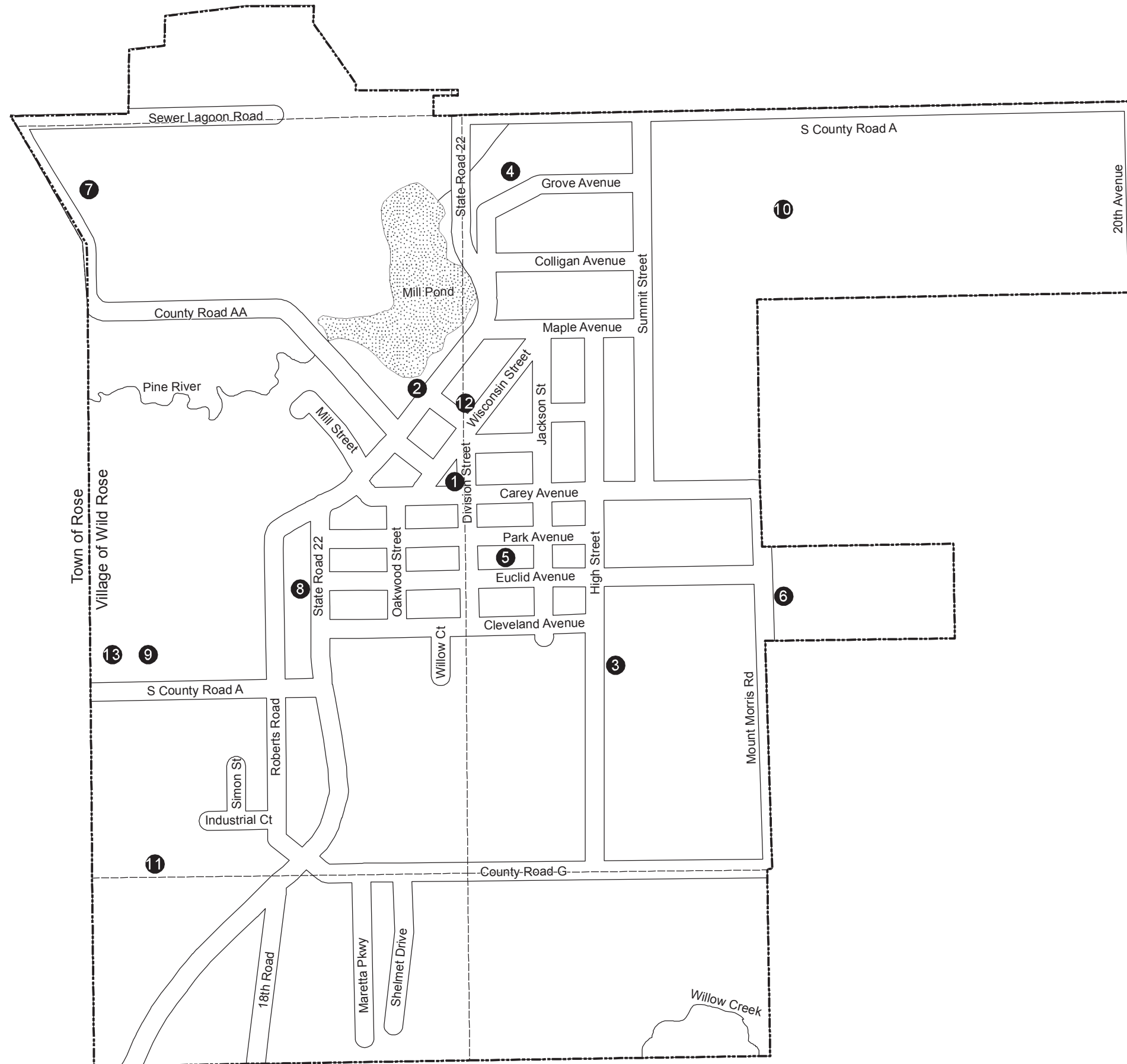
- ① Community Center and Patterson Memorial Library
- ② Village Hall
- ③ Rosemore Village
- ④ Wild Rose Community Memorial Hospital
- ⑤ Wild Rose High School, Middle School, and School District Offices
- ⑥ Wild Rose Elementary
- ⑦ Oak Hill Cemetery
- ⑧ Existing Wild Rose Fire District
- ⑨ Proposed Wild Rose Fire District Expansion
- ⑩ Alternate Tower Site A
- ⑪ Alternate Tower Site B
- ⑫ American Legion Hall (Town Board Meeting Place)
- ⑬ Wild Rose Village Maintenance Garage

Source: East Central Wisconsin Regional Planning Commission, 2007
WI DNR, Digital Base Data Provided by Waushara County, 2005.



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Prepared By
EAST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION - MAY 2007



CHAPTER 7: AGRICULTURE, NATURAL, AND CULTURAL RESOURCES

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AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

INTRODUCTION

Agricultural, natural, and cultural resources give definition to a community and strongly affect its quality of life. For communities in north-central Waushara County, a tapestry of working farms interwoven with large stands of woodlands and grasslands continue to dominate the rural landscape and help shape the area's identity and culture. The County's natural features such as topographic relief, lakes, streams, wetlands and soils also have a significant bearing on historic and contemporary land use, development patterns and contribute to a strong heritage of outdoor recreational pursuits. Fishing, swimming, hunting, and other outdoor activities are important past-times. The area's numerous lakes and other scenic landscape features provide attractive home sites for many permanent and seasonal residents. At the same time, many of these environmental elements have limiting conditions that make them less than ideal for supporting particular types of activity or development. Understanding the relationship between these environmental characteristics and their physical suitability to accommodate specific types of activity or development is a key ingredient in planning a community's future land use.

Agricultural, Natural, and Cultural Resources Vision for 2030

By 2030, the Village of Wild Rose and the Town of Rose have instituted a land management and conservation plan that has benefited both working farms and well-established natural areas. Working agricultural land and natural ecosystems both exist in large, continuous parcels. Family farms and small corporate farms comprised of extended families and/or neighbors have become profitable by working closely with the educational and business community to identify new markets, products, and processes such as specialty bio-mass fuel crops. The land management plan has allowed farmers to sell small parcels for new residential development in locations where they minimize the potential for conflict with agricultural operations and preventing further land fragmentation.

Local residents have identified and protected the area's most highly valued environmental, cultural and visual features, including the Wild Rose Millpond, the Pine River, Willow Creek, extensive wetlands, and woodlands, from rampant development. Best management practices have been utilized to protect surface water quality and local trout streams. The local parks, streams, woodlands, fish hatchery, Ice Age Trail, and millpond interpretive trails serve as a vital source of recreation and provide environmental/cultural resource education. While new development continues to occur in proximity to these features, it has generally occurred in ways that do not jeopardize the integrity or use of the resource.

INVENTORY AND ANALYSIS

This chapter provides an inventory of existing agricultural, natural, and cultural resources of the area. In addition, existing policies associated with these resources are discussed, along with a vision and supporting goals and objectives.

Agricultural Resources

The Village of Wild Rose and the Town of Rose have a long history and tradition of farming that has attracted residents to the area for enjoyment of the visual rural character. Waushara County farmers produce a variety of feed and cash crops. Farming and other agricultural activities contribute significantly to the local economy. As with elsewhere in rural Wisconsin, these trends are changing as new developments encroach on productive farmland. The suburbanization trend is of great concern for both farmers and residents in both communities. This section will look at important farmland classifications, agricultural land cover and farmland losses and sales between 1990 and 1997.

Agricultural Land Cover

Agricultural land cover includes row crops (corn, peas, potatoes, snap beans, soybeans and other row crops); forages (hay and hay/mix); and grassland (timothy, rye, pasture, idle, Conservation Reserve Program land, grass and volunteer grasses).¹ Agricultural Land Cover comprises approximately 57 percent of the total area of the Town of Rose and 56 percent of the total area of the county (Table 7-1).²

Table 7.1. Percent of Land Cover, 1991–1993

Community	Row Crop	Forages	Grassland	Total Farmland
T. Rose	15.8%	4.2%	36.9%	56.9%
County	26.6%	9.0%	20.4%	56.0%

Source: UWEX Program on Agricultural Technology Studies, 1999.

Farmland Loses

Farm and farmland losses are the result of economic pressures within agriculture as well as competition for agricultural lands from residential and recreational development. Within the state and nation there has been a steady decline in the number of farms and farmland acreage. Trends in the planning area indicate that, while the number of farms has declined, the acreage per farm has increased.

In 1997, an estimated 18 farms (defined as producing at least \$1,000 worth of agricultural products in that year) existed within the Town of Rose. This represents a net loss of greater than fifty percent (19 farms) of the farms within the Town from 1990 (Table 7-2) when it was estimated that that 37 farms met this definition. Between 1990 and 1997, the number of farms in the Town decreased while at the same time, the size of an average farm increased. The Town of Rose also had a lower percentage of farms based on land area in 1997, than the county. In 1997, the Town had approximately 0.5 farms per square mile compared to a farm density of 1.2 farms per square mile in the County.

¹ Jackson-Smith, D., and E. Finnin. 2001. *Wisconsin County Agricultural Trends in the 1990s*.

² UWEX Program on Agricultural Technology Statistics, 1999. *Wisconsin Land Use Data Book: Town-level Farming and Land Use Trends 1990-1998, Waushara County*.

Dairy farms within the Town and Waushara County have declined significantly since 1990 (Table 7-2). In 1990, there were 6 dairy farms in the Town and 232 in Waushara County; by 1997, these numbers had declined to 5 and 131 respectively.

Table 7.2. Trends in Farm Numbers, 1990 – 1997

Community	Estimated Farms				Dairy Farms			
	1990	1997	% Change	Per sq. mile (1997)	1990	1997	% Change	Per sq. mile (1997)
T. Rose	37	18	-51.4%	0.5	6	5	-16.7	0.1
County	709	710	0.1%	1.2	232	131	-43.5	0.2

Source: UWEX Program on Agricultural Technology Studies, 1999.

Although the total number of farms in the Town of Rose decreased by greater than 50 percent (51.4%), the total amount of farmland decreased by less than 7 percent during this time frame. Between 1990 and 1997, 791 acres (6.9%) of farmland was lost in the Town of Rose (Table 7-3). Although Waushara County also experienced a decline in the amount of farmland (4.4%), farmland losses were smaller than the Town. During this time frame, the average farm size in the Town grew from 308 in 1990 to 589 acres in 1997. However, at the county level the size of an average farm decreased from 291 acres in 1990 to 278 acres in 1997. It should be noted that the percent of town taxed as farmland represents the overall percentage of the town that is considered agricultural by the local assessor.

Table 7.3. Loss of Farm Acres, 1990 – 1997

Community	Farmland (Acres)		Percent Change	% of Town Taxed as Farmland (1997)
	1990	1997		
T. Rose	11,410	10,619	-6.9%	47.6%
County	206,263	197,197	-4.4%	54.1%

Source: UWEX Program on Agricultural Technology Studies, 1999.

When agricultural land is sold in the State of Wisconsin, information is collected by the Wisconsin Department of Revenue regarding whether the land is going to remain in agricultural use. However, it should be noted that the Wisconsin Department of Revenue only collects information on larger parcels. In 1990 a "large" parcel was defined as 20 acres in area, in 1997 the definition of a large parcel was increased to 35 acres. Between 1990 and 1997, 66 parcels encompassing 2,137 acres was sold in the Town of Rose (Table 7-4). Approximately 55 percent of this land remained in agricultural use, while 45 percent was converted to other uses. Losses of agricultural lands in the Town of Rose exceeded the average conversion rates throughout Waushara County; where approximately 22 percent of land sold was converted to non-agricultural uses.

Table 7.4. Farmland Sales, 1990 – 1997

Community	No. Parcels Sold	Remain Agricultural	Converted to Other	Total Acres
T. Rose	66	1,180	957	2,137
County	974	33,881	9,558	43,439

Source: UWEX Program on Agricultural Technology Studies, 1999.

Farmland Soils

Waushara County's farmland contributes to the quality of life, provides an open agricultural landscape, and contributes to the economy of the area. A classification system rating the suitability of a specific area based on soil type and condition was developed by the U.S. Department of Agriculture³. These classifications in order of importance are: 1.) prime farmland, 2.) unique farmland, 3.) farmlands of statewide importance, 4.) farmlands of local importance, and 5.) other lands. Table 7-5 and Exhibit 7-1 summarize the distribution of available farmland in these categories.

Prime farmland, as defined by the U.S. Department of Agriculture is "the land that is best suited for food, feed, forage, fiber, and oilseed crops" when managed according to acceptable farming methods. These lands may be cultivated land, pasture, woodland, or other land, however the land cannot be built-up, urbanized, or a water area. Prime farmland produces the highest yields with minimal inputs of energy and economic resources with the least damage to the environment. Criteria used to determine prime farmland include an adequate and dependable supply of moisture from precipitation or irrigation, few or no rocks, high permeability, gently sloping terrain (0 to 6%) and a low erodibility. Prime farmland is not frequently flooded during the growing season or saturated with water for long periods of time. Soils that have a seasonal high water table may qualify as prime farmland if this limitation is overcome by drainage measures.

Unique farmland is defined as land other than prime farmland that is used to produce specific high-value food or fiber crops. It has a moisture supply, either from stored precipitation or irrigation systems, and combines favorable factors of soil quality, growing season, temperature, humidity, drainage, elevation, aspect or other conditions. Example of specialty crops that typically require a high management and investment level include apple orchards, lettuce, carrots, celery, and cauliflower.

Farmlands of statewide importance are lands in addition to prime and unique farmland that are important to the State of Wisconsin for crop production.

Farmlands of local importance are lands in addition to the previous three categories which are important to Waushara County for crop production.

Other lands are areas which have little value for producing crops.

³ USDA, 1993. USDA Handbook 18: Soil Survey Manual.

Table 7.5. Important Farmland Classes

Farmland Class	T. Rose		V. Wild Rose	
	Acres	Percent	Acres	Percent
Prime Farmland	3,019	13.5%	35	3.7%
Unique Farmland	7,641	34.3%	216	22.9%
State Importance	1,275	5.7%	137	14.6%
Local Importance	3,183	14.3%	499	52.9%
Other Lands	7,041	31.6%	42	4.5%
Water	142	0.6%	14	1.5%
Total	22,301	100%	944	100%

Source: USDA-NRCS, Soil Survey of Waushara County, Wisconsin 1982.
Waushara County, 2005.

According to the above criteria, approximately 13.5 percent (3,019 acres) of the land within the Town of Rose and 3.7 percent (35 acres) within the Village of Wild Rose is considered prime farmland. In general, prime farmland is located along the western border of the town and along Apache Avenue. Prime farmland in the Village is located in the northeast sections along Summit Street.

The highest percentage of land within the Town (34.3%, 7,641 acres) is classified as unique farmland. Unique farmland is concentrated within the northern one-third of the Town. Twenty-three percent (216 acres) of the Village is classified as unique farmland, this classification is found throughout the village. Farmlands of statewide and local importance are scattered throughout the Town and make up 5.7 percent (1,275 acres) and 14.3 percent (3,183 acres), respectively. Farmlands of statewide importance (15%, 137 acres) are scattered throughout the Village with a larger area located south of CTH G. Found throughout the Village, locally important farmlands cover over half the Village (53% or 499 acres). Nearly one-third (31.6%, 7,041 acres) of the Town and 5 percent (39 acres) within the Village is classified as "other." These areas are also scattered throughout the Town. Other lands are likely designated based on sandy soil located in association with the glacial terminal moraine in the western portion of the Town of Rose.

Concentrated Animal Feeding Operations (CAFOs)

Many agricultural operations throughout Wisconsin are becoming increasingly larger. Concentrated Animal Feeding Operations are farms with a minimum of 1,000 animal units.⁴ Animal units are calculated differently depending on the species and size of livestock or poultry. CAFOs have increased in number since 1985. In April 2005, there were 138 CAFOs registered in the state. The majority of CAFOs (116) were dairy operations; the remaining CAFOs included beef cattle, poultry, and porcine operations. Currently, there are no registered CAFOs in Waushara County.

Due to their size and the number of animals present, CAFOs must properly address manure storage and disposal to protect local water quality. As such, CAFOs are required to possess a Wisconsin Pollutant Discharge Elimination System Permit.

⁴ Wisconsin DNR. 2004. *Concentrated Animal Feeding Operations*. <http://dnr.wi.gov/org/water/wm/nps/ag/cafo.htm>

During the Citizens' Questionnaire and SWOT analysis, community members expressed concerns about the development of CAFOs in the area. Although there currently are no registered CAFOs in Waushara County, this may change as current dairy farms seem to be becoming larger. Special precautions will be necessary to minimize adverse environmental impacts and potential conflicts with surrounding land uses.

The Right to Farm Law

Wisconsin passed the Right to Farm Law to protect farmers from nuisance law suits related to odors and noises related to normal agricultural operations provided that public health and safety are not endangered.⁵ As residential development continues to encroach upon rural areas, it is inevitable that potential conflicts may arise. Education is strongly recommended to avoid conflicts. Local governmental officials, community members, and realtors may wish to proactively advise new and potential residents about the rural agricultural lifestyle and the exact nature of local agricultural operations.

Natural Resources

This section will describe the general soils associations of the area together with the soils suitability for on-site waste disposal, septage spreading, the potential for building site development and steep slopes. It will also explain the water resources of the area including watersheds and drainage; lakes, ponds and quarries; rivers and streams; floodplains; wetlands and groundwater. Wildlife, parks, open space, recreational and mineral resources will also be touched upon.

Soils

Soils provide the physical base for development and agriculture within a community. Knowledge of their limitations and potential difficulties is important in evaluating crop production capabilities and other land use alternatives such as residential development, utility installation, and other various projects. The criteria considered by the Natural Resource Conservation Service (NRCS) in establishing the severe rating of soils include wetness, shrink-swell potential, bearing strength, susceptibility to flooding, land spreading, slope steepness, and frost action.⁶ Severe soil limitations do not necessarily exclude areas from being developed, but instead, indicate that more extensive construction measures must be taken to prevent environmental and property damage.

Soils are classified according to their associations, which are a grouping of similar soil types based on geographic proximity, physical characteristics, and permeability. There are three major soil associations within the study area.

Plainfield-Okee-Richford Association soils are sloping to steep sandy soils located on moraines, hills, and terraces. Plainfield soils are rapidly permeable and excessively drained, while Okee and Richford soils are moderately permeable and somewhat excessively drained. Soils in this association are found on slopes ranging from 6 to 30 percent. While some of the

⁵ *Wisconsin State Statutes* 823.08.

⁶ U.S. Department of Agriculture Soil Conservation Service. 1989. *Soil Survey of Waushara County, Wisconsin*.

Richford soils are used for cropland, most acreage in this association is used for woodlands. These soils are especially suited for pine species.

This soil association is the predominant classification found within the town and village. Soils within the association are located throughout the town.

Plainfield-Richford-Boyer Association soils are nearly level to gently sloping soils found on flats, ridgetops, and knolls on outwash plains and terraces. Slopes range from 0 to 30 percent. Boyer soils are well-drained and moderately permeable, while Plainfield soils are excessively drained and rapidly permeable. Richford soils are somewhat excessively drained and moderately permeable. Most of the acreage in this association is used as cropland; farmland is typically irrigated.

These soils are located in several areas. The soils are located along the western border of the town in association with the moraine. The soils are also found in the northeastern sections of the town.

Kingsville-Meehan Association soils are nearly level and gently sloping. They are typically found in drainageways and depressions on outwash plains and in glacial lake basins. Slopes range from 0 to 3 percent. The soils are formed in sandy deposits. The soils within this association are somewhat poorly to poorly drained and rapidly permeable. Most of the acreage in this association is used for cropland; as such, many areas are drained and used as irrigated cropland. Some areas are used as pasture or woodlands.

These soils are found in the low-lying areas along Willow Creek immediately south of the village.

On-Site Waste Disposal

Exhibit 7-2 displays the relative suitability for development of specific locations within the Town and Village based on their underlying soils. The soil map identifies suitability for on-site waste disposal options based on an evaluation of soil characteristics. This map is not intended to serve as a substitute for on-site soil investigations, but rather as an indicator of reasonable expectations for soils underlying a site.

Evaluation of the soil data indicates that the majority of the soils in the Town of Rose and the Village of Wild Rose are suitable for conventional on-site individual septic systems (Table 7-6). Generally, soils near streams and rivers are the least suitable for on-site waste disposal. Areas with high groundwater or characterized by poorly drained soils (Kingsville-Meehan soil association) are also more likely to be unsuitable for on-site systems.

Almost 98 percent of the soils in the Town of Rose are capable of supporting private on-site wastewater disposal systems. Approximately 96 percent of the town (21,419 acres) is suitable for conventional systems. In the Town of Rose, an additional 1.5 percent (345 acres) is suitable for at-grade systems, and another 0.6 percent (133 acres) is suitable for holding tanks. The remaining 1.1 percent (253 acres) of the soils in the Town are rated unsuitable for on-site systems due primarily to wet soil conditions in association with the Upper Pine Rive and Willow

Creek. Water features account for about 0.7 percent (149 acres) of the surface area within the town.

Currently public sanitary sewer service is available within the Village of Wild Rose. Therefore, soil suitability for on-site waste disposal is not an issue, since it is the intent of the Village to extend sewer service to new development. Approximately 80 percent (752 acres) of the Village of Wild Rose can support individual on-site systems. The majority of the area unsuited for individual on-site systems is located in association with a large wetland complex in the central southern area of the Village of Wild Rose and the Lower Pine River in the northwest corner of the Village.

Table 7.6. Soil Limitations for On-Site Waste Disposal

Community	Conventional		At-Grade ¹		Holding Tank ²		Unsuitable		No Rating		Water		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	
T. Rose	21,419	96.0%	345	1.5%	133	0.6%	253	1.1%	1	0.0%	149	0.7%	22,301
V. Wild Rose	452	47.9%	300	31.8%	65	6.9%	109	11.5%	4	0.4%	14	1.5%	944
Total	21,872	94.1%	645	2.8%	198	0.9%	362	1.6%	5	0.0%	164	0.7%	23,245

¹ Includes in-ground pressure and mound systems.

² Includes new technology systems producing 10⁴ or less coliform fecal units (cfu) per 100ml.

Source: USDA-NRCS, Soil Survey of Waushara County, Wisconsin, 1982. Waushara County, 2005.

Building Site Development

The USDA-Natural Resource Conservation Service has evaluated soil characteristics and rated soil potential for building site development based upon wetness, shrink-swell potential, bearing strength, susceptibility to flooding, slope steepness, and frost action. The ratings range from very low to very high potential. Typically, areas near flowages and in wetlands have the lowest ratings. Exhibit 7-3 identifies soil potential for building site development. About 31.3 percent (6,981 acres) of the area within the Town of Rose has soils that are considered to have a very high suitability for building site developments, while an additional 40.3 percent (8,984 acres) have a medium suitability (Table 7-7) for building site developments. Slightly greater than one quarter of the town (27.7%, 6,186 acres) is rated very low or is not rated for building site development. Water accounts for slightly less than one percent of the area.

The Village of Wild Rose has slightly less area suited for building site development than the Town of Rose. While greater than seventy percent (71.6%, 15,965 acres) of the Town has a very high or medium soil potential for building site development, less than 60 percent (59.8 percent, 564 acres) is in this category within the Village. About 39.6 percent (374 acres) of the Village of Wild Rose has soils that are considered to have a very high suitability, while an additional 20.2 percent (190 acres) have medium suitability (Table 7-7) for building site development. More than a third of the Village (38.8%, 366 acres) is rated very low or is not rated for building site development. Approximately 1.5 percent of the Village of Wild Rose is water.

Table 7.7. Soil Potential for Building Site Development

Community	Very High		Medium		Very Low, No Rating		Water		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	
T. Rose	6,981	31.3%	8,984	40.3%	6,186	27.7%	149	0.7%	22,301
V. Wild Rose	374	39.6%	190	20.2%	366	38.8%	14	1.5%	944
Total	7,355	31.6%	9,174	39.5%	6,552	28.2%	164	0.7%	23,245

Source: USDA-NRCS, Soil Survey of Waushara County, Wisconsin, 1982. Waushara County, 2005.

Septage Spreading

The Waushara County Land Conservation Office has evaluated soil characteristics for the suitability of septage spreading based on groundwater depths, permeability, soil texture, slope, wetness, and soil depths (Exhibit 7-4). The ratings range from none or slight to severe. Soils rated slight are relatively free of limitations that affect the intended use or have limitations that are easily overcome. Soils with moderate limitations can normally be overcome with corrective planning, careful design, and good management. Soils rated severe have physical limitations which cannot be overcome for the proposed use. Septage spreading cannot occur within 300 feet of rivers and streams or within 1,000 feet of lakes unless they are incorporated into the soil within 72 hours of application. Spreading rates will need to be based on current soil tests, on-site vegetation, and a septic nutrient test.

The majority of the soils within both communities are suitable for septage spreading. Approximately 18.6 percent (4,158 acres) of the soils within the Town of Rose has none to slight physical limitations for septage spreading and another 52.9 percent (11,807 acres) has moderate limitations for septage spreading. Within the Village of Wild Rose, approximately 33.9 percent (320 acres) has none to slight limitations for septage spreading and 25.8 percent (244 acres) has moderate limitations for septage spreading.

Table 7.8 Soil Limitations for Septage Spreading

Community	None to Slight		Moderate		Severe		No Rating		Water		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	
T. Rose	4,158	18.6%	11,807	52.9%	6,185	27.7%	1	0.0%	149	0.7%	22,301
V. Wild Rose	320	33.9%	244	25.8%	362	38.4%	4	0.4%	14	1.5%	944
Total	4,478	19.3%	12,050	51.8%	6,548	28.2%	5	0.0%	164	0.7%	23,245

Source: USDA-NRCS, Soil Survey of Waushara County, Wisconsin, 1982. Waushara County, 2005.

Geography and Topography (Scenic Resources)

The Town of Rose has significant natural features which define its character. Evidence of several phases of the Wisconsin Glacier can be found in this area.⁷ The Second Moraine is located in the western sections of the town. The topographic divide follows the crest of the Second Moraine from the northwest corner of the Town of Rose southward within the Town of Rose, and then diagonally southwest towards the town of Coloma.

⁷ U.S. Department of the Interior. *Geology and Ground-Water Resources of Waushara County, Wisconsin. Geological Survey Water-Supply Paper 1809-B.* 1965.

As a result of glacial activity, land relief within this portion of Waushara County is quite dramatic. Elevations vary by approximately 350 feet. The highest elevations, 1,304 feet above mean sea level, are located on the moraine in the western portions of the town. The lowest elevations, approximately 950 feet above mean sea level are located along the Pine River and along STH 22 in the southeastern corner of the town. Elevations within the Village of Wild Rose range from 950 feet above sea level in the southern portion of the Village, to 930 feet above sea level at the northeast end of the Wild Rose Pond.

Steep Slopes

Exhibit 7-5 indicates areas which have slopes of between zero to six percent, six to 12 percent and greater than 12 percent. Slopes of between zero and 12 percent are found in approximately three-quarters (74.3 percent) of the Town of Rose. The remaining 25 percent (5,575 acres) of the Town has slopes in excess of 12 percent and are considered steep. While steep slopes are generally scattered throughout the Town, a larger concentration can be found in the southwestern corner of the Town, and along the moraines. Within the Village of Wild Rose, about 94 percent has land area have slopes that are less than 12 percent. Steep slopes account for less than five percent of the Village and are located in the northwest corner near CTH AA and Sewer Lagoon road, in the northeast corner near 20th Avenue and along the western border of the Village south of CTH A. Steep slopes are found in conjunction with moraines, drumlins, and other glacial features.

Table 7.9. Steep Slopes

Community	0-6 Percent		6-12 Percent		>12 Percent		No Rating		Water		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	
T. Rose	7,712	34.6%	8,863	39.7%	5,575	25.0%	1	0.0%	149	0.7%	22,301
V. Wild Rose	847	89.7%	40	4.3%	39	4.1%	4	0.4%	14	1.5%	944
Total	8,559	36.8%	8,904	38.3%	5,614	24.2%	5	0.0%	164	0.7%	23,245

Source: USDA-NRCS, Soil Survey of Waushara County, Wisconsin, 1982. Waushara County, 2005.

Water Resources

Water resources are sources of water that are useful or potentially useful to humans. Water is important because it is needed for life to exist⁸. Water is used for household, agriculture, recreational, industrial and environmental activities. Essentially all these uses require fresh water.

Watersheds and Drainage

The WDNR has divided the state into 24 hydrological based geographic management units (GMUs) or basins. Each GMU is further divided into smaller units based on smaller watersheds⁹.

The Town of Rose and Village of Wild Rose are located within three major drainage basins: the Central Wisconsin Basin, the Upper Fox River Basin, and the Wolf River Basin. The Central Wisconsin Basin flows westerly towards the Mississippi River, while the other two basins flow

⁸ Wikipedia, http://en.wikipedia.org/wik/Water_resources 2/16/07

⁹ WDNR 2005. *About WDNR's Hydrologic Areas*. <http://dnr.wi.gov/org/gmu/sidebar/whatis.htm#gmus>.

easterly to the Great Lakes. The Wolf River Basin (3,690 square miles) includes the entire Wolf River, the Pine River, and Willow Creek. The Wolf River Basin joins the Fox River Basin at the southeasterly shore of Lake Winneconne. The Upper Fox River Basin covers 2,090 square miles in Waushara, Green Lake, and Marquette Counties. The northern most waters first flow southward to the Upper Fox or White Rivers. These Rivers drain into either Lake Winnebago or Lake Butte des Morts.

The area is divided into four watersheds. The Big Roche-a-Cri watershed is located on the western edge of the Town of Rose. Precipitation flows westerly from the Second Moraine to the Wisconsin River. The Pine River and Willow Creek watershed is the southern most watershed in the Wolf River Basin. Water flows in an easterly direction from the Second Moraine until it reaches Lake Poygan or Lake Winneconne. The Waupaca River watershed is located primarily in Waupaca and Portage Counties; however, a small portion of the watershed drains the northern portions of the Town of Rose. Water flows northeasterly to the Waupaca River before flowing into Lake Poygan. The White River watershed, located in the Upper Fox Basin, drains the southwestern portions of the Town of Rose. Water flows predominantly southeast towards the Upper Fox River.

The *State of the Upper Fox River Plan* was completed in 2001. The White River watershed has a nonpoint source ranking of medium. The *State of the Wolf Basin Plan* was completed in 2001. The Waupaca River has an overall nonpoint source pollution ranking of medium. The Pine River-Willow Creek watershed was designated as a high priority watershed due to the abundance of agriculture in the area. The White River watershed has a nonpoint source ranking of medium. The *State of the Central Wisconsin River Plan* was completed in 2001. The Big Roche-a-Cri River had a high priority due to the high percentage of agricultural activity within the basin. There is a high potential for groundwater contamination in all the watersheds due to the presence of highly permeable sandy soils.

Lakes, Ponds and Quarries

The majority of lakes within Waushara County are natural and of glacial origin. Sandy soils readily allow for the percolation of precipitation into the ground rather than overland flow directly to surface waters. This results in a continual recharge of the shallow aquifer underlying the county and surrounding region. Table 7-10 lists the lakes found within the two communities.

Table 7.10. Lakes and Ponds

Name	Municipality	Surface Acres	Max. Depth Feet	Developed/Undeveloped
Chain Lake	T. Rose	21	13	Undeveloped
Fish Lake	T. Rose	5	20	Partial
Twin Lake	T. Rose	10	28	Undeveloped
Wautoma Lake	T. Rose	11	4	Undeveloped
Wild Rose Mill Pond	V. Wild Rose	15	8	Partial

Source: *Surface Water Resources of Waushara County*, Wisconsin DNR, 1970

Village of Wild Rose

The **Wild Rose Millpond** is located in downtown Wild Rose. The pond is a 17 acre hard water impoundment on the Pine River. Water levels are maintained at approximately 8 feet by a dam. The millpond supports a viable fishery. Several residences and businesses are located adjacent to the millpond.

Town of Rose

Chain Lake is a small landlocked seepage lake located in the south central portions of the town. The majority of the 21 acre lake is less than 3 feet deep. An associated wetland complex is located around the majority of the lake. Although the lake does not support a viable fishery, the wetlands provide valuable habitat for waterfowl.

Fish Lake is a 5 acre landlocked seepage lake in the northcentral portion of the town. The lake is separated into two distinct basins by shallow sand and marl bars. As such, the lake is alkaline and has very low fertility. Approximately 40 percent of the shoreline has steep pronounced banks. The lake has a unique spruce tamarack bog on the eastern edge.

Upper Twin Lake is located in the north central portions of the Town of Rose. This small, moderately hard water seepage lake encompasses 10 acres. The bottom is comprised predominately of muck. Although little is known about the fishery, the relatively shallow lake (6 feet) may be susceptible to winter kills.

Lower Twin Lake is located just south of Upper Twin Lake. The lake encompasses approximately 5 acres. The physical and chemical features of the lake are similar to Upper Twin Lake.

Wautoma Lake is located on the southern border of the town. The 11 acre lake is formed by groundwater seepage. Since the lake is relatively shallow (less than 4 feet), the fishery is rather poor. However, waterfowl utilize the lake for migration and nesting. No development occurs along the lake.

There are approximately 20 unnamed lakes in the Town of Rose. All of these lakes are landlocked seepage lakes. For the most part, water depths are less than 3 feet and highly dependent on precipitation levels. The majority of unnamed lakes are approximately one acre in size. Development pressure on these lakes is limited.

Rivers and Streams

The **Pine River** is a clear hardwater stream which originates in the central portions of the Town of Rose. It flows in a predominantly easterly direction and terminates at Lake Poygan. For management purposes, the River is split into the Upper Pine River (above Wild Rose Millpond) and the Lower Pine River (below Wild Rose Millpond). Willow Creek originates in the southeastern corner of the Town of Rose; likewise, Willow Creek also empties into Lake Poygan. Sections of both waterways are coldwater trout streams.

Willow Creek originates from springs in the southeast corner of the Town of Rose. Additional water is supplied from the outlet of Little Silver Lake. Willow Creek flows in a predominately easterly direction and terminates at Lake Poygan.

Many of the streams and rivers in the study area are considered Exceptional Resource Waters and have been designated as a Class 1 or 2 trout fishery. An eight mile stretch of the Pine River immediately upstream from the Poy Sippi Millpond has been designated a class II trout stream. The remaining upstream portions of the Pine River have been designated a class I trout stream. The upper one-third of Willow Creek is a Class I trout stream, and the middle one-third has been designated as a Class II trout stream. The entire reach of Humphrey Creek is a Class I trout stream.

Wisconsin's Outstanding and Exceptional Resource Waters Program is designated to maintain the water quality in Wisconsin's cleanest waters. An outstanding water resource (OWR) is defined as a lake or stream which has excellent water quality, high recreational and aesthetic value, and high quality fishing; these waterways are free from point source or nonpoint source pollution. An exceptional resource water (EWR) is defined as a stream which exhibits the same high quality resource values as outstanding waters, but which may be impacted by point source pollution or have the potential for future discharge from a small sewer community. Willow Creek has been designated as OWR from Redgranite northward to its headwaters. The Pine River has been designated as a EWR from the Poy Sippi dam northward to its headwaters.

Floodplains

Areas susceptible to flooding are considered unsuitable for development due to potential health risks and property damage. Flood Insurance Rate Maps for the unincorporated portions of Waushara County identify areas lying within the Town of Rose. The Village of Wild Rose has adopted a floodplain ordinance and occupying map that identifies susceptible to flooding.

Town of Rose

In the Town of Rose, floodplains are predominantly associated with navigable waterways; floodplains are located along the Upper Pine River and Willow Creek. Approximately 1.5 percent (328 acres) of the land within the Town of Rose lies in a floodplain.

Village of Wild Rose

According to the Flood Insurance Rate Map 01 (Community Number 550507 B) adopted on September 30, 1988, lands adjacent to the Pine River, the Wild Rose Mill Pond, and Willow Creek are subject to flooding. Undeveloped areas immediately south of the incorporated limits are prone to flooding. Finally the area bordered by CTH G on the south, STH 22 on the west, Cleveland Avenue on the north, and Mount Morris Avenue on the east is subject to flooding. For additional information please see the Village of Wild Rose Floodplain ordinance and adopted map.

Waushara County and the Village of Wild Rose have adopted floodplain ordinances requiring certain land use controls in designated flood hazard areas, thus making residents eligible to participate in the Federal Flood Insurance Administrative Flood Insurance Program. The

program requires all structures that are constructed or purchased in designated flood areas utilizing loans from federally insured banks to be insured by a flood insurance policy.

Wetlands

Wetlands act as a natural filtering system for nutrients such as phosphorous and nitrates. More importantly, wetlands also serve as a natural buffer protecting shorelines and stream banks from erosion. Wetlands are essential in providing wildlife habitat, flood control, and groundwater recharge. Consequently, local, state, and federal regulations place limitations on the development and use of wetlands and shorelands. The Shoreland/Wetland Ordinance adopted by Waushara County regulates development within 1,000 feet from the ordinary high water mark of navigable lakes, ponds, or flowages or 300 feet from the ordinary high water mark of navigable rivers or streams. The U.S. Army Corps of Engineers has authority over the placement of fill materials in virtually all wetlands two acres and larger or adjacent to navigable waters. The Wisconsin Department of Natural Resources and United States Department of Agriculture also have jurisdiction over wetlands within Wisconsin. The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support programs. Prior to placing fill or altering wetland resources, the appropriate agencies must be contacted to receive authorization.

The wetlands surveyed according to the Wisconsin Wetlands Inventory Map are shown in Exhibit 7-7. They were identified on aerial photographs by interpreting vegetation, visible hydrology, and geography based on the U.S. Fish and Wildlife Service.¹⁰

Town of Rose

Wetlands in the Town of Rose are mainly located adjacent to the Upper Pine River and Willow Creek, several smaller wetlands are located adjacent to Fish Lake, Chain Lake, Upper Twin Lake, and Lower Twin Lake. Wetlands along the Pine River are categorized according to several major classes and subclasses (subclassses are denoted in parentheses): forested (broad-leaved deciduous), scrub/shrub (broad-leaved deciduous, emergent/wet meadow, and open water wetlands). Similar wetland associations are found near the lakes.

Village of Wild Rose

Two large wetland complexes are located within the Village of Wild Rose. A wetland is located in association with the Upper Pine River in the northwest portion of the Village. Another large wetland is located in south half of the Village of Wild Rose, between Cleveland Avenue and County Road G. The wetland adjacent to the Upper Pine River in the Village is a combination of scrub and forested broad-leaved deciduous. The wetland in the southern portion of the Village is a broad-leaved deciduous scrub wetland.

Table 7-11 shows the number of acres and the percentage of wetlands within each municipality. Not including small tracts of wetlands (less than five acres); approximately two percent (1.8%, 405 acres) of the Town of Rose is classified as wetlands, while over ten percent (13.0%, 110

¹⁰ USFWS, 1979. *Classification of Wetland and Deepwater Habitats of the United States.*

acres) of Village of Wild Rose is classified as wetland. The amount and variety of wetlands have moderate limitations on the future growth and development of the area.

Table 7.11. Wetlands

Community	Acres	Percent
T. Rose	405	1.8%
V. Wild Rose	125	13.2%
Total	530	2.3%

Source: WDNR, Waushara County

Groundwater

In Waushara County, groundwater occurs mostly in the alluvium and glacial drift of the Quaternary Age and in the sandstone of the Cambrian Age. Precipitation in the form of either rain or snow is the largest contributor to recharge of the groundwater aquifers. Recharge is generally greatest in spring when water from melting snow and heavy rains saturates the ground and percolates to the water table. If discharge (the drawing out and use of groundwater) is greater than recharge, the elevation where the groundwater is extracted will fall and a local depression in the water table will result. Lower water levels cause pumping lifts to increase; therefore the yields of some wells may be diminished. Although the groundwater level has fluctuated historically, the average groundwater level is gradually being reduced¹¹.

Groundwater within the county occurs under both water table and artesian conditions. Water in the unconsolidated beds of sand and gravel is generally unconfined and occurs under water table conditions. Confined or artesian conditions exist locally where the water in the sand and gravel deposits is confined by layers of silt or clay.

A groundwater divide, located west and parallel to the topographic, cuts through the county diagonally from the Marquette County line through the Town of Coloma and the Village of Hancock, east of the Village of Plainfield, and northeasterly 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. An area of flowing wells is found in the eastern part of the county, the western edge of this area roughly meanders in a vertical direction through the towns of Saxeville, Leon and Warren and Marion. A number of springs and artesian wells are located within the study area.¹² The springs provide a groundwater source for the Pine River, Willow Creek, and some other lakes.

Groundwater flow in the Town of Rose is essentially in the southeast direction. Groundwater elevations vary from approximately 1088 feet above sea level in the northwestern corner of the town to 935 feet above sea level near the southeastern corner¹³. Within the Village of Wild Rose, groundwater flow is basically easterly. Groundwater elevation varies from approximately 955 feet above sea level in the northwestern corner of the Village to approximately 920 feet

¹¹ George Kraft, Groundwater Specialist with the University of Wisconsin–Steven’s Point

¹² Map of Waushara County, Wisconsin, Showing Configuration of Water Table, July 1957 and Location of Wells, Springs, and Streamflow-Measurement Sites. Water-Supply Paper 1809-B Plate 1.

¹³ Lippelt, I.D. and R.G. Henning’s, 1981. Irrigable Lands Inventory Phase I: Groundwater and Related Information.

above sea level at Pine River at the northern border of the Village. The majority of wells within the Town of Rose (386) and the Village of Wild Rose (68) are low capacity. There are 24 high capacity wells within the Town of Rose, 14 are used for irrigation purposes¹⁴.

The homes within the Town of Rose and the Village of Wild Rose are served by private wells. Although groundwater is found at varying depths throughout the two communities, the majority of groundwater in the Town of Rose and the Village of Wild Rose is found at depths greater than six feet (Table 7-12, Exhibit 7-8). In the Town of Rose groundwater depths are less than two foot for almost two percent (1.7%, 386 acres) of the land area and an additional 11.7 percent (2,608 acres) of the area has groundwater depths of 2 to 6 feet. Greater than three quarters (85.9, 19,156 acres) of the Town of Rose has a groundwater depth of greater than six feet. In the Village of Wild Rose, 18.4 percent (173 acres) of the area has groundwater depths of less than two foot; an additional 31.8 percent (300 acres) has groundwater depths of 2 to 6 feet. Groundwater depths exceed 6 feet in 47.9 percent (452 acres) of the Village of Wild Rose. The remaining 0.7 percent (150 acres) in the Town of Rose and 1.9 percent (18 acres) in the Village of Wild Rose has either no rating or is surface water. In general, there is a strong correlation between areas of high groundwater and wetlands.

Table 7.12. Depth to Groundwater

Community	< 2 Feet		2-6 Feet		> 6 Feet		No Rating		Water		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	
T. Rose	386	1.7%	2,608	11.7%	19,156	85.9%	1	0.0%	149	0.7%	22,301
V. Wild Rose	173	18.4%	300	31.8%	452	47.9%	4	0.4%	14	1.5%	944
Total	560	2.4%	2,909	12.5%	19,608	84.4%	5	0.0%	164	0.7%	23,245

Source: USDA-NRCS, *Soil Survey of Waushara County, Wisconsin, 1982. Waushara County, 2005.*

According to well water information obtained from the Central Wisconsin Groundwater Center in Stevens Point, some private wells located in the area contain nitrate levels that are higher than the EPA Safe Drinking Water Act standards of 10 mg/L¹⁵. These standards apply to municipal water sources only, but are strongly suggested thresholds for private systems. Nitrates originate in both agricultural and residential fertilizers, human sewage, and farm animal waste. Excessive levels of nitrates in drinking water have caused serious illness or death in infants under six months of age. Pregnant women are also advised not to drink water in which nitrate levels exceed the EPA standards. Due to sandy soils within the County, there is potential for groundwater contamination in the shallower aquifers. However, this potential is greatly reduced in the deeper aquifers. Table 7-13 lists the results of water sample tests conducted between 1990 and 2001¹⁶. For conversion purposes, 1 part per million (ppm) is the same concentration as 1 mg/L.

¹⁴ WDNR, Water well Data January, 2007. Bureau of Drinking Water & Groundwater.

¹⁵ USEPA, 2005. List of Drinking Water Contaminants & MCLs. <http://www.epa.gov/safewater/mcl.html>.

¹⁶ Central Wisconsin Groundwater Center, 2001. *UWEX Private Well Project: Waushara County.*

Table 7.13. Nitrate Levels (ppm) in Waushara County Wells

Community	None Detected	0.1 - 2.0 ppm	2 -10 ppm	10 -20 ppm	> 20 ppm
T. Rose	8	9	8	2	1

Source: Central Wisconsin Groundwater Center, UW-Stevens Point, 2001.

Three wells within the Town of Rose exceeded the EPA Safe Drinking Water Act standard of maximum of 10 mg/l. Other wells in the area may need to be monitored as the presence of nitrates was confirmed.

Atrazine prohibition areas have been established within the Town of Rose.¹⁷ In prohibition areas, no person can apply, mix, or load any atrazine product, except under special conditions. The prohibition area includes all of section 36 and portions of sections 25, 26, and 35. Areas east of 17th Drive, south of CTH A, and west of STH 22 are included in the prohibition area. The Department of Agriculture has determined these areas based on well samples within the area. Atrazine prohibition areas are monitored regularly. If atrazine application is avoided, the levels will diminish, and these areas may be removed from the list.

Wildlife Resources

Wildlife Habitat

Numerous habitat types enable the Town of Rose and the Village of Wild Rose to support a varied and abundant wildlife and fish community. Habitats found within the Town and Village include streams, lakes, rivers, woodlands, marshes, open wet meadows, and fallow/abandoned farmland. White-tailed deer and small mammals such as opossum, raccoon, gray squirrels and fox squirrels are abundant in wooded areas. Lakes and streams support diverse warm water fisheries. Wetlands attract waterfowl during spring and fall migrations as well as during the nesting season. Other wildlife found in the area include grassland and wetland birds, cottontail rabbits, mink, otter, muskrats, red fox, and a wide variety of songbirds and similar passerines.

Rare, Threatened and Endangered Species and Natural Communities

The Wisconsin Department of Natural Resources maintains a database of rare, special concern, threatened, and endangered species and natural communities in Waushara County¹⁸. In order to protect these communities from harm, their exact locations are not released to the public; however, Waushara County has access to this database. The public is denied information on the exact locations of the occurrences of threatened and endangered species to protect the species from harm. When a development proposal is presented to the county, the WDNR database is consulted prior to granting approval. Prior to development, precautions should be taken to minimize adverse impacts which would disturb potential habitats for these flora and fauna. In addition, design elements which provide additional habitat areas should be considered where appropriate. A copy of the Rare, Threatened, and Endangered Species and Natural Communities is included in the appendix.

¹⁷ Wisconsin Administrative Code. Chapter ATCP 30.

¹⁸ WDNR, 2006. Natural Heritage Inventory Program. <http://dnr.wi.gov/org/land/er/nhi/>.

Exotic and Invasive Species

Non-native species commonly referred to as exotic or invasive species have been recognized in recent years as a major threat to the integrity of native ecosystems, habitats, and the species that utilize those habitats. Invasive species disrupt native ecosystems by out-competing native plants and animals for valuable resources such as food and space. The resulting competition between native and invasive species has the potential to completely displace native species. Invasive species are found in both aquatic and terrestrial habitats. Invasive species include zebra mussels, purple loosestrife, Eurasian water milfoil, Phragmites, gypsy moths, garlic mustard, wild parsnip, multi-colored Asian lady beetles, and common and glossy buckthorn. Human livelihood and quality of life is greatly altered by invasive species; they hamper boating, swimming, fishing, and other water recreation; place an economic burden on local communities in eradication and control costs; and in some instances present a potential fire hazard. Prior to introduction of any non-native fish or wildlife, a permit from the WDNR is required pursuant to Wisconsin Statutes 29.736 and 29.745.

Woodlands

Originally, the majority of Waushara County contained vegetation consisting of a mixture of oak forest species interspersed with pine forests and oak openings with an understory of prairie grasses. Woodlands are found in large stands as well as scattered throughout the towns. Woodlands comprise about 62.9 percent of the total land area in the Town of Rose and 30.4 percent of the total land area in the Village of Wild Rose (Exhibit 8-1).

Forests and woodlands within the area can be classified into one of two categories: general (unplanted) woodlands and planted woodlands. General woodlands are naturally occurring forests and hedgerows. Planted woodlands are tree plantations in which trees are found in rows; these areas include orchards, timber tracts, Christmas tree plantations and other general uses. In the Town of Rose, there are 8,846 acres of general woodlands and 5,196 acres of planted woodlands. In the Village of Wild Rose, there are 228 acres of general woodlands and 59 acres of planted woodlands. These woodlands should be considered as prime wildlife habitat areas; efforts to protect them from encroaching development should be evaluated.

Table 7.14. Woodlands

Community	General Woodlands		Planted Woodlands		Total Woodlands		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	
T. Rose	8,846	39.7%	5,196	23.3%	14,042	62.9%	22,307
V. Wild Rose	228	24.1%	59	6.3%	287	30.4%	944
Total	9,073	39.0%	5255	22.6%	14,329	61.6%	23,251

Source: ECWRPC, 2000. Updated by Local Comprehensive Planning Committees, 2006.

The Forest Crop Law of 1927 (FCL) and the Woodland Tax Law of 1954 (WTL) were established to encourage sound forestry practices on private lands. In 1985, the Managed Forest Law (MFL) replaced both the FCL and WTL¹⁹. Enrollment in the FCL closed in 1986 and renewal in the program is not permitted. The last WTL contract expired in 2000. The MFL ensures the

¹⁹ WDNR, 2005. Managed Forest Law. <http://dnr.wi.gov/org/land/forestry/ftax/mfl.htm>.

growth of future commercial crops while balancing individual property owner objectives and society's need for compatible recreational activities, forestry aesthetics, wildlife habitat, erosion control and protection of endangered resources. As of 2005, over 40,000 acres in Waushara County were enrolled in the MFL program. Within the Town of Rose 3,494 acres were actively managed and enrolled in the program.²⁰

Parks, Open Space, and Recreational Resources

Public open space such as parks and parkways are important to the quality of life within a community. These lands serve many purposes including outdoor recreation and education; buffers between different land uses; flood and stormwater management; habitat preservation; air and surface water quality improvements; protection of groundwater recharge areas; and aesthetics. They can also enhance the value of nearby properties.

Wisconsin Department of Natural Resources (WDNR) and Public Lands

The WDNR owns and maintains property in the Town of Rose. These parcels are designated as state fisheries areas. State fishery areas (SFAs) protect important waterways in Wisconsin by providing a natural buffer from agricultural practices or urban runoff. SFAs often preserve and manage the headwaters or springs of streams which serve as the biological base for fish and other aquatic life. SFAs are often the spawning grounds for fish. SFAs increase the availability of public access to navigable waterways throughout the state.

The **Pine River State Fisheries Area** encompasses several parcels of land located along the entire stream corridor from the Village of Wild Rose to the unincorporated village of Pine River. Overall, more than 1,600 acres of land adjacent to the Pine River are protected. One parcel is located immediately west of the Wild Rose Mill Pond; it extends northwesterly along the Pine River. Another parcel is located at the state fish hatchery. A mixture of various brush, forest, and wetlands provide suitable habitat for brook trout, deer, grouse, turkey, and a wide variety of migratory birds. The property is open to hunting, fishing, wildlife watching, and other forms of recreation.

The **Willow Creek State Fisheries Area** encompasses several parcels of land located along the entire stream corridor from Redgranite to the Town of Rose. In total, over 1,400 acres of land are protected; the property master plan has set a goal to acquire an additional 600 acres of land along the stream corridor. The northwesterly most parcel is located in the southeastern corner of the Town of Rose. The headwaters of Willow Creek, a class I trout stream, are located on the property. Other properties are scattered along Willow Creek eastward to the Town of Warren. A mixture of various brush, forest, and wetlands provide suitable habitat for brook trout, deer, grouse, turkey, and a wide variety of migratory birds. The property is open to hunting, fishing, wildlife watching, and other forms of recreation. Protecting these vital habitats from erosion and agricultural runoff will help maintain the fisheries in both Willow Creek and Lake Poygan.

The **Wild Rose Fish Hatchery** is located on STH 22 approximately 0.5 miles north of the village. The facility is only a hatching and rearing station and bloodstock facility. Fish are pen

²⁰ WDNR, 2006. Marcia Frost-Vahradian, personal contact

raised until they are large enough to survive in the wild. Species raised at the facilities include Brown trout, Chinook salmon, muskellunge, suckers, northern pike, walleye, and lake sturgeon. Public tours are conducted for school groups, scouts, and other groups by appointment; guests can utilize the picnic area at the hatchery.

The **Ice Age National Scenic Trail** is a cooperative venture between the Wisconsin DNR and the National Park Service. Found entirely in Wisconsin, this trail provides scenic views of the moraines, escarpments, and other unique glacial features left by the glaciers in the last Ice Age. Although not entirely completed at the present, the trail will traverse a 1,200 mile long corridor throughout the state. Several established portions of the trail are located within WDNR parcels throughout western Waushara County. Currently, several routes for the trail have been proposed in the Town of Rose. Spur trails would allow access to the Ice Age Trail from the Village of Wild Rose.

Environmental Corridors

Environmental corridors are continuous systems of open space created by the natural linkage of environmentally sensitive lands such as woodlands, wetlands, and habitat areas that provide important travel ways for a variety of wildlife and bird species. These features are sensitive natural resources; preserving the corridors from development protects habitat and keeps non-point source pollution to a minimum, thus ensuring that high quality groundwater and surface water is maintained and habitat is not impaired.

Although the WDNR has purchased land along the Pine River and Willow Creek, some land remains unprotected. Caution must be taken to direct development away from the environmental corridors along these waterways.

Mineral Resources

Non-metallic Mineral Resources. Non-metallic mineral resources include all mined minerals other than those mined as a source of metal. Economically important non-metallic minerals include building stone, lime, sand, gravel, and crushed stone. No non-metallic mining sites are located within the Town of Rose or the Village of Wild Rose; the nearest non-metallic site is located in the Town of Oasis.

Metallic Mineral Resources. Metallic mineral mining refers to mining of mineral deposits that contain recoverable quantities of metals such as copper, zinc, lead, iron, gold, silver, and others. There are no metallic mineral resources in the Town of Rose or the Village of Wild Rose.

Solid and Hazardous Waste

The Wisconsin Department of Natural Resources has inventoried past and current sites which have been used for solid and/or hazardous waste disposal²¹. The list includes active, inactive, and abandoned landfills and collection sites. Inclusion of a site on the Registry does not mean that environmental contamination has occurred, is occurring, or will occur in the future.

²¹ Wisconsin Department of Natural Resources. 1999. *Registry of Waste Disposal Sites in Wisconsin*.

Instead, the document is intended to be utilized as a general information resource and planning tool. According to the Wisconsin Department of Natural Resources Registry of Waste Disposal Sites in Wisconsin, June 1999 update, the following sites are listed within the Town of Wild Rose and the Village of Wild Rose (See Exhibit 8-2):

Town of Rose

- NW ¼ of the SW ¼ of Section 4 (current Waushara County Collection site)
- SW ¼ of the SE ¼ of Section 35

Village of Wild Rose

- 450 Mill Street (Deist Forest Products Wood site)

New development should avoid these areas. However, future re-use of these areas should be considered on the proposed land use plan. Ideally new wells should be located at least 1,200 feet away from former landfill sites. According to the WDNR, it is not necessary to consider the Diest Forest Products Wood site in the Village of Wild Rose as a hazardous waste site, since this site handled clean wood.²² Therefore a 1,200 foot buffer around this site is not necessary and will not be indicated on the future land use map.

Air Quality

Air quality, particularly good air quality, is often taken for granted. Clean air is vital to maintain public health. Sound local and regional planning can minimize negative impacts to the air. Development patterns can impact automobile use. As communities become more spread out, the use of automobiles increases dramatically, resulting in more emissions and subsequent decreases in air quality. As residential development moves into rural areas, there are increased conflicts between non-farm residents and agricultural operations that emit odors and dust. Emissions from certain industrial uses also have the potential to impact air quality.

There are no areas in Waushara County which exceed the limits of the National Ambient Air Quality Standards (NAAQS) for ozone, particulates, or carbon monoxide. The nearest ozone monitoring sites are in Brown and Outagamie Counties; all sites are within attainment standards.²³

Cultural Resources

Cultural resources include an inventory of historic buildings, sites, structures, objects and districts. They also include an inventory of local archeological sites. Cultural resources define a community's unique character and heritage.

Local History

The earliest inhabitants of Waushara County were Native Americans of the Menominee, Winnebago and Chippewa Nations. Considerable evidence of their civilization has been found. A total of 332 mounds, 49 camp and village sites, two spirit stones, two cemeteries, and several other archeological sites have been identified within the County. In the Group E Planning Area,

²² WDNR, 5-17-07. Personal contact, Dave Misterek.

²³ U.S. Environmental Protection Agency. 2004. *County Air Quality Report – Criteria Air Pollutants*.

a trail used by Native Americans and early settlers intersected the area approximately along what is now CTH A. The Village of Wild Rose was the former location of a rather large Native American camping ground containing garden beds on both banks of the Pine River east of the present Millpond. There was also a Native American camp at the location of what is now the Wild Rose State Fish Hatchery. There are several mound sites and a camp in the Town of Rose. A small oval mound stood on a hill in approximately the center of the Town of Rose. On what is now the grounds of Camp Moshava there were a series of three conical mounds in a triangular formation on the southeast corner of Fish Lake. There was also a conical mound and a campsite on the ridge between the two small lakes directly east of Fish Lake known at the time as Mud Lake and Devil's Lake.²⁴ On October 18, 1846, the Menominee Tribe ceded their land, including Waushara County, to the U.S. Government.

In 1848, Isaac and William Warwick, the first white settlers to the area, built a log cabin in the Town of Marion. During the winter of 1848 to 1849, Philip Green settled on the site of the former Village of Wautoma. Other settlers soon followed. By 1849 a crude dirt road was built between Berlin (Strong's Landing) and Wautoma (Shumway Town). The 1849 road roughly corresponds with present day CTH F. The community of Sacramento, located on the south side of the Fox River, was platted in either 1849 or 1850 and a post office was established for the community in 1852. On February 15, 1851, the Wisconsin Legislature established Waushara County and selected Sacramento as the county seat. The county seat was moved to Wautoma in 1854 when a bridge across the Fox River directed traffic away from Sacramento and its ferry service.

The first settlers to establish homes in the Town of Rose were Elisha Stewart in 1850, Josiah "Jesse" Etheridge in 1851, and Ben Evans in 1853.²⁵ The Village of Wild Rose was established in 1873 by J.H. Jones when he built a store on John Davies farm and ran a post office there. The Village of Wild Rose continued to development when the Chicago Railroad arrived in the Village in 1905. With the railroad came thieves, and in 1905 robbers attempted to steal from the bank, post office, and the Holt and Jones store. The four robbers were captured by a posse from Wild Rose; this event is reenacted annually by the Village. In 1908 the Wild Rose Fish Hatchery was established, it is now a State Fish Hatchery and historical site.²⁶

State and National Register of Historic Places

The Wisconsin Historical Society's Division of Historical Preservation (DHP) is a clearing house for information related to the state's cultural resources including buildings and archaeological sites. A primary responsibility of the DHP is to administer the State and National Register of Historic Places programs. The National Register is the official national list of historic properties in the United States that are worthy of preservation. The program is maintained by the National Park Service in the U.S. Department of the Interior. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage. The inventory is maintained by the DHP. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or local history. Sites are based on the architectural, archaeological, cultural, or engineering significance. Some examples of eligible

²⁴ Fox, Geo. R. and Tagatz, E.C. *The Wisconsin Archeologist: Indian Remains in Waushara County*. no. 3, vol. 15. October 1916.

²⁵ Apps, Jerry. *Village of Roses*. Wild Rose Historical Society. Wild Rose, WI. 1973.

²⁶ Ramlow, Robert A. *Wild Rose Wisconsin Centennial: 1873 to 1973*. Village of Wild Rose, WI. 1973.

buildings in the Village of Wild Rose include the Mercantile Co. building, the grist mill, the feed mill, and the Bird Song Bed and Breakfast. Wild Rose had one of the first telephone exchanges in the State, and it was instrumental in hastening the successful capture of the 1905 bank robbery suspects.

At the present, no properties within the Town of Rose and Village of Wild Rose are listed on the National Register. However, the National Register is not a static inventory. Properties are constantly being added, and, less frequently, removed. It is, therefore, important to access the most updated version of the National Register properties. This can be found by accessing the DHP website (<http://www.wisconsinhistory.org/hp/register/welcome.asp>) or by contacting the DHP at (608) 264-6500.

Architecture and History Inventory (AHI)

In order to determine those sites that are eligible for inclusion on the National Register, the DHP frequently funds historical, architectural, and archaeological surveys of municipalities and counties within the state. Surveys are also conducted in conjunction with other activities such as highway construction projects. A minimal amount of this type of survey work has been done in Waushara County. Surveys to identify properties of local significance have been completed in the Town of Rose and the Village of Wild Rose. The Wisconsin Historical Society records indicate that a survey of the Town of Rose was completed in 1991 and 1997 and that a survey of the Village of Wild Rose was conducted in 1973 and 1981.

A search of the DHP's on-line Architecture and History Inventory (AHI) reveals the following about the Town of Rose and Village of Wild Rose:

- Forty-five properties in the Village of Wild Rose are included in the AHI. These properties include houses, retail buildings, banks, churches, a mill, blacksmith shop, gas station, hotel, opera house, and the Village of Wild Rose Hall. Eight of these properties are part of the Pioneer Museum.
- Fifteen properties within the Town of Rose are included in the AHI. All these properties are part of the historic Wild Rose Fish Hatchery and include a residence as well as a variety of utility buildings and hatchery structures.

Inclusion in this inventory conveys no special status, rights, restrictions, or benefits to owners of these properties. It simply means that some type of information on these properties exists in the DHP's collections. AHI is primarily used as a research and planning tool. Like the National Register, this is not a static inventory. Properties are constantly being updated. Information can be found on the DHP web site (<http://www.wisconsinhistory.org/ahi/welcome.asp>).

Archaeological Sites Inventory (ASI)

An inventory similar to the AHI exists for known archaeological sites across the state: the Archaeological Sites Inventory (ASI). Due to the sensitive nature of archaeological sites, information as to their whereabouts is not currently made available on-line. This information is distributed only on a need-to-know basis. Archaeological sites are added to ASI as they are discovered; discovery is a continual process.

Museums/Other Historic Resources

Museums protect valuable historic resources for community enjoyment. The **Pioneer Museum** is located in downtown Wild Rose and was established in 1963. The museum consists of seven of the original buildings in the village including a school, bank, and Victorian style house. One building currently houses the Wild Rose Gift Shop. Exhibits document the early history of the settlement. Tours are available Wednesdays and Saturdays throughout the summer. The **Waushara County Museum** is housed in the former county jail in Wautoma. The Waushara County Historical Society maintains several exhibits detailing the genealogy, antiques, and the history of the sheriffs department. The original doors and bars of the jail cells have been preserved. Other nearby museums are located in the Oshkosh and Appleton areas.

Local Landmarks

In every community, there are specific buildings, trees, geological formations, or other natural or man-made landmarks everyone within the community recognizes. These landmarks often have historical or cultural significance unique to the community. It is important to preserve the history and significance of these local landmarks. There is a gas station in the Village of Wild Rose that has an Oriental style tile roof which is significant because it is a representative architectural icon from that period. The buildings preserved in the Pioneer Museum also represent typical local architecture.

Churches are often important landmarks as they serve as the focal points for both community worship and social events. There are several churches located in the Village of Wild Rose.

Wild Rose

- ◆ Grace Bible Church (Wild Rose High School, 600 Park Avenue)
- ◆ Saint Paul's Lutheran Church (420 Park Avenue)
- ◆ Plainfield United Methodist Parsonage (631 Carey Avenue)
- ◆ Wild Rose Baptist Church (626 Carey Avenue)
- ◆ Wild Rose United Methodist Church (223 Summit Avenue)
- ◆ Wild Rose Presbyterian Church (501 Jackson Street) (Welsh heritage)

Neither the Town nor the Village have a historic preservation commission but the Wild Rose Historical society is a very active advocate group which frequently publishes historical articles in the Argus newspaper.

Town-wide historic preservation ordinances and commissions exist in other parts of the state and should be enacted in Waushara County. Towns that already have ordinances tend to be in the vicinity of larger cities where cultural resources are threatened by the effects of sprawl. For example, the towns of Perry and Westport outside of Madison have enacted such legislation. These towns have historically had larger populations and commensurately large numbers of resources with which a commission can work. Nevertheless, rural towns are beginning to lose resources due to sprawl from smaller municipalities and changes in the farming base of Wisconsin. Town historic preservation commissions can help counteract the negative effects of these trends and help to preserve the agricultural heritage of the state.

Additional properties nominated to the National Register

The benefits afforded properties on the National Register need to be publicized within the area. The benefits include protective consideration during state and federal projects as well as eligibility for two tax credit programs: the 25% Historic Preservation Tax Credit for Income Producing Properties and the 25% Historic Homeowners Tax Credit. Both of these typically require that the property in question be listed on the National Register. The Archaeological Sites Property Tax Exemption program is also available for listed archaeological sites.

The DHP provides funds for surveys to identify and evaluate historical, architectural, and archaeological resources; nominating properties and districts to the National Register; and establishing a program of comprehensive historic preservation planning and education. These are available to local units of government and non-profit organizations. Although funding is limited, the DHP identifies target communities during each funding cycle. In recent years, the DHP has favored underrepresented communities including unincorporated communities or villages or fourth-tier cities with a population less than 5,000. In addition, many private funding sources specifically target smaller communities in the more rural areas of the state.

The Village of Wild Rose and the Town of Rose should seek – either independently or collectively – grant money to fund architectural and historical surveys. Such surveys would identify properties that are potentially eligible for the National Register and contribute a base of information to AHI for future planning endeavors.

Historic preservation included in smart growth planning

Smart Growth is an umbrella term for a set of tools that communities can use to ensure that growth occurs in harmony with community goals and interests. Smart Growth is also a broad movement embraced by environmentalists and public officials across the country seeking, not to prevent progress, but to ensure that growth is planned in order to produce a high quality of life. Historic preservationists care about Smart Growth because they understand that larger land use decisions made about transportation, zoning, and subdivisions can directly impact local efforts to preserve a historic building, and archaeological site, or a historic downtown.

INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS

Wisconsin's important agricultural base is strongly integrated with its natural resources. Complex agricultural patterns are mixed with the state's natural features to form a patchwork of different land uses. Natural resource issues and concerns are closely linked to activities taking place on agricultural lands, not only adjacent to one another, but in the area. Soil erosion from farm fields and surface water runoff of crop nutrients and agricultural chemicals can impact the quality of streams, rivers, and lakes. Leaching of pesticides and nutrients has the potential to impact underground aquifers and affect drinking water supplies. There is a growing concern, especially in areas where rural residential development is occurring, about the impact of livestock farming on air quality. However, it is important to note that individual farming operations differ in management practices and vary widely in their contribution to these environmental problems.

Although agricultural activities can have negative impacts on the environment, they can also provide positive benefits. People value the open agricultural landscape and the benefits of maintaining wildlife habitats. Other benefits include nutrient recycling and enhanced water recharge.

The long, rich history of farming in Wisconsin has led to the creation and exposure of many of the state's archaeological sites. In the area it is not uncommon to find evidence of native villages and burial mounds. Architecturally distinctive homes, barns or entire farmsteads can reflect a significant time period, be associated with a notable person, reflect ethnic building types and construction practices, or represent an example of a once important agricultural specialty.

Economic Development

Agriculture and natural resources should be considered when developing a plan for economic development. It is important to remember that farming is still an important segment of Waushara County's rural economy. There may be specific economic development strategies that could help improve the well-being of local farmers, as long as financial conditions remain difficult, farmers will continue to find alternative uses for their land. Natural resources can provide a positive economic benefit to the area through recreational uses and overall aesthetics. However, protection and impact to the area's natural resources should be considered whenever a new business or development is proposed.

Cultural and natural elements provide opportunities for enhanced quality of life for current residents and can be a valuable tool to bring new workers and employers to the area. Historic preservation can be used to enhance unique qualities that are found in the Town of Rose and Village of Wild Rose.

Housing

Agriculture and natural resources need to be considered when planning for the housing element. Most new residential construction is occurring on agricultural land or adjacent to significant natural resources such as a lake, stream, river, wetland, steep slope, or woods. Although these natural features provide aesthetically pleasing views for new homeowners, residential encroachment has detrimental impacts to the natural resource base. In many areas, housing development patterns have been rather haphazard. Scattered housing patterns have resulted in high costs to local communities in the form of lost farmland, increased demand for public services, and conflicts between homeowners, farmers, environmentalists, and recreationalists. Demand for home sites also drives land costs upward, reducing the ability of farmers to buy land to either begin farming or expand existing operations.

Existing older housing stock provides community character and reflects the historical development of the area. Older neighborhoods often offer the best opportunities for low income housing that can be rehabilitated using community improvement programs. Abandoned historic industrial buildings and old schools can be retrofitted and preserved to provide unique and attractive affordable housing for the community.

As the baby boom population ages there will be an increased need for alternative housing for those who can no longer afford to keep up with the maintenance of a home. At present three senior housing opportunities exist: Grace Apartments – independent living for seniors; Rosemoore Village – independent assisted living; and Elmar Apartments - a 12 unit subsidized housing lower income development that accepts seniors.

Transportation

Transportation planning should consider the transportation needs of the area. Transportation is critical to the agricultural community because it provides access to suppliers, processors, haulers, and other support industries. The transportation network also allows goods to be brought to local, regional, national, and international markets. An efficient transportation network can increase income levels for Wisconsin farmers. Additionally, when planning for transportation, it is important to consider how rural residential developments and expanding agricultural operations will affect the transportation infrastructure and safety of the local area. Development and subsequent transportation improvements may impact the area's natural resources, wetland areas, and farmland adjacent to existing highway corridors. To minimize this impact, the Town of Rose, Village of Wild Rose, and Waushara County should monitor these situations and consider development techniques that offer greater environmental protection.

When transportation corridors are expanded or proposed, care should be taken to minimize the effects on historical and cultural resources. Sensitivity must be shown for historic buildings and markers as well as archaeological sites and objects. The integrity and identity of a community is depended on the preservation of its historic character and distinctive natural features. For example, the identity and aesthetics of a historic neighborhood can easily be threatened by a street widening project that removes large trees and narrows street terraces.

Utilities and Community Facilities

Planned development leads to an efficient use of public infrastructure and reduces the amount of sprawl, which leads to the consumption of the rural landscape and other natural resources. Educating local officials and citizens about how local land use decisions impact the agricultural industry is important if the ability to grow and raise food is to be preserved. Diminishing farmland also affects a community's ability to land spread bio-solids, a byproduct of the wastewater treatment process. As large areas of farmland in close proximity to suburban areas decrease, communities must travel longer distances to dispose of this waste, thereby increasing the cost of sewage disposal.

Similar to farmland, our natural resources are limited and are being consumed at an alarming rate. Renewable energy, or green energy, an alternative energy source, is created from sustainable natural resources. Fossil fuel emissions lead to persistent health and environmental problems, regional haze, acidification of lakes, streams, and forests, mercury in fish and other wildlife, acidic damage and erosion to buildings and other materials, ozone damage to forests, and eutrophication of water bodies.

To maintain our quality of life, it is essential that not only is growth accommodated but that it be done while protecting our natural environment. The quality of the region's surface and

groundwater resources are linked to the proper siting, installation, and maintenance of individual on-site wastewater systems. Improper treatment and discharge of human waste and bacteria can contaminate public and private water supplies. The impact of increased development and associated impervious area can adversely affect groundwater quality and quantity.

Public building such as city or town halls, county courthouses, schools, water treatment plants, water towers, libraries, and fire stations are often architecturally significant landmarks in a community and are an important element of the community's character. Even when these buildings have outgrown their original use, they are often converted into a community center, senior center, housing or another productive use due to the community's attachment to them.

Land Use

Land use is an integral part of all the elements in the plan. Residents have clearly indicated through the community questionnaire that preservation of agricultural land and the area's natural resources is very important to them. People also expressed the need for planning to protect the rural atmosphere while allowing for controlled orderly development. Opportunities for historical preservation should also be considered in all future planning, zoning, and development decisions.

Intergovernmental Cooperation

Many agricultural and natural resource issues affect more than just the local area. Watersheds and other ecosystems, economic conditions, transportation patterns, and housing can impact regions as a whole. Activities in one area will affect areas downstream or downwind. Regional development patterns and neighboring municipal land use policies can affect the prices and availability of land and the economic performance of local farms in adjoining towns. Unless towns, cities, villages, and counties communicate and coordinate effectively, it may be difficult to control growth in agricultural areas, preserve farmland, and plan for agriculture. The Town of Rose entered into a joint fire protection district with several other surrounding towns. The fish hatchery trail development project stretches from its origins in the Village of Wild Rose to the Towns of Rose and Springwater. This is a good example of intergovernmental cooperation on a project that includes about 200 acres.

POLICIES AND PROGRAMS

State, Regional, County, and Local Policies

Wisconsin Administrative Code. Comm 83, revised during the 1990s to add provision for new wastewater treatment system technologies and land suitability criteria, came into effect on July 1, 2000. Unlike the code it replaced, the new rules prescribe end results – the purity of wastewater discharged from the system – instead of specific characteristics of the installation. This rule provides land owners with more on-site wastewater treatment options, while at the same time protecting natural resources and groundwater. Within Waushara County, holding tanks are banned for new construction and are not allowed for replacement systems unless the property cannot support any other on-site sewage disposal systems.

NR-103, Water Quality Standards for Wetlands, establishes water quality standards for wetlands.

NR-115, Wisconsin's Shoreland Management Program, requires counties to adopt zoning and subdivision regulations for the protection of all shorelands in unincorporated areas.

NR-116, Wisconsin's Floodplain Management Program, requires municipalities to adopt reasonable and effective floodplain zoning ordinances.

NR-117, Wisconsin's City and Village Shoreland-Wetland Protection Program, establishes minimum standards for city and village shoreland-wetland zoning ordinances.

NR-135 was established to ensure that nonmetallic mining sites are properly abandoned. This law promotes the removal or reuse of nonmetallic mining refuse, removal of roads no longer in use, grading of the nonmetallic mining site, replacement of topsoil, stabilization of soil conditions, establishment of vegetative groundcover, control of surface water flow and groundwater withdrawal, prevention of environmental pollution, development and reclamation of existing nonmetallic mining sites, and development and restoration of plant, fish and wildlife habitat if needed to comply with an approved reclamation plan.

Wisconsin State Statutes. The Town of Rose has adopted village powers under Wis. Stats. Ch 60, Sec 60.62. This allows the towns to adopt their own zoning regulations, provided they are at least as restrictive as the Waushara County's. However, since Waushara County has already adopted a County Zoning Ordinance, the town would need to obtain permission from the County prior to adopting town zoning.

Regional

East Central Wisconsin Regional Planning Commission. East Central is currently working on a regional comprehensive plan. As a part of this planning effort, East Central has proposed several core policies and/or goals for agricultural, natural, and cultural resources.

Agricultural Resources

- Encourage appropriate and practical conservation oriented land and wildlife management practices.
- Promote management of renewable resources in ways compatible with sustained yield.
- Support land use patterns which are consistent with soil suitability and other environmental considerations.
- Encourage development on lands not suitable for farming and community recreation.
- Maintain employment and increased income in the agricultural sector.
- Encourage contiguous planned development to eliminate the intermingling of farms and urban land uses.

- Preserve land suitable for the production of food and fiber to meet present and future needs.
- Promote adoption of exclusive agricultural zoning districts to ensure that valuable farming lands are not lost or disrupted by urban land uses.

Natural Resources

- Improve and protect surface and groundwater quality.
- Improve and/or maintain high air quality.
- Preserve and protect environmentally sensitive areas and promote the linking of these areas into environmental corridors.
- Manage wildlife and wildlife habitat in a manner that maintains ecological stability and diversity while considering the social and economic impacts.
- Protect nonmetallic mineral deposit sites.
- Ensure sufficient natural public open space is provided to meet the active and passive recreational needs of all residents while preserving and protecting the region's natural and cultural resources.
- Promote the consideration of design and aesthetics as a means of ensuring that communities and the region as a whole remain attractive as places to live, work, and play.

Cultural Resources

- Establish a regional cultural resource implementation committee to work on pursuing implementation of the regional cultural resources plan.
- Hold an annual Cultural Resources Summit where local organizations, preservation professionals, HP commissioners, and the general public could hear speakers, exchange ideas and interact with each other, raise and address current issues and needs, and encourage support for cultural resource appreciation, enhancement, and protection.
- Create a web-based clearinghouse to serve the region, offering a variety of resources to support preservation of our prehistoric and historic, archeological, and cultural heritage.
- Ensure that decision makers have understanding of, and an appreciation for, cultural resource protection.
- Make the public better aware of the tax benefits and protections which are available to local landmarks, state and national register site properties, as well as associated responsibilities.

- Work with the Wisconsin Historical Society to increase access to the WHS WHPD database and expand its usefulness to a broader user base.
- Develop an easy, reliable way to alert local government officials conducting permit reviews, and prospective buyers making land/home purchase decision, as to the location of culturally significant properties by including these cultural resource status designations in all title transfer records.
- Work with local and regional groups to update the State's list of archaeological and historical inventories.
- Revise the Wisconsin State Statutes (709.02) to expand and include "archaeological sites" as well as historic buildings and sites, in the items which realtors must make known to potential buyers.
- Prevent generational loss of cultural heritage by encouraging the use of more cultural resource programming in the history and social studies curriculum of K-12 and higher education institutions in the region.
- Establish a Cultural Resource Center for the ECWRPC region.
- Encourage greater interaction and sharing of ideas, resource materials, etc. between the private sector and the public sector, volunteers and professionals.

These policies and goals are consistent with the Town of Rose and the Village of Wild Rose visions for the future to preserve the natural resource base while allowing for environmentally sound development and provision of recreational needs.

County

Waushara County Zoning Ordinance. The Waushara County Zoning Ordinance regulates zoning in the Town of Rose. The following Chapters contain relevant information.

Chapter 22, Manure Waste Storage Ordinance regulates the location, design, construction, installation, alteration, closure, and use of manure storage facilities in order to prevent water pollution and the spread of disease. The county does not currently regulate large animal farming operations (CAFOs); however, regulation of these operations is being investigated and may be included under the Manure Waste Storage Ordinance.

Chapter 54, Utilities, of the Waushara County Code of Ordinance regulates private on-site wastewater treatment systems within the unsewered portions of the towns of Aurora and Bloomfield. This section regulates the proper siting, design, installation, inspection, and maintenance of private on-site wastewater systems (POWTS). The prerequisites necessary for the essential protection of the public health and the environment are the same everywhere. To a lesser extent, POWTS are also regulated by the Health and Sanitation Zoning Ordinance is contained within Chapter 22. This ordinance declares that improper disposal of sewage and effluents are a public health hazard.

Chapter 58, Zoning defines the different zoning categories and identifies what land uses are permitted in a given zone. Approximately 94 percent of the Town of Rose is zoned for General Agriculture (A-G), the town also has a limited amount of land assigned to other zoning districts, including Parks and Recreation and Single Family (R-20), which allow for on-site conventional septic systems. Exclusive agricultural zoning is not practiced within the county. The A-G zone is designed primarily for large-scale agricultural uses of land related to growing of crops and the raising of livestock. However, single family residential homes are permitted. According to the Waushara County Zoning Ordinance, all unincorporated areas within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages within 300 feet of the ordinary high water mark of a navigable river or stream fall under Shoreland Jurisdictional Area. Restrictions meant to protect these areas address lot size, setbacks, building, permitted uses, vegetative shore cover, grading and filling.

Waushara County Farmland Preservation Plan. Waushara County adopted a Farmland Preservation Plan on June 9, 1981. The goal of program is to preserve productive and potentially productive agricultural land, forest land, and environmentally sensitive areas while providing other areas for well planned growth in other appropriate areas of the county. Adoption of this plan allows farmers in preservation areas (existing farms with a minimum of 35 acres of productive cropland that are mapped as preservation areas) to sign a voluntary agreement under the State's Farmland Preservation Act for tax credits. Even though existing cropland is enrolled in this program, farmland in the County continues to be lost as more people seek homesites in rural areas.

Local

Village of Wild Rose

The Village of Wild Rose regulates zoning within the Village.

Floodplain Ordinance. The Village of Wild Rose Floodplain Zoning Ordinance Chapter 4 was adopted in 1989; a revised Chapter 4 dated April 2007 is currently in draft form and has not been formally adopted²⁷. The ordinance regulates development in flood hazard areas to protect life, health and property. It provides a uniform basis for the preparation, implementation and administration of sound floodplain regulations for all floodplains with the municipality to protect life, health and property; minimize expenditures of public monies for costly flood control projects; minimize rescue and relief efforts, generally undertaken at the expense of the tax paying public; minimize business interruptions which usually result in the loss of local incomes; minimize damages to public facilities on floodplains such as water mains, sewer lines, streets and bridges; minimize the occurrence of future flood blight areas on floodplains and prevent increases in regional flood heights that could increase flood damage and may result in conflicts or litigation between property owners.

²⁷ Village Clerk. Personal conversation 5 23 07.

FEDERAL AND STATE PROGRAMS

Federal

United States Department of Agriculture

Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP). These programs protect sensitive land by reducing erosion, increasing wildlife habitat, improving water quality, and increasing forestland. CREP, a partnership between federal and state agencies and county land conservation departments, allows a landowner to enroll agricultural lands into various land conservation management practices. To be eligible under this program, farmland needs to be highly prone to erosion and must have been planted for 4 to 6 years before the enactment of the 2002 law. Marginal pastureland is also eligible. Producers need to develop and follow a plan for the conversion of cropland to less intensive use and to assist with the cost, establishment, and maintenance of conservation practices.

Grassland Reserve Program (GRP). This program is used to protect private grasslands, shrublands, and pasturelands. Agricultural areas which were formerly one of these ecosystems are also eligible for enrollment. The program helps to restore native grasslands and forbs by banning any agricultural practice which requires breaking the ground. Landowners must place their land into an easement for a period of between 10 and 30 years. An accompanying restoration plan delineates how best to return the area to a natural state. Program participants must share in installation costs.

Wildlife Habitat Incentives Program (WHIP). This voluntary program is used to develop or improve wildlife habitat on privately owned land. All private land is eligible for this program unless the land is enrolled in CRP, WRP, or other similar programs. Producers must design and implement a wildlife habitat development plan and assist in the implementation costs.

Environmental Quality Incentives Program (EQIP). This voluntary conservation program promotes agricultural production and environmental quality and compatible goals. Financial assistance and technical help are offered to assist eligible participants in the installation and implementation of structural improvements and management practices which better protect agricultural land from environmental degradation. All private agricultural land is eligible for enrollment including cropland, grassland, pastureland, and non-industrial private forestland. Participants are required to develop and implement a EQIP plan that describes the conservation and environmental purposes to be achieved. Participants must share in the overall costs.

Forest Land Enhancement Program (FLEP). This program aids landowners in the application of sustainable forestry on private land. The program places a permanent easement on farmland. All non-industrial private forestlands are eligible for financial, technical, and educational assistance. Landowners must develop and implement a management plan to harvest timber while protecting the environmental quality of the forest.

UDSA Farmland Protect Policy Act (FPP). The purpose of this program is to maintain prime farmland in agricultural use through agricultural conservation easements. This program

provides funding for state, tribal, or local government to purchase development rights on prime agricultural land.

Wetland Reserve Program. This program which provides financial and technical assistance to private landowners to restore, protect, and enhance wetlands. The management goals include restoring both the functional values of the wetlands and providing optimal wildlife habitat. Most private wetlands that were converted to agricultural uses prior to 1985 are eligible. Participants must develop and follow a plan for the restoration and maintenance of the wetland and, if necessary, assist in the cost of restoration.

US Environmental Protection Agency

Clean Water Act (1977). The Clean Water Act established the basic structure for regulating discharges of pollutants into the waters of the United States.

National Pollution Discharge Elimination System (NPDES) Storm Water Program. The Clean Water Act established the National Pollutant Discharge Elimination System (NPDES) Storm Water Program. The comprehensive two–phased program addresses the non-agricultural sources of stormwater discharges and industrial/municipal effluents which adversely affect surface water quality. A NPDES permitting mechanism requires the implementation of controls designed to reduce the volume of stormwater runoff and the level of harmful pollutants in stormwater runoff.

State

Wisconsin Department of Agriculture, Trade and Consumer Protection

Wisconsin Farmland Preservation Program. The 1977 Wisconsin Farmland Preservation Program was developed to preserve farmland through local planning and zoning; promote soil and water conservation; and provide tax relief to participating landowners. Landowners qualify if their land is located in an exclusively agricultural zoning district or if they sign an agreement to use their land exclusively for agricultural purposes. Participating landowners must comply with soil and water conservation standards set by the state Land Conservation Board.

Wisconsin Department of Revenue

Farmland Tax Relief Credit Program. The Farmland Tax Relief Credit Program provides tax relief to all farmland owners with 35 or more acres. The credit is computed as a percentage of the first \$10,000 in property taxes up to a maximum credit of \$1,500. The DOR determines the actual percentage based on the estimated number of claims and amount appropriated for the credit.²⁸

Wisconsin Department of Natural Resources

Wisconsin Pollutant Discharge Elimination System Permits (WPDES). The Wisconsin Pollutant Discharge Elimination System Permits (WPDES) was instituted as a complement to the

²⁸ Wisconsin Department of Revenue. 2002. *Division of Research and Policy Farmland Preservation Credit Program and Farmland Tax Relief Credit Program.*

NPDES program. WPDES regulates municipal, industrial, and agricultural operations which discharge (or have the potential to discharge) into local surface waters. Depending on the site-specific land use, the program regulates three different uses. Wastewater discharge permits regulate effluents discharged by industries and municipalities into surface and groundwater. Construction sites greater than one acre and industrial sites (non-metallic mining) are regulated through stormwater runoff permits.²⁹ Concentrated Animal Feeding Operations (CAFOs) with 1,000 animal units or more are regulated as a result of potential contamination from animal waste.³⁰ If an individual operation is found to be a significant contributor of pollutants, it may be considered a medium-sized CAFO; permits can be issued for medium-sized CAFOs which exceed 300 animal units.

In order to be defined a CAFO, the agricultural operation must first be defined as a animal feeding operation (AFO). AFOs are facilities which animals are stored, stabled, or fed for at least 45 days within a 12 month period and which vegetation or post-harvest residues are not sustained in the normal growing season over any portion of the facility.³¹ Permits require CAFOs to provide runoff management plans for outdoor lots and feed storage areas; a manure storage facility plan/diagram, an annually updated comprehensive manure management plan; and routine monitoring and reporting of daily operations. Permits are issued for a maximum of five years. The permit system regulates land application, manure storage, and runoff management; it does not address noise, land values, traffic, odors, traffic, or other similar types of issues because there is no statutory authority to do so. These issues must be regulated by county and local ordinances.

Wisconsin Shoreland Management Program

Shoreland zoning can enhance the quality of surface water, protect wildlife habitat, and improve its aesthetic appearance. The Wisconsin Shoreland Management Program is a cooperative effort between state and local governments. Local governments are allowed to adopt shoreland and floodplain zoning to direct development in compliance with state minimum standards. Specific ordinances regulate zoning for wetlands (NR-103), shorelands (NR – 115), and floodplains (NR – 116). Cities and villages can adopt similar zoning ordinances under NR – 117.

Forest Crop Law and Managed Forest Law. In 1927, the Wisconsin Legislature enacted the Forest Crop Law (FCL), a voluntary forest practices program to encourage sound forestry on private lands. It has promoted and encouraged long-term investments as well as the proper management of woodlands. This law allowed landowners to pay taxes on timber only after harvesting, or when the contract is terminated. Since the program expired in 1986, participants are not allowed to re-enroll in the program. Since 1986, the Managed Forest Law has replaced the Forest Crop Law.

The Managed Forest Law (MFL), enacted in 1985, encourages the growth of future commercial crops through sound forestry practices. To be eligible, a landowner must own at least 10 contiguous acres of woodlands in a village or town. The landowner must implement a forestry management plan for future commercial harvests on the land. Contracts can be entered for a period of either 25 or 50 years. Portions of the land enrolled are open to public access for

²⁹ Wisconsin State Statutes NR 135 and NR 216.

³⁰ Wisconsin State Statutes NR 243.

³¹ U.S. Environmental Protection Agency and U.S. Department of Agriculture. 1999. *Unified National Strategy for Animal Feeding Operations*.

hunting, fishing, cross-country skiing, sight-seeing, and hiking. The program recognizes individual property owners' objectives while providing for society's need for compatible recreational activities, forest aesthetics, wildlife habitat, erosion control, and protection of endangered resources.

Wisconsin Forest Landowner Grant Program. The Wisconsin Forest Landowner Grant Program assists private landowners in protecting and enhancing their woodlands. Only private non-industrial forest owners of at least 10 acres but no more than 500 acres who have an approved or pending forest stewardship management plan are eligible for assistance. Qualified projects include reforestation; soil and water protection; wetland and riparian protection, restoration, and creation; fish and wildlife habitat enhancement; recreational, historic, and aesthetic forest enhancement; and endangered or threatened resources protection.

The Town of Rose owns over 405 acres in the northwest area of the Town, and over half of this land is in the school forest program. The school district has an additional 135 acres in the school forest program which are used for hiking, hunting and educational purposes. The Town's acreage in this program is a perpetual source of revenue for the town, as well as a recreational benefit for the community.

Forest Land Enhancement Program (FLEP). The purpose of this program is to assist private landowners in protecting and enhancing their forested lands and water by providing cost-share reimbursement for sustainable forestry practices.

Partners for Fish and Wildlife. Partners for Fish and Wildlife is a program which provides financial and technical assistance to private landowners to restore, protect, and enhance wildlife habitats on their land. This is a voluntary incentive based program. State resource agencies and individual landowners work closely with the Service to help establish priorities and identify focus areas. The restoration of degraded wetlands, native grasslands, streams, riparian areas, and other habitats to conditions as close to natural is emphasized. The program's philosophy is to work proactively with private landowners for the mutual benefit of declining Federal trust species and the interests of the landowners involved. A 50 percent cost sharing is required from individual landowners. Landowners must sign an agreement to retain the restoration for a minimum of 10 years. During this time period, no other private property rights are lost.

Wisconsin Historical Society

The Wisconsin Historical Society (WHS) Division of Historic Preservation (DHP) provides funds for conducting surveys to identify and evaluate historical, architectural, and archaeological resources, nominating properties and districts to the National Register, and carrying out a program of comprehensive historic preservation planning and education. These are available to local units of government and non-profit organizations. Although funding is limited, the DHP identified target communities during each funding cycle. In recent years the DHP has favored underrepresented communities: unincorporated communities or villages or fourth-tier cities with a population less than 5,000. A set of funds is also designated for use by Certified Local Government (CLG) status communities. In addition, many private funding sources specifically target smaller communities in the more rural parts of the state. Other specific programs are listed below.

Federal Historic Preservation Credit. This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a direct reduction in the federal income taxes. To qualify, buildings must be income producing historic buildings, must be listed on the National Register of Historic Places, or contribute to the character of a National Register Historic District.

Wisconsin Supplemental Historic Preservation Credit. This program returns an additional 5 percent of the cost of rehabilitation to owners as a discount on their Wisconsin state income taxes. Owners that qualify for the Federal Historic Preservation Credit automatically qualify for the Wisconsin supplement if they get National Park Service approval before they begin any work.

25-Percent State Income Tax Credits. This program can be used for the repair and rehabilitation of historic homes in Wisconsin. To qualify, buildings must be either listed on the state or national register; contribute to a state or national register historic district; or be eligible for individual listing in the state register.

AGRICULTURAL RESOURCES – Village of Wild Rose

Goal AG 1. To support and protect viable agricultural operations from which Village residents benefit by adopting policies which: minimize land use conflicts between village residents and adjoining agricultural operations, preserve the quality of the environment, and provide existing farmers with economic opportunities that protect productive soils.

Objective:

- **AG 1.1. Minimize conflicts between ongoing agricultural operations and village residents where the village limits abut farming operations.**

Strategies:

- (1) **Encourage best farming practices to maximize land stewardship through education and incentives. Best management practices not only are good for the long term productivity of the farm but the also contribute to a high quality environment.** These best management practices also serve a broader common good by protecting the watershed and the groundwater that village residents rely on for their drinking water.
- (2) **Support local farm product processing and marketing initiatives. Local farmers markets, such as that currently existing in Wild Rose, can provide an outlet for locally produced products.** Encourage local restaurants, grocery stores and nursing homes to buy produce from local farmers when in season.

NATURAL RESOURCES - Village of Wild of Rose

NATURAL RESOURCES GOAL: To implement policies, actions and strategies that will protect and enhance the natural resources of the Village, including groundwater and surface waters, natural features, and the visual qualities of the scenic landscape.

Goal NR 1. To protect the Village's Groundwater Resource.

Objective:

- **NR 1.1. Preserve the quality and quantity of our groundwater supplies.**

Strategies:

- (1) **Recommend that village continue to work to meet the state water quality standards by developing a reliable public water system for the Village of Wild Rose to ensure that adequate amounts of safe drinking water are available to all Village residents.**
- (2) **Protect the best future municipal wellhead locations from land uses that could potentially contaminate the groundwater.**

Goal NR 2. To Preserve and Protect the Quality of this Village's Surface Water Resources.

Objective:

- **NR 2.1. Maintain the water quality of our ponds and streams.**

Strategies:

- (1) **Encourage minimizing non-point nutrient runoff into ponds and streams.**
- (2) **Control storm water runoff from construction activities and impervious surfaces.**
- (3) **Encourage a reasonable buffer of filtering vegetation along shorelines and wetlands.**
- (4) **Minimize nutrient contributions from storm water run-off.**

Goal NR 3. Protect key natural features and resources.

Objectives:

- **NR 3.1. Work toward the eradication of invasive species in area lakes, ponds, streams, wetlands, grasslands, and forests.**

Strategies:

- (1) **Increase public awareness of its role/responsibility in introducing and containing invasive species.**
 - **Use media and educational materials to inform the public of issues and preventative measures.**

- (2) **Encourage property owners and other groups to address their local invasive species problems in a cooperative manner.**
 - Provide technical assistance and funding incentives for undertaking control and preventative measures.
 - Coordinate annual work days involving conservation groups, youth organizations, service clubs, etc.
 - (3) **Schedule a time specific and coordinated approach to deal with specific problem invasive species on a countywide basis.** (treat all infected water bodies at once to avoid recontamination, and to be more cost effective)
 - Seek local input to conduct an inventory and establish priorities for addressing concerns at the countywide level all at the same time.
- **NR 3.2. Protect all designated class I and class II trout streams from degradation.**

Strategies:

- (1) **Encourage additional DNR purchase of stream bank easements.**
 - Advocate that DNR be provided with adequate funding for these purchases.
 - (2) **Encourage landowners to maintain shoreline buffers in natural vegetation.**
 - Use educational materials to promote this practice.
 - (3) **Support existing county setbacks and other protective site criteria for development adjacent to these streams.**
 - Amend the building permit application to include specific criteria related to development adjacent to trout streams.
- **NR 3.3. Maintain wetland areas in native vegetation.**

Strategies:

- (1) **Encourage keeping wetland areas in natural vegetation adjacent to all designated wetlands.**
 - Evaluate the adequacy of present setback requirements in existing codes.
 - Strictly enforce rules to prevent the removal of native vegetation adjacent to wetlands and water bodies.
- (2) **Encourage control of the spread of invasive species such as purple loosestrife.**
 - Advocate that the DNR be provided with adequate funding and manpower to be effective.

Goal NR 4. Preserve the intrinsic visual qualities of our Village landscape that define its' quaint community character.

Objectives:

- **NR 4.1. Protect the visual integrity of important scenic features and/or vistas.**

Strategies:

- (1) **Protect and promote outstanding natural and cultural heritage features identified by committee consensus (such as the mill pond).**
 - Form a committee to develop a consensus on identification of key natural and cultural heritage areas/features.
 - (2) **Restrict development of these natural and cultural heritage areas.**
 - Use zoning and other available tools to direct development to the most desirable locations.
 - Encourage compact residential development that will minimize the cost of providing public services as the community grows.
 - Encourage innovative development techniques such as conservation subdivisions for growth of the surrounding lands.
 - (3) **Preserve these areas through outright purchase as open space.**
 - Target these natural and cultural heritage sites for acquisition as public open space, such as park facilities associated with the mill building and the development of a hiking trail up to the fish hatchery facility.
- **NR 4.2. Minimize the adverse visual impact of national franchise development on the village's own unique character.**

Strategy:

- (1) **Influence the types, locations and appearance of residential, commercial and industrial development.**
 - Regulate development densities in the urban area of Wild Rose.
 - Encourage innovative development techniques which preserve natural features such as conservation subdivisions on the edge of the village.
- **NR 4.3. Support County regulation of the placement of cell towers and wind generators.**

Strategy:

- (1) **Establish criteria and address these special uses where appropriate in the zoning ordinance.**
- **NR 4.4. Place a ban on construction of all new billboards within the Village limits.**

- **NR 4.5. Enforce existing nuisance/litter ordinances and building codes.**

Strategies:

- (1) Strengthen the commitment to enforcement.
- (2) Seek a private partner in the salvage business (to remove abandoned appliances or unlicensed autos).
- (3) Commit to stronger enforcement of litter ordinances.
- (4) Step up educational efforts.
- (5) Promote expansion of the "Adopt-a-Highway" program.

- **NR 4.6. Preserve the night sky by strongly encouraging the use of full cutoff fixtures that direct the light downward.**

Strategy:

- (1) Work with the county to enact a light ordinance addressing shielding, light directing, and similar measures to address these concerns.

CULTURAL RESOURCES – Village of Wild Rose

Goal CR 1. Preserve the community’s important cultural resources.

Objectives:

- **CR 1.1. Encourage unpaid volunteers that have an interest in preserving the Village’s unique heritage to compile an inventory of the Village’s significant cultural resources.**

Strategies

- (1) **The Village Board should invite interested local residents to seek an appointment to a committee which would develop a comprehensive list of significant cultural resources, historic buildings and sites.**
 - (2) **Encourage private business use of historic of visually significant buildings, thereby making them self-sustaining and economically viable.**
- **CR 1.2. Develop and utilize existing local expertise on historic preservation issues.**

Strategies:

- (1) **Encourage the Village of Wild Rose residents to work on creating a showcase for local history in the Waushara County Historical Museum facility.**
 - (2) **Obtain input from local residents who have historical knowledge when considering decisions that could adversely affect a historical or cultural resource.**
 - (3) **Promote the heritage of Wild Rose as an attraction to both local residents and to help support the local tourism economy.**
- **CR 1.3. Consistent with preserving local decision making under the smart growth law, consider opportunities for historic preservation in all future planning, zoning and development decisions.**

Strategies:


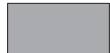

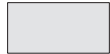




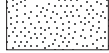
- (1) **The Village of Wild Rose should include cultural resources and historic preservation considerations in any local land use plans it may undertake in the future.**
 - (2) **The Village of Wild Rose should consistently seek the input of a local historic preservation group, and other informed individuals, when making decisions that involve existing sites and structures.**
- **CR 1.4. Educate local officials and the public at large on the importance of historic preservation.**

Strategies:

- (1) **Work with the owners of historic properties to seek available grants and other favorable funding sources.**

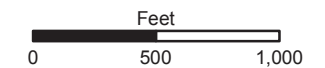
- (2) **Make access to educational materials related to the tax credit benefits available to Wild Rose properties enrolled on the State and National Register, readily available.**

EXHIBIT 7-1 VILLAGE OF WILD ROSE IMPORTANT FARMLAND CLASSES

-  Prime Farmland - Those soils that produce the highest yields of food, fiber, feed, forage and oilseed crops when managed according to acceptable farming methods.
-  Unique Farmland - Land other than prime that is used to produce specialty crops such as apple orchards, lettuce, carrots, celery, cauliflower, etc. that require a high management and investment level.
-  Unique Farmland Where Drained and Protected From Frequent Flooding
-  Statewide Important Farmland - Land in addition to prime and unique that is important to the State of Wisconsin for crop production.
-  Statewide Important Farmland Where Drained
-  Local Important Farmlands - Land in addition to prime, unique and statewide that is important to Waushara County for crop production.
-  Local Important Farmlands When Drained
-  Other Lands - Land that has little value for producing crops.
-  Water

Source: USDA-NRCS, 1982. Waushara County, 2003.
Digital Base Data provided by Waushara County, 2005.

Farmland Classes Developed by Waushara County LCD.



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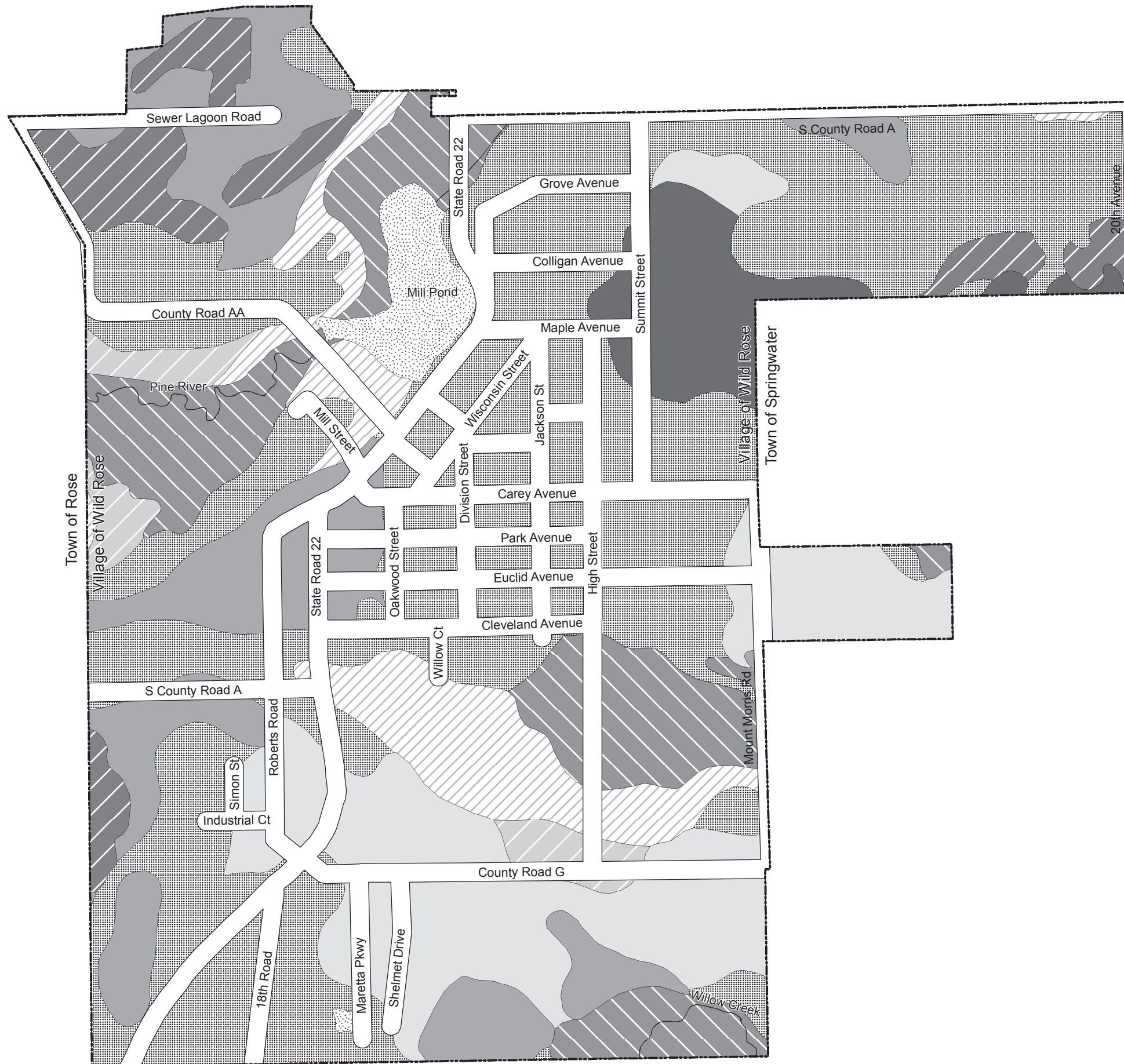






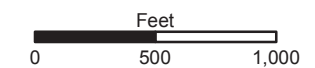
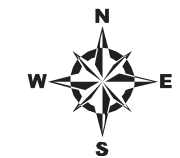


EXHIBIT 7-2 VILLAGE OF WILD ROSE SOIL LIMITATIONS FOR ON-SITE WASTE DISPOSAL

-  Soils Suitable For Conventional Septic Systems
-  Soils Suitable For At-Grade, In-Ground Pressure or Mound Systems
-  Soils Suitable For Holding Tanks
-  Soils Unsuitable For Private Sewage Systems
-  No Rating
-  Water

Source: USDA-NRCS, 1982. Waushara County, 2003.
Digital Base Data provided by Waushara County, 2005.



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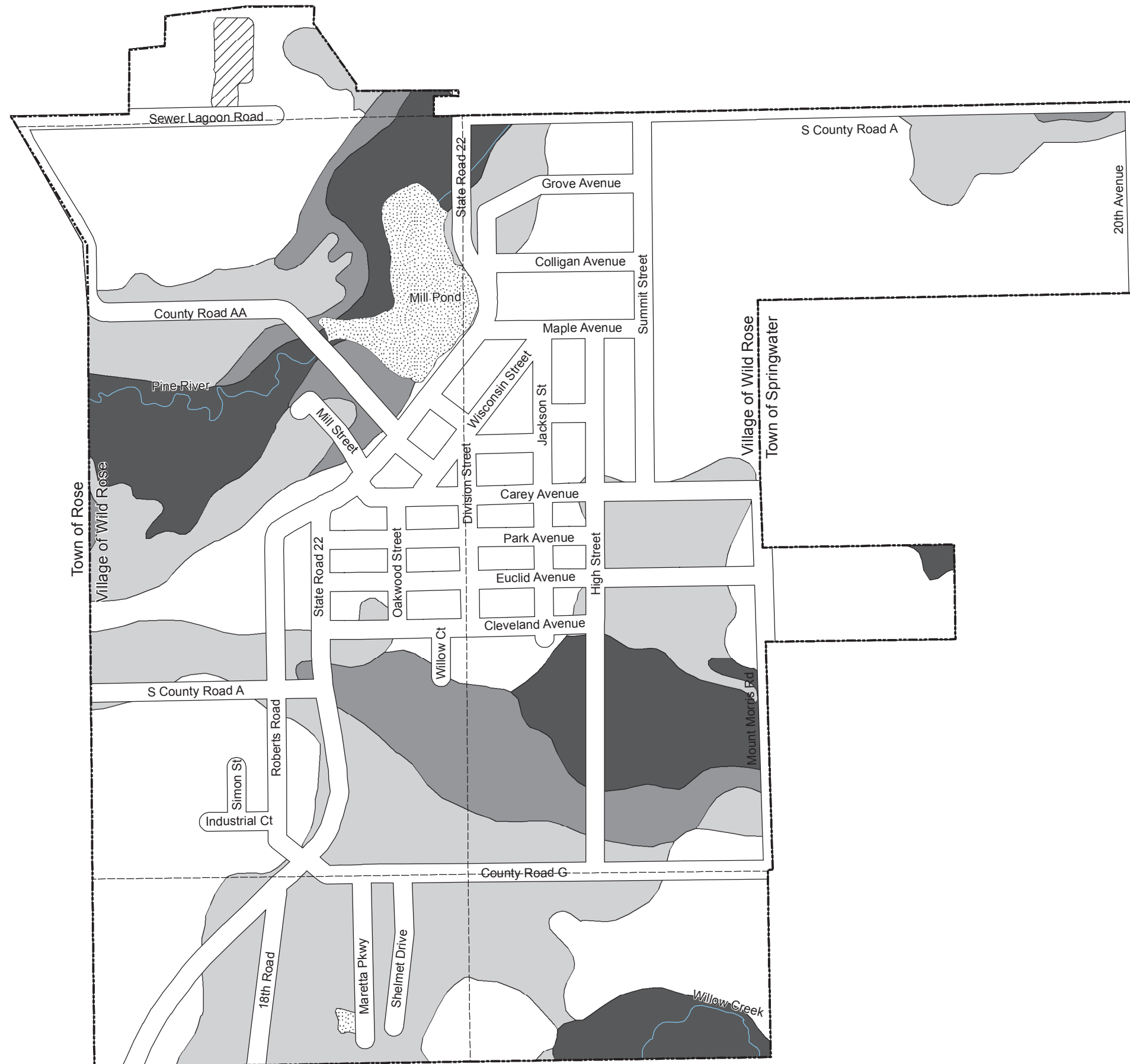
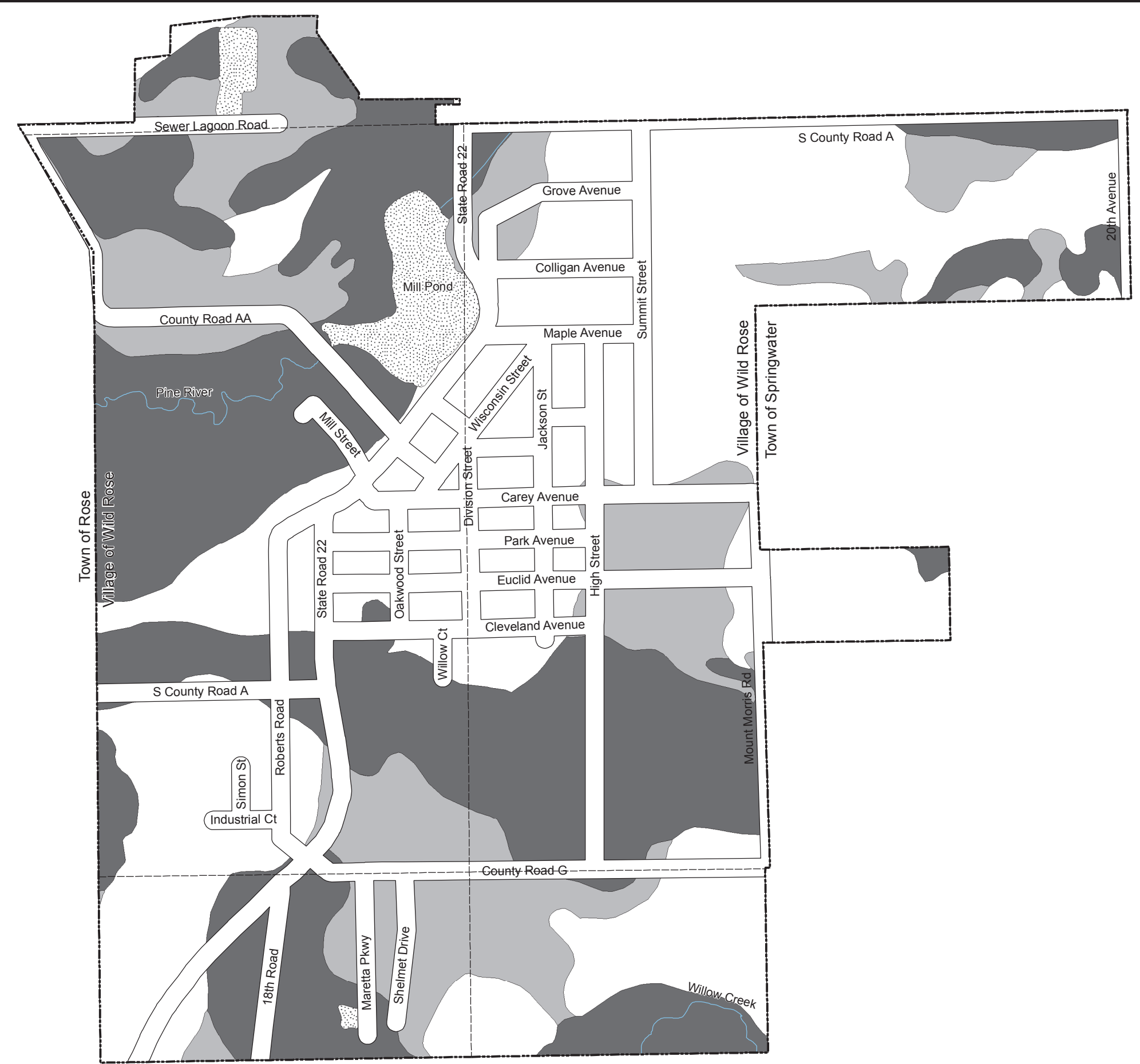
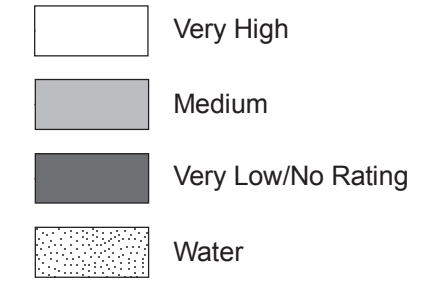
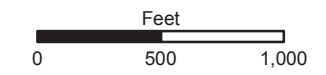
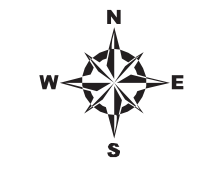


EXHIBIT 7-3 VILLAGE OF WILD ROSE SOIL POTENTIAL FOR BUILDING SITE DEVELOPMENT



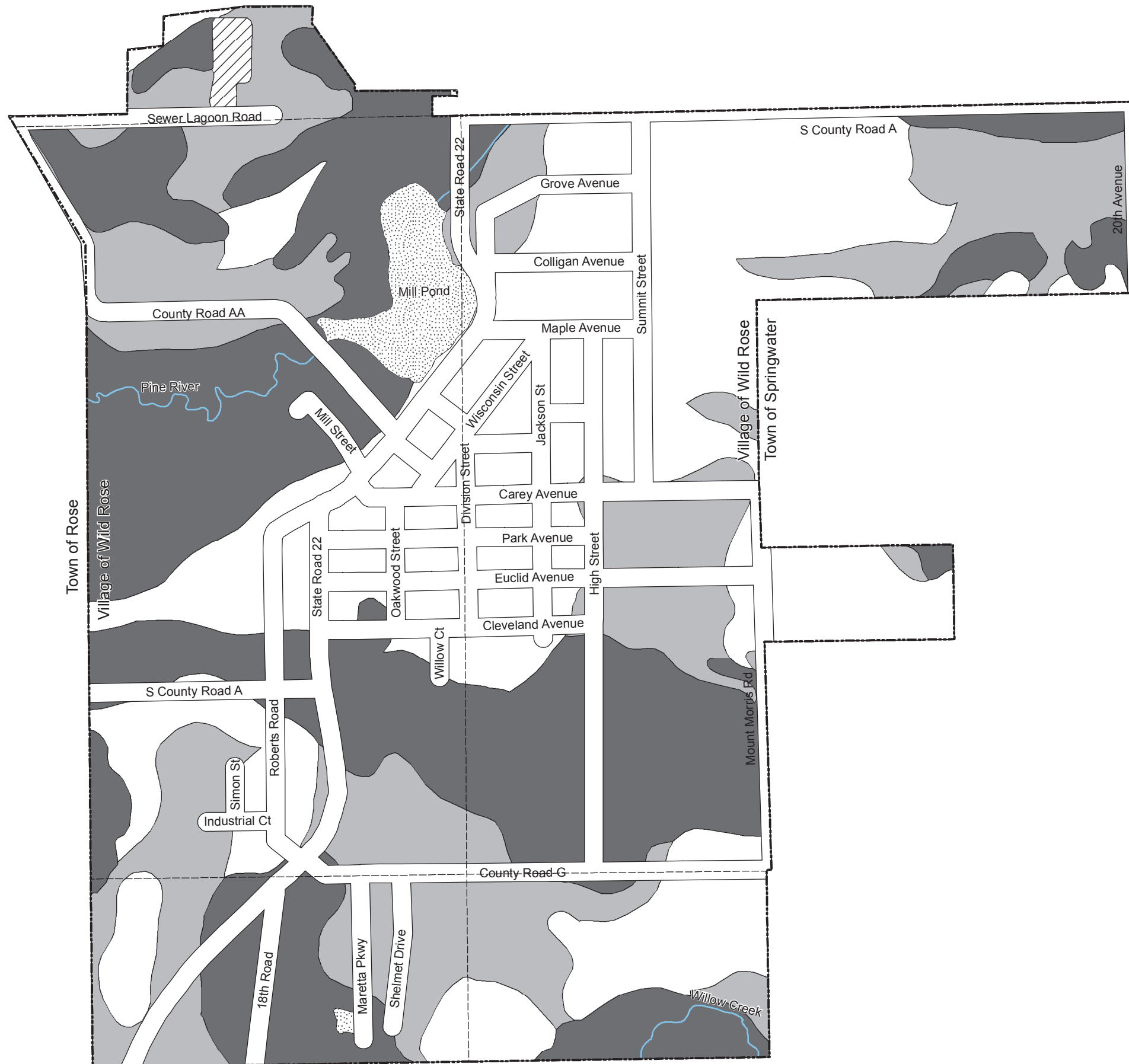
Source: USDA-NRCS, 1982. Waushara County, 2003.
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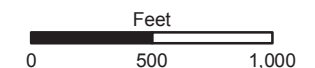
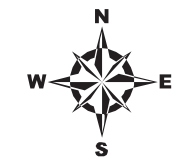
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EXHIBIT 7-4 VILLAGE OF WILD ROSE SOIL LIMITATIONS FOR SEPTAGE SPREADING



-  None to Slight - Soils relatively free of limitations that affect the intended use or the limitations are easy to overcome.
-  Moderate - Soils with moderate limitations resulting from the effects of slope, wetness, soil texture, soil depth, groundwater, etc. Normally the limitations can be overcome with correct planning, careful design, and good management.
-  Severe - Soils with severe limitations resulting from the effects of slope, wetness, soil texture, highwater table, etc. Soils rated as having a severe limitation are severe enough to make the use of the soil doubtful for the proposed use. Careful planning and above-average design and management are required. This often includes major soil reclamation work.
-  No Rating
-  Water

Source: WisDOT, Rural Functional Class System, 1997;
WisDOT Wisconsin Highway Traffic Volume Data, 2000 & 2003.
Digital Base Data Provided by Waushara County, 2005.

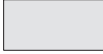






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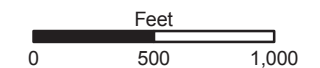
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EXHIBIT 7-5 VILLAGE OF WILD ROSE STEEP SLOPE



-  0 - 5.9% Slope
-  6 - 12% Slope
-  Over 12% Slope
-  No Rating
-  Water

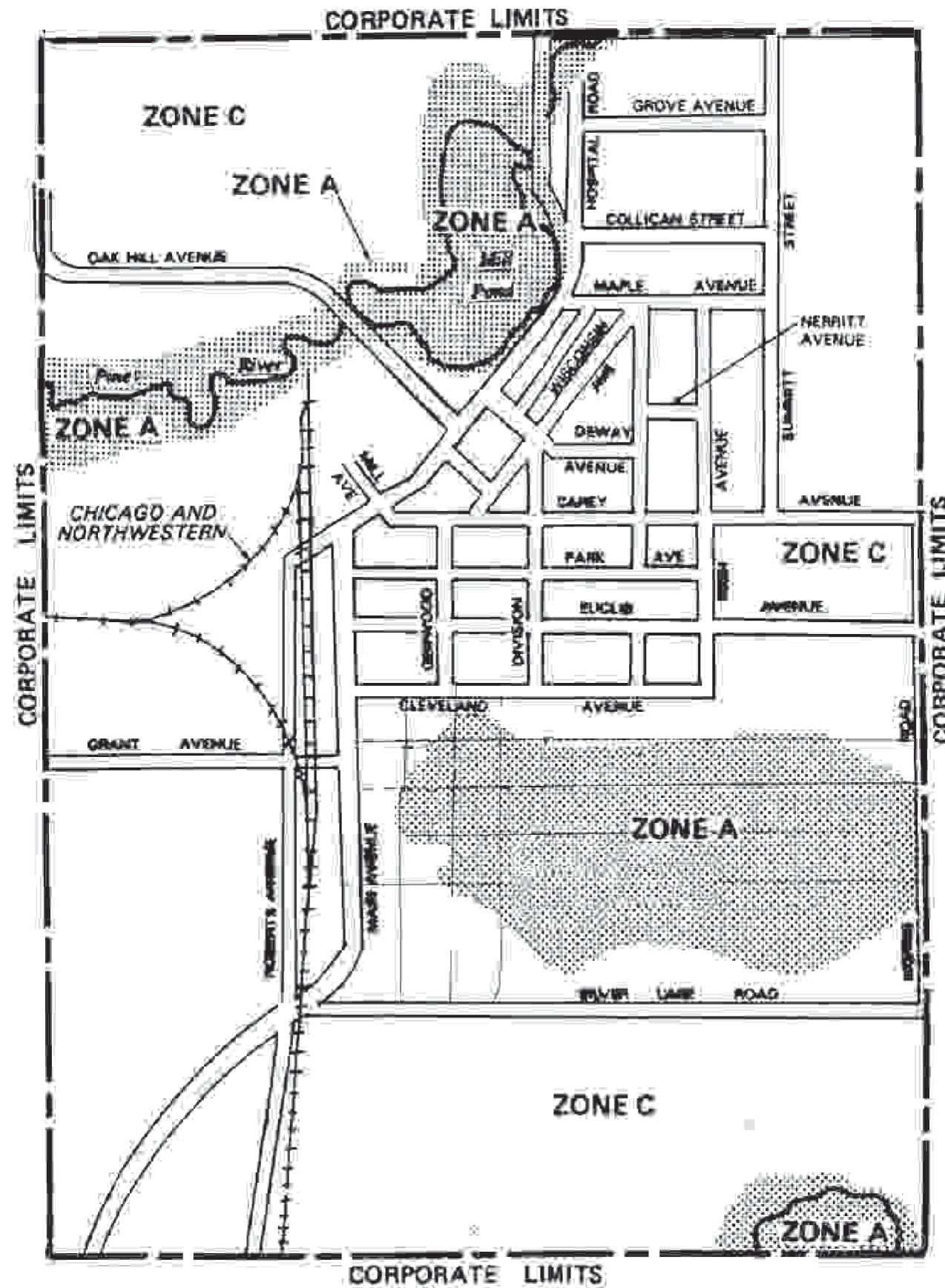
Source: USDA-NRCS, 1982. Waushara County, 2003.
Digital Base Data provided by Waushara County, 2005.



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EXHIBIT 7-6 VILLAGE OF WILD ROSE FLOODPLAINS




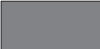

Source: FEMA Scanned Flood Insurance Rate Map
Community Number 550507B
Dated September 30, 1988



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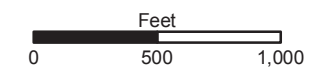
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EXHIBIT 7-7 VILLAGE OF WILD ROSE WDNR WETLANDS

-  Wetlands Less Than 5 Acres
-  Wetlands Greater Than 5 Acres
-  Water

This map indicates wetlands that have been designated on the Wisconsin Department of Natural Resources' Wisconsin Wetland Inventory Maps. Wetland areas five acres or greater are regulated under the Waushara County Shoreland/Wetland Zoning Ordinance. This map does not reflect all areas that may be considered wetlands by the U.S. Department of Agriculture, or all wetlands that may be under the jurisdiction of the U.S. Army Corp of Engineers.

Source: WDNR, Digital Wisconsin Wetland Inventory, Waushara County. Digital Base Data provided by Waushara County, 2005.



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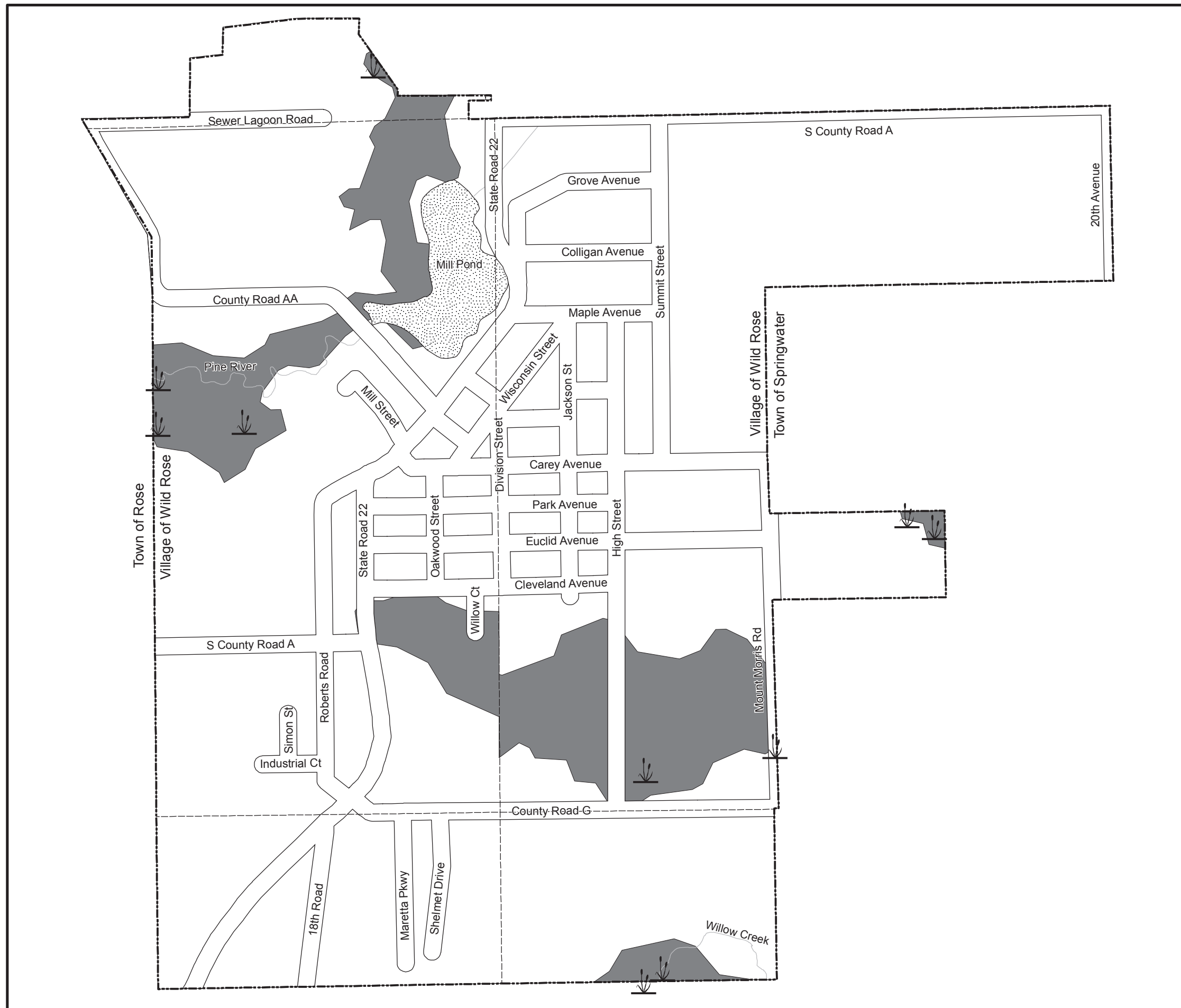
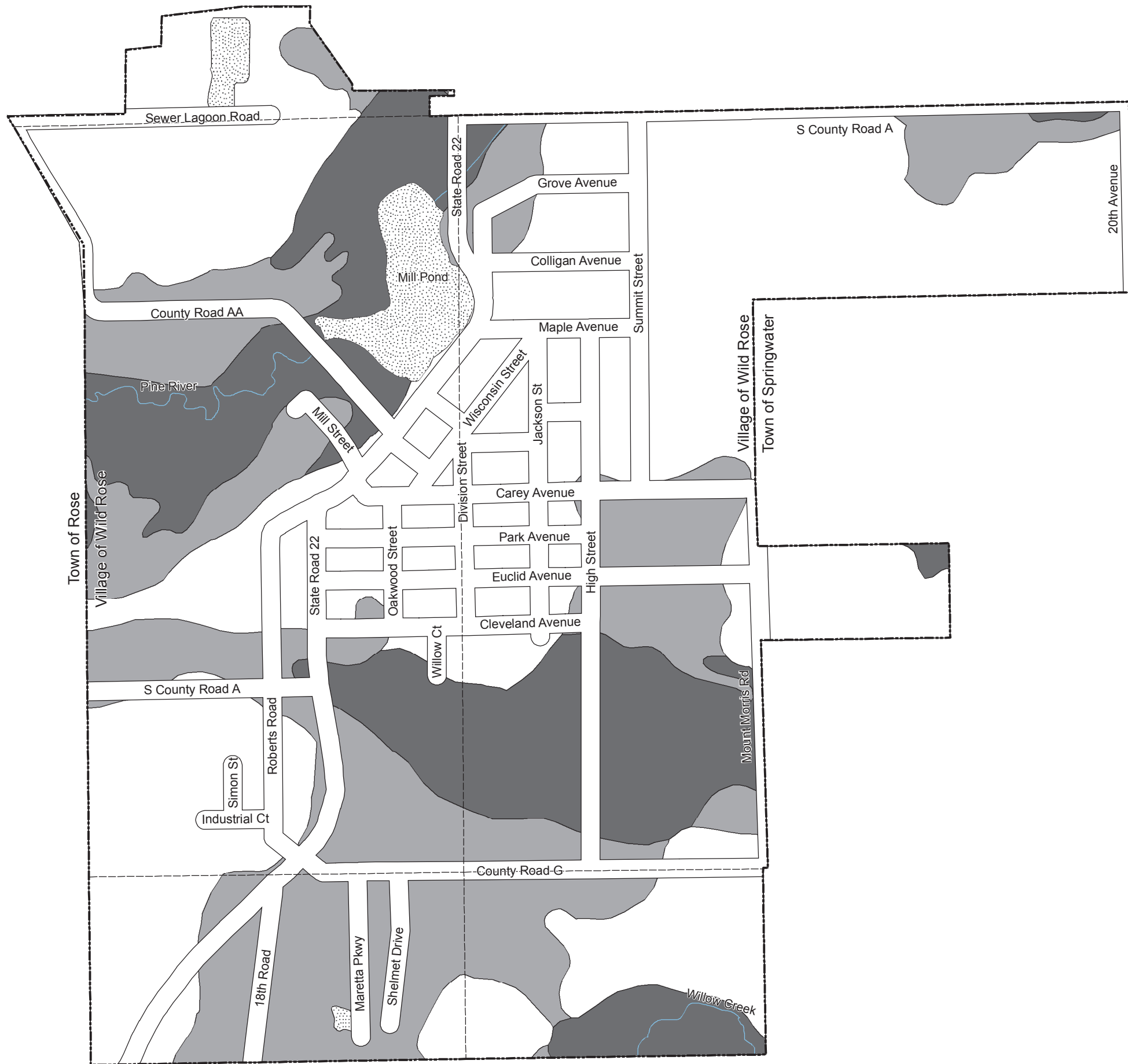
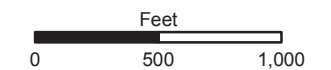


EXHIBIT 7-8 VILLAGE OF WILD ROSE DEPTH TO GROUNDWATER



- Depth To Groundwater Less Than 2 Feet
- Depth To Groundwater 2 To 6 Feet
- Depth To Groundwater Greater Than 6 Feet
- No Rating
- Water

Source: USDA-NRCS, 1982. Waushara County, 2003.
Digital Base Data provided by Waushara County, 2005.



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CHAPTER 8: LAND USE

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LAND USE

INTRODUCTION

Land use directly influences all the various elements presented in the previous chapters. Many aspects of daily life within the planning area are impacted by elements of the previous chapters. The choices for housing type, location, transportation alternatives, decisions on employment locations, recreational opportunities, and the quality of the man-made and natural environments are all intricately woven together into land use. Land use policy decisions can have far-reaching repercussions for factors including housing growth and the protection of natural resources. For example, rural areas in Waushara County are under pressure from scattered rural residential and vacation home development. In some cases overdevelopment of attractive natural resources has placed greater stress on the lakes, streams, woodlands and other environmentally sensitive areas.

Land Use Vision for 2030

New growth in the Village of Wild Rose has been accommodated in a manner which strengthens the downtown commercial business district; has allowed the industrial park base of the village to expand at the southern edge of the Village along STH 22; and has promoted new residential growth in areas which have not adversely compromised the beautiful woodlands, wetlands and the Mill Pond that give the Village its' attractive small community character. The Village's plan to combine an industry and service sector job based economy with a tourism based development strategy has resulted in a healthy economy and preserved the community's unique visual character. Sensitive placement of new development and policies adopted by the Village Board have protected the town's most sensitive natural resources, and stressed to new land owners the value of preserving the community's natural resources. This vigilance by town officials has protected the integrity of the historic character of the downtown business district and the beauty of the Mill pond landscape vistas. The village and the town have succeeded in working together to connect the enhanced recreational assets of the Mill Pond with the renovated Wild Rose Fish Hatchery, with a walking/hiking trail that is the pride of the two communities. Due to the careful implementation of the comprehensive plan, land use conflicts between commercial, industrial and new residential developments have been greatly minimized.

The Village of Wild Rose has a good working relationship with the Town of Rose recognizing that the village's investment in public sewer and water protects everyone's groundwater resources, and offers employment opportunities and retail services for both village and town residents. The village and the town have worked together to facilitate annexations by the village because both communities have a common interest in the employment and growth that results from the provision of needed public services to the industrial park. This mutually beneficial partnership extends to sharing a fire district, a school district and a community medical facility. The majority of new residential subdivisions and commercial and industrial development has been successfully redirected to the Village of Wild Rose which can serve these higher density uses more cost effectively with public services. Keeping major truck traffic generators along state highway 22 has insured businesses and industries have had good access, and helped to keep unnecessary traffic off of the Town's local road network insuring a longer lifespan for this costly infrastructure.

This chapter describes existing land use patterns and current zoning ordinances. Development trends over the past 20 years were analyzed, and future land use needs were extrapolated. Finally, the chapter discusses the land use policy context and the need for additional intergovernmental cooperation. Several potential land use conflicts are identified, and issues that must be addressed are discussed.

INVENTORY AND ANALYSIS

Existing Land Use

A detailed field inventory of land uses was conducted in the Village of Wild Rose and the Town of Rose in 2000. Subsequent updates to the original inventory were completed during the comprehensive planning process. Land use information was compiled into the general land use categories and is presented in Table 8-1 and Exhibit 8-1. As a result of this inventory, a number of conclusions and issues have been identified, and recommendations have been made to guide future land use planning efforts in the planning areas.

Land Use Categories

Agricultural. Agricultural land is broadly classified as land that is used for crop production. Agricultural uses include farming, dairying, pastures, apiculture (bees), aquaculture (fish, mussels), cropland, horticulture, floriculture, viticulture (grapes), and animal and poultry husbandry. Agricultural land is divided into two sub-categories: irrigated and non-irrigated cropland. Irrigated cropland is watered by artificial means, while non-irrigated cropland is watered by natural means (precipitation). The Town of Rose has both a school forest and a managed town forest which actually generates a revenue stream for the benefit of town residents.

Residential. Residential land is classified as land that is used primarily for human inhabitation. Residential land uses are divided into single and two-family residential, farmstead, multi-family and mobile home parks. Single and two-family residential includes single family dwellings, duplexes, and garages for residential use. Within platted subdivisions, residential land use encompasses the entire lot. In rural areas where lots are typically larger, single family includes the primary residence, outbuildings, and the mowed area surrounding the structures. Single family also includes isolated garages and similar structures on otherwise undeveloped rural lots. Farmsteads include the farm residence, the mowed area between the buildings and the associated outbuildings (barn, sheds, manure storage, abandoned buildings). Multi-family includes apartments of three or more units; condos; room and boarding houses; residence halls; group quarters; retirement homes; nursing care facilities; religious quarters; and the associated parking and yard areas. Mobile home parks are classified as land that is part of a mobile home park. Single standing mobile homes are classified under residential.

Commercial. Commercial land uses represent the sale of goods and services and other general business practices. Commercial uses include retail and wholesale trade (car and boat dealers; furniture, electronics and appliance stores; building equipment and garden equipment; grocery and liquor stores; health and personal care stores; gasoline stations; clothing and accessories, sporting goods, hobby, book and music stores; general merchandise; miscellaneous store retailers; couriers; and massagers), services (publishing; motion picture

and sound recording; telecommunications; information systems; banks and financial institutions; real estate offices; insurance agencies and carriers; waste management; accommodations; restaurants and drinking places; repair and maintenance; personal and laundry; social assistance, etc.) and other uses (warehousing and automobile salvage and junk yards).

Industrial. Industrial land uses represent a broad category of activities which involve the production of goods. Mining and quarry sites are separated from other industrial uses. Industrial uses include construction; manufacturing (includes warehousing with factory or mill operation); mining operations and quarries; and other industrial facilities (truck facilities).

Transportation. Transportation includes land uses that directly focus on moving people, goods, and services from one location to another. Transportation uses include highway and street rights of way; support activities for transportation (waysides, freight weigh stations, bus stations, taxi, limo services, park and ride lots); rail related facilities; and other related categories. Airports are included under transportation and consist of paved areas that are dedicated specifically to air traffic.

Utilities/Communications. Utilities and communications are classified as any land use which aids in the generation, distribution, and storage of electric power (substations and transformers); natural gas (substations, distribution brokers); and telecommunications (radio, telephone, television stations and cell towers). It also includes facilities associated with water distribution (water towers and tanks); water treatment plants; wastewater processing (plants and lift stations); landfills (active and abandoned); and recycling facilities.

Institutional Facilities. Institutional uses are defined as land for public and private facilities dedicated to public services. Institutional land uses include educational facilities (schools, colleges, universities, professional schools); hospitals; assemblies (churches, religious organizations); cemeteries and related facilities; all governmental facilities used for administration (city, village, town halls, community centers, post office, municipal garages, social security and employment offices, etc.); and safety services (police departments, jails, fire stations, armories, military facilities, etc.). Public utilities and areas of outdoor recreation are not considered institutional facilities.

Recreational Facilities. Recreational facilities are defined as land uses which provide leisure activity opportunities for citizens. This category encompasses both active and passive activities. Recreational activities include designated hunting and fishing areas; nature areas; general recreational parks; sports facilities (playgrounds, ball diamonds, soccer fields, tennis courts, etc.); city, county and state parks; fairgrounds; marinas; boat landings; spectator sport venues; hiking trails; mini-golf; bowling; bicycling; skiing; golf courses; country clubs; performing arts centers; museums; historical sites; zoos; amusement parks; gambling venues; and other related activities.

Water Features. Water features include all surface water including lakes, streams, rivers, ponds, and other similar features. Intermittent waterways are also incorporated into this category.

Woodlands. Woodlands are forested areas which are characterized by a predominance of tree cover. Woodlands are divided into two subcategories: general woodlands and planted

woodlands. General woodlands are naturally occurring; this category includes forests, woods, and distinguishable hedgerows. Planted woodlands include forestry and timber track operations where trees are typically planted in rows; this category includes tree plantations, orchards and land dedicated to Christmas tree production (nurseries are not included).

Open Other Land. This category includes land which is currently vacant and not developed in a manner similar to the other land use categories described within this section. Open land includes areas that are wet, rocky, or outcrop; open lots in a subdivision; or rural parcels and side or back lots on a residential property that are not developed.

Current Land Use Inventories

Developed land has been altered from its natural state to accommodate human activities. Although agricultural areas are considered undeveloped by land classification systems, these uses have different impacts on land use decisions than urbanized uses; thus, agricultural uses have been separated to obtain an accurate total of all related activities. Less than six percent (5.2%) of land is developed in the Town of Rose, while about 40 percent (39.1%) of the land is developed within the Village of Wild Rose (Tables 8-1 and 8-2). The primary developed land uses in both municipalities are residential and transportation. Woodlands and open other land are the two most common land uses in both communities.

A detailed analysis of existing land use for each community is found below. Residential land uses have been divided according to their specific category: single family residential, farmsteads, multi-family units, and mobile home parks. Single family residential land use includes single family dwellings and duplexes.

Village of Wild Rose

The Village of Wild Rose encompasses approximately 944 acres (Table 8-1 and Figure 8-1). Approximately 39 percent (39.1%) of the total area is developed. The primary developed uses include residential (single family, farmstead, multi-family and mobile home parks, 30.9%), recreational facilities (9.5%), commercial (9.2%), institutional facilities (11.6%) and transportation (34.5%). Collectively these uses account for about 96 percent (95.7%) of the developed area.

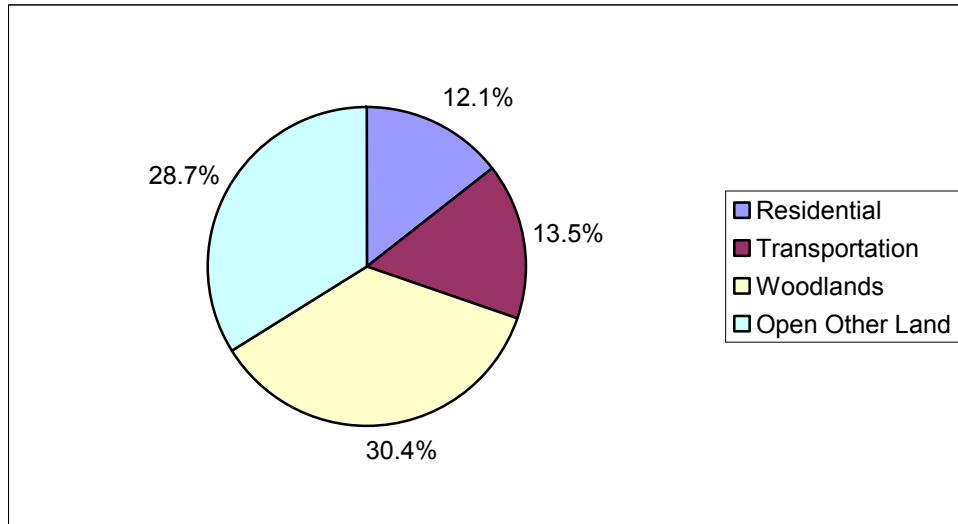
Overall, woodlands (planted and unplanted) account for about 30 percent (30.4%) of the total land use, while other open land makes up another 29 percent (28.7%). Single family residential (10.0%) and Transportation (13.5%) make up another 23.5 percent of the total land use. Farmsteads (0.3%), multi-family residential (0.7%), mobile home parks (1.1%), industrial (0.6%), commercial (3.6%), recreational facilities (3.7%), institutional facilities (4.5%), utilities/communications (1.0%), and water features (1.7%) comprise the remaining 17 percent (17.2%) of the remaining land uses.

Table 8.1. Village of Wild Rose Existing Land Use, 2006

Land Use	Acres	Percent of Developed Land	Percent of Total
Single Family Residential	93.9	25.4%	10.0%
Farmstead	3.1	0.8%	0.3%
Multi-Family Residential	6.7	1.8%	0.7%
Mobile Home Parks	10.7	2.9%	1.1%
Commercial	33.8	9.2%	3.6%
Industrial	5.9	1.6%	0.6%
Recreational Facilities	35.1	9.5%	3.7%
Institutional Facilities	43.0	11.6%	4.5%
Utilities/Communications	9.8	2.6%	1.0%
Transportation	127.6	34.5%	13.5%
Total Developed	369.5	100.0%	39.1%
Non-Irrigated Cropland	0.3		0.0%
Irrigated Cropland	0.0		0.0%
Planted Woodlands	59.3		6.3%
Unplanted Woodlands	227.7		24.1%
Quarries	0.0		0.0%
Open Other Land	271.0		28.7%
Water Features	16.3		1.7%
Total Acreage	944.0		100.0%

Source: East Central Wisconsin Regional Planning Commission, 2006.

Figure 8.1. Village of Wild Rose Existing Land Use, 2006



Town of Rose

The Town of Rose is a largely undeveloped town in which woodlands is the most predominant land use (Table 8-2 and Figure 8-2). About 63 percent of the total undeveloped land in the town is woodlands (planted and unplanted). Other major land uses are open other land (16.1%) and cropland (15.3%). Less than six percent (5.2%) of the 22,307 acres are

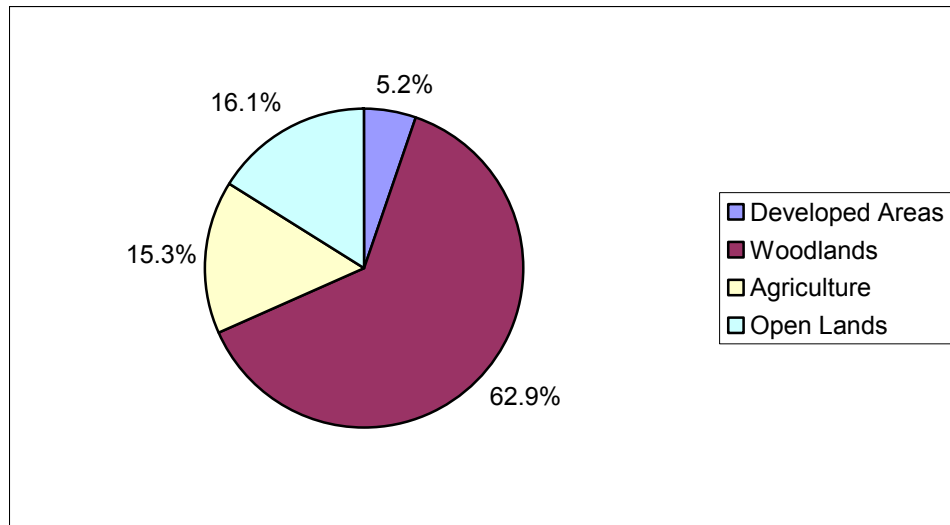
developed. Farmsteads (0.4%), single family residential (1.4%), recreational facilities (0.7%) and transportation (2.3%) are the most prevalent developed land uses; they comprise about 93 percent (92.9%) of the total developed land.

Table 8.2. Town of Rose Existing Land Use, 2006

Land Use	Acres	Percent of Developed Land	Percent of Total
Single Family Residential	315	27.1%	1.4%
Farmstead	95	8.2%	0.4%
Multi-Family Residential	1	0.1%	0.0%
Mobile Home Parks	0	0.0%	0.0%
Commercial	2	0.1%	0.0%
Industrial	29	2.5%	0.1%
Recreational Facilities	148	12.7%	0.7%
Institutional Facilities	46	4.0%	0.2%
Utilities/Communications	5	0.4%	0.0%
Transportation	522	44.9%	2.3%
Total Developed	1,163	100.0%	5.2%
Non-Irrigated Cropland	2,005		9.0%
Irrigated Cropland	1,412		6.3%
Planted Woodlands	5,196		23.3%
Unplanted Woodlands	8,846		39.7%
Quarries	0		0.0%
Open Other Land	3,590		16.1%
Water Features	95		0.4%
Total Acreage	22,307		100.0%

Source: East Central Wisconsin Regional Planning Commission, 2006.

Figure 8.2. Town of Rose Existing Land Use, 2006



Development Trends

The growth of the area has been influenced by a number of factors. These factors include an abundance of beautiful woodlands, rivers and streams that offer recreational opportunities such as trout fishing, and the proximity of the area to the southern half of the state, the Fox Cities, Wautoma, Waupaca, and Oshkosh. The rural charm, a relaxed, safe living environment and the many natural resources of the area continue to attract new residents.

In the Town of Rose and the Village of Wild Rose area, a trail used by Native Americans and early settlers intersected the area approximately along what is now CTH A. The Village of Wild Rose was the former location of a rather large Native American camping ground containing garden beds on both banks of the Pine River east of the present Millpond. There was also a Native American camp at the location of what is now the Wild Rose State Fish Hatchery. There are several mound sites and a camp in the Town of Rose. A small oval mound stood on a hill in approximately the center of the Town of Rose. On what is now the grounds of Camp Moshava there were a series of three conical mounds in a triangular formation on the southeast corner of Fish Lake. There was also a conical mound and a campsite on the ridge between the two small lakes directly east of Fish Lake known at the time as Mud Lake and Devil's Lake.¹ On October 18, 1846, the Menominee Tribe ceded their land, including the Town of Rose and the Village of Wild Rose, to the U.S. Government.

The first settlers to establish homes in the Town of Rose were Elisha Stewart in 1850, Josiah "Jesse" Etheridge in 1851, and Ben Evans in 1853.² The Village of Wild Rose was established in 1873 by J.H. Jones when he built a store on John Davies farm and ran a post office there. The Village of Wild Rose continued to develop when the Chicago Railroad arrived in the Village in 1905. With the railroad came thieves, and in 1905 robbers attempted to steal from the bank, post office, and the Holt and Jones store. The four robbers were captured by a posse from Wild Rose; this event is reenacted annually by the Village. In 1908 the Wild Rose Fish Hatchery was established, it is now a State Fish Hatchery and historical site.³

The early businesses of this bustling little village included the Rose Milling Company and the Wild Rose State Bank, and many of these building still stand today. Around the turn of the last century (1900) the Village also had the Walla and Holt General Store, the Upton Hotel, and a pickle factory, a blacksmith shop, a machine shop and a few saloons. Eventually the Town Wild Rose became the commercial center of a quiet, friendly mostly rural farming and recreation focused community.

Today, the Wild Rose Fish Hatchery has called attention to the area as a popular fishing, hunting and tourist area. The Town of Rose is gaining popularity as a rural setting with many vacation and retirement homes. The commercial district of Wild Rose located primarily on Main Street is thriving and healthy. Main Street has only a handful of infill opportunities where new commercial enterprises could fill gaps in the Downtown commercial district. Wild Rose has the only hospital located within Waushara County, and the three school districts provide K-12 education. Wild Rose also has an excellent library and community center facility which serves the Village and the surrounding region. Wild Rose has developed an industrial park on the

¹ Fox, Geo. R. and Tagatz, E.C. *The Wisconsin Archeologist: Indian Remains in Waushara County*. no. 3, vol. 15. October 1916.

² Apps, Jerry. *Village of Roses*. Wild Rose Historical Society. Wild Rose, WI. 1973.

³ Ramlow, Robert A. *Wild Rose Wisconsin Centennial: 1873 to 1973*. Village of Wild Rose, WI. 1973.

southwest corner of the Community with good access to Highway 22. The Wild Rose Fish Hatchery, which is located in the Town of Rose, and the Mill Pond within the village, offer employment and recreational opportunities for residents and visitors alike. With the community's commitment to construct a public water tower and distribution system, a new subdivision is being developed on the Northeast side of the Village. The Village of Wild Rose and the Town of Rose offer a nice quiet, friendly residential setting which is quite appealing, and bodes well for the community's future trends.

As growth occurs, land use changes in intensity and net density. Analyzing the patterns in land use provides valuable information to local communities in determining how the community has changed and assessing current needs. This information can be used to plan for the appropriate development in the future. To analyze land use changes, East Central Wisconsin Regional Planning Commission (ECWRPC) looked at a number of different data sources, including its own land use inventories of the area, revenue data from the Wisconsin Department of Revenue (DOR), and building permit records from the Wisconsin Department of Administration (DOA), the Waushara County Zoning and Land Conservation Department (WCZLC) and the Town.

Several limitations with the information in all four data sets necessitate utilizing general summaries for land use trends. A brief discussion of the limitations follows.

ECWRPC conducted land use inventories in 1980 and again in 2000. This information was updated by the planning committees representing the communities in the cluster. Two distinct classification systems were used in the 1980 and 2000/2006 land use inventories. This made it difficult to compare specific categories between the two inventories. Secondly, computer technology has changed the degree of specificity in which data is collected. In 1980, computerized parcel data was not available. Current land use utilizes parcel data; therefore if a house is located in a subdivision, the entire parcel may be included as residential. Residential areas in 1980 may have included only a portion of these areas.

A comparison of Wisconsin Department of Revenue (DOR) data was used to analyze land use changes between 1990 and 2004. The DOR collects information by real estate class for each minor civil division in the state.⁴ Acreage figures from DOR do not include Department of Natural Resource (DNR) lands or other tax-exempt properties.⁵ Acreage data for incorporated communities is also incomplete, as their information is frequently provided in number of parcels, as opposed to the total acreage of the parcels. Beginning in 1996, the DOR also changed their classification system. Wisconsin Act 27 mandated that agricultural land was categorized from a standard based on use value instead of a standard based on full market value.⁶ Therefore, some land use changes between 1990 and 2004 are a direct result of Act 27 and do not necessarily reflect a change in land use but a change in the way that the land was classified. Following the implementation of the use value standard, agricultural land with improvements was moved to other categories. If these improvements included residential, then the agricultural land with improvements was moved to residential. Additionally, following the use value assessment, less productive land was moved out of agriculture and reclassified as swamp and waste land. Furthermore, the increasing popularity of privately owned recreational land caused a shift of lands from agriculture to both forestland and swamp and wasteland.

⁴ DOR. 1990, 2000, and 2005. *Statement of Equalized Values*.

⁵ DOR. 1990, 2000, and 2005. *Statement of Assessments*.

⁶ Wisconsin State Assembly. 1995. *Wisconsin Act 27 (Assembly Bill 150)*.

The Wisconsin Department of Administration (DOA) collects building permit information for new construction as well as demolition information from communities within the state.⁷ This data is annually reported by communities and includes single-family, two-family, multi-family and mobile homes. The data is an inventory of the net change in the number of residential units for each community that were reported to DOA. This data set includes information that is reported by individual communities to the DOA. If a community does not accurately report its building permit information, it is infeasible to determine actual land uses changes.

Building permit data from the Waushara County Zoning and Land Conservation Department (WCZLC) is collected for new residential development.⁸ Records are maintained for single family residential dwelling and mobile homes. WCZLC issues building permits only in towns which have adopted County zoning. If a town has not adopted county zoning, building permits are issued only for areas affected by the Waushara County Shoreland Zoning Ordinance. Otherwise, building permits are issued by the minor civil division. Furthermore, this data set indicates only the number of permits issued each year. If the building is not constructed after a permit is issued, it still appears as if a new residential unit was constructed within the data set.

While the historical data from ECWRPC, DOR, DOA, and WCZLC gives us an incomplete picture of the total amount of land historically devoted to the various land uses, it does give us a picture of land consumption patterns within the communities. According to these data sources, several trends can be seen within the planning cluster. The collective summary utilizing the various sources is presented for each individual community; general trends are discussed.

Village of Wild Rose

Historical data from ECWRPC indicates that the Village of Wild Rose experienced gains in residual⁹ and recreational land uses with simultaneous losses in agricultural land over the last 26 years. Past data from the DOR shows that gains were been made in residential land uses, while losses were seen in agricultural and commercial land uses between 1990 and 2006. These gains in residential acres correspond to information obtained from the DOA that indicates that 32 residential buildings were added in the Village between 1990 and 2000. DOR data also specifies that between 2000 and 2005, no new residential land acres were added in the Village; this matches DOA data that shows that the Village did not gain any residential buildings during this time period. Forestland has fluctuated over the last 26 years according to DOR data. It increased slightly between 1980 and 1990, fell between 1990 and 2000, and then rose during the next five years before falling again between 2005 and 2006.

Town of Rose

According to historic data from ECWRPC, the Town of Rose experienced gains in residential and residual⁹ land uses between 1980 and 2006. While gains were seen in these two categories, significant losses occurred in agricultural land. A portion of these gains in residential land use can be attributed to the difference in technology and the way that ECWRPC does land use between the two time periods. However, net building permit information from the DOA, also indicates that residential gains were made. According to the DOA, 66 residential buildings (single and two-family) were added in the town between 1990 and 2000, and another 27

⁷ Wisconsin Demographics Service Center. 1990 to 2004. *Annual Housing Units Surveys*.

⁸ WCZLC. 1981 to 2004. *Land Use Permits Issued*.

⁹ Residual land use includes transportation (roads), woodlands, water features and vacant land.

single-family were added between 2000 and 2004. Information from the U.S. Census Bureau further justifies that housing is being added in the town. According to the U.S. Census Bureau, there was an increase of 39 residential dwelling units between 1990 and 2000. DOR information indicates moderate gains in residential land between 1990 and 2000, and a leveling off of new residential land between 2000 and 2006.

Building Permits

As stated above, net building permit data is available from the DOA. This data has been submitted by the jurisdictions that issue building permits. Net building data indicates the net change, not the total number of building permits. Therefore, if a building is demolished within a community, this information is subtracted from the new permit numbers. Between 1990 and 2004, 125 net units were added within the planning area. This averages to over 8 units per year (units/yr).

Village of Wild Rose

According to the DOA, 32 residential units (2.1 units/yr) were added between 1990 and 2004. The largest growth in single family units occurred between 1997 to 1998. During these two years, an average of 6.5 units was added per year.

Town of Rose

According to the DOA, 93 single-family units (6.2 units/yr) were added in the town between 1990 and 2004. The fastest period of growth occurred between 1992 and 1994 and 1997 1999; when a total of 54 single-family units (9 units/yr) were added.

Density and Intensity

Density

Density is broadly defined as "a number of units in a given area"¹⁰. For the purposes of this report, residential densities are defined as the number of housing units per square mile of total land area (units/ sq. mile), excluding water. Between 1990 and 2000, residential densities increased in the county, state, and Town of Rose and decreased in the Village of Wild Rose (Table 8-3). The total number of housing units increased by 12.4 percent in the Town of Rose; similar increases were seen in the county (11.6%) and the state (12.9%). At the same time, the number of housing units decreased from 342 housing units in 1990 to 339 housing units in 2000 in the Village of Wild Rose.

Residential densities varied between the four entities. Typically residential densities are lower in rural towns than incorporated communities. In 1990, residential densities varied from 9 units per square mile in the Town of Rose to 259.85 units per square mile in the Village of Wild Rose. By 2000, residential densities varied from 10.12 units per square mile in the Town of Rose to 256.82 units per square mile in the Village of Wild Rose.

¹⁰ Measuring Density: Working Definitions for Residential Density and Building Intensity, November 2003. Design Center for American Urban Landscape, University of Minnesota.

Table 8.3. Residential Density, 1990 to 2000

	Land Area Sq. Miles ¹	1990		2000	
		Tot. Units	Units/Sq. Mi.	Tot. Units	Units/Sq. Mi.
Wisconsin	54313.7	2,055,774	37.85	2,321,144	42.74
Waushara County	626.1	12,246	19.56	13,667	21.83
Village of Wild Rose	1.3	343	259.85	339	256.82
Town of Rose	34.9	314	9.00	353	10.12

Source: U.S. Census, 1990, 2000

¹Land Area Sq. Miles per 2000 Census

Intensity

Intensity is the degree of activity associated with a particular land use. Generally, higher intensity land uses also have higher environmental impacts. Due to limited information available, this report will compare the intensities of single-family versus multi-family developments in the two communities. To calculate land intensities, the ECWRPC categories single and two-family residential, farmsteads, and mobile homes as "single family."

Incorporated communities or areas served by public sewer often have more intense development patterns than rural towns. Single-family residential development is typically a less intense land use than multi-family (3 or more units) which is typically restricted to areas on public sewer. Second, incorporated areas in Waushara County are smaller in overall land area than the surrounding towns; resulting in a more intensive land use. Finally, incorporated municipalities, in the county, have areas of older development that were constructed during a period when society was less dependent on cars for transportation. This necessitated the need for smaller lot development that allowed for closer proximity to neighbors and services.

Land use was more intense in the Village of Wild Rose than in the Town of Rose (Table 8-4). In 2006, single-family land use was about 3.15 units per acre (units/ac) in Wild Rose compared to 0.93 units/ac in Rose. Multi-family land use in the Village was 5.22 units per acre.

Table 8.4. Intensity, 2006

Municipality	Single Family ¹			Multi-Family		
	Units	Acres	Units/Ac.	Units	Acres	Units/Ac.
V. Wild Rose	339	107.7	3.15	35	7	5.22
T. Rose	380	410	0.93	0	0	0

Source: U.S. Census: 2000. ECWRPC Land Use 2006. DOA, Community Building Survey, 1991 to 2005.

¹Single Family includes mobile homes and duplexes

DEVELOPMENT CONSIDERATIONS

Recommended State, Regional, and County Goals

State, regional, and county goals were developed to provide communities with a framework on which land use decisions could be based. These goals make the planning process and decisions defensible to the general public when formulating alternate scenarios for developing parcels within a community.

State of Wisconsin

The State of Wisconsin requires that communities address 14 specific goals in their comprehensive plans.¹¹ These goals encourage development to occur in an orderly well-planned manner. The goals are:

- Promoting the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouraging neighborhood designs that support a range of transportation choices.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protecting economically productive areas, including farmlands and forests.
- Encouraging land uses and development patterns that promote cost-efficient government services and utility costs.
- Preserving cultural, historic, and archaeological sites.
- Encouraging coordination and cooperation with neighboring communities.
- Building community identity by improving overall appearance and attractiveness to visitors.
- Providing an adequate supply of affordable housing for all income levels.
- Providing adequate infrastructure, public services, and a supply of affordable land to meet existing needs and accommodate future growth.
- Promoting the expansion or stabilization of the current economic base and the creation of additional and better employment opportunities.
- Balancing individual property rights with community interests and goals.
- Planning and developing a pattern of land use that preserves and creates a pleasing and unique setting.
- Providing all citizens, including those that are transportation dependent, a variety of economical, convenient, and safe transportation options adequate to meet their needs.

East Central Wisconsin Regional Planning Commission

East Central Wisconsin Regional Planning Commission is currently developing a regional comprehensive plan.¹² As a part of this planning process, East Central has identified several key policies:

- Facilitate cost-effective, centralized, compact, and contiguous urban growth.
- Encourage urban development that is environmentally sound and compatible with the natural resource base.

¹¹ *Wisconsin State Statutes 66.1001.*

¹² ECWRPC, 2004. *Milestone Report #2: Issues/Opportunities and Visioning.*

- Facilitate urban levels of development where facilities and services are readily available to support the development.
- Encourage individual community character and identity.
- Avoid intermingling urban and rural land uses.
- Promote rural land development which meets the needs of rural residents and landowners in a compatible, cost-effective, and environmentally sound manner.
- Provide government services in an efficient, environmentally sound, and socially responsible manner.
- Build community identity by improving overall appearance and attractiveness to visitors.
- Ensure that open space is available to meet the recreational needs of all residents.
- Preserve and protect natural and cultural resources.

These goals are consistent with the visions for land use development and future growth within both the Town of Rose and the Village of Wild Rose.

Waushara County

The Waushara County Zoning Ordinance has identified the following criteria for all unincorporated areas within the county:

- Promote and protect public health, safety, comfort, convenience, prosperity, aesthetics, and other aspects of general welfare.
- Establish reasonable standards to which buildings and structures shall conform.
- Regulate and restrict lot coverage and population density.
- Conserve the value of land and buildings.
- Guide the proper distribution and location of land use patterns.
- Promote safety and efficiency of transportation networks.
- Provide adequate light, air, sanitation, and drainage.
- Prevent the uncontrolled use of shorelands and pollution of the navigable waters of the county.
- Encourage the preservation, conservation, and development of land areas for a wide range of natural resources.
- Minimize expenditures of public funds for flood control projects; rescue and relief efforts undertaken at the expense of the taxpayers; business interruptions and other economic disruptions; damage to public facilities in the floodplain; and minimize the occurrence of future flood blight areas.
- Discourage the victimization of unwary land and homebuyers.

Local Land Use Issues

Citizen questionnaires were distributed to residents and landowners within the Village of Wild Rose and the Town of Rose to gather opinions regarding land use and development issues.¹³ According to responses that were received, the top issues that were identified included: protection of natural resources, farmlands and woodlands; promotion of economic growth; and the balancing of individual property rights with community interests.

Environmental and Public Utility

Development costs vary based on density, design, social, economical, political and environmental constraints. Public opposition can increase costs through project delays. Development often necessitates the expansion of public infrastructure such as sewer, water, streets, schools, parks and services such as fire and police protection. Increased development can infringe on wetland and floodplain areas, destroy wildlife habitat, and increase runoff to streams and lakes.

To protect and enhance the natural resource base, communities should identify and protect environmental corridors found within the planning area. Environmental corridors are areas in the community that contain and connect natural areas, open space, and other resources. They often lie along streams, rivers, and other natural features. Environmental corridors provide a beneficial buffer between sensitive natural resources and human development. These areas can provide flood control and valuable wildlife habitat and can significantly benefit the aesthetic appeal of the community.

Land Supply

The amount of land available for development within the Village of Wild Rose and the Town of Rose is finite. Factors that limit the amount of developable land include environmental restrictions (floodplains, high groundwater, wetlands, steep slopes, and water quality), zoning (setbacks, conservancy and development easements, permitted uses), and conflicts between uses.

Land Price

The price of developable lands varies depending on the surrounding land uses, location, access, services, and other subjective factors. Natural amenities such as water frontage, forests, and open space may increase the overall value. Land prices are subject to market demand and fluctuations. As such, land values show periodic variations. Housing affordability is dependant on land prices. Real estate professionals in the area can provide updated information on land values.

The Wisconsin Department of Revenue (DOR) annually reports equalized value as set by the department by real estate class per municipality in Wisconsin. Additionally, DOR reports the individual clerk's statement of assessments that includes the number of parcels (improved and unimproved), acres, and the local assessment per real estate class (Appendix G, Tables G-1 to

¹³ ECWRPC. 2005. *Summary Report: Village of Wild Rose and Town of Rose Group E Planning Cluster Waushara County, Wisconsin Citizen Questionnaire Results*. The executive summary is contained in Appendix A.

G-8)¹⁴. Historical land prices within the Village of Wild Rose and the Town of Rose were derived using acreage and equalized value.¹⁵

While data from DOR can offer insight into historical land prices, this data is not complete. Within the communities, some of the changes in land acreages and price per acre can be directly attributed to the changes that have occurred since 1980 in the way that agricultural land is assessed. Starting in 2000, agricultural land must be based on use value instead of full market value.¹⁶ At that time, land formally classified as agricultural was moved to other categories based on the use of the property. For example the portion of agricultural land that contained the house and buildings were transferred to residential. Agricultural land is currently taxed at a lower rate than forestland, wetlands, or other land uses within agricultural properties. Although equalized values indicate that residential properties decreased in the 1980s; this may not be the case.

Village of Wild Rose

According to the DOR, the number of residential acres in the Village of Wild Rose steadily rose between 1980 and 2000, then fell between 2000 and 2005 (Appendix G, Table G-10). While the largest increase in the number of acres occurred between 1980 and 1990, there may be a problem with the data. Even though the number of residential acres increased from 2 acres in 1980 to 46 acres in 1990, the number of residential parcels remained constant. A jump in residential acreage also occurred between 1990 and 2000. During this five year period, residential acreage increased from 46 to 259 acres. Since 2000, residential acreage has decreased by about three percent in the Village. In more recent times, the average value of residential land per acre increased by 38 percent between 2000 (\$9,042) and 2005 (\$12,466).

Commercial acreage has steadily increased between 1990 and 2005 from 58 to 126 acres. During this time period the average value of land decreased from \$8,705 in 1990 to \$8,248 in 2005. The number of manufacturing acres decreased from a high of 20 acres in 1990 to a low of 9 acres in 2000 and 2005. The average cost of an acre of manufacturing land increased from \$1,500 per acre in 1990 to \$6,322 per acre in 2005.

Following state, county and area trends, the acres of land devoted to agricultural use has declined since 1990. In 1990, 226 acres of land was designated as agricultural use, while in 2005, this number had fallen to 21. The average value of an acre of agricultural land has declined from a high of \$1,255 an acre in 2000 to a low of \$167 an acre in 2005.

Town of Rose

While the amount of land devoted to residential use fell between 1980 and 1990, it increased between 1990 and 2000 and has remained constant during the next five years (Appendix G, Table G-9). Between 1990 and 2000, residential land acreage grew by over nine percent (9.2%). Residential land prices also increased during this time period; the average price per acre rose by about 167 percent between 1990 and 2005. In 1990, there were 1,870 acres of

¹⁴ DOR *1980 Statistical Report of Property Values Waushara County, Wisconsin*. DOR 1990, 2000, and 2005. *Statement of Assessments*.

¹⁵ DOR *1980 Statistical Report of Property Values Waushara County, Wisconsin*. DOR 1990, 2000, and 2005. *Statement of Equalized Values*.

¹⁶ Wisconsin State Assembly. 1995. *Wisconsin Act 27 (Assembly Bill 150)*.

residential land in the town valued at an average of \$1,098 per acre. By 2005, residential acres had increased to 2,927, while the average cost per acre had risen to \$2,927. Commercial acreage has been decreasing, while manufacturing land has fluctuated between 1980 and 1990 before remaining constant between 2000 and 2005. Similar to residential acreage, the average value of commercial and manufacturing land has risen. Commercial average land value increased by 226 percent from \$553 per acre in 1980 to \$1,805 per acre in 2005, while the average value of manufacturing acreage increased by 353 percent over this time frame from 364 to \$1,650. Keeping in mind the changes in reporting and assessing agricultural land and other related real estate classes between 1980 and 2005, the number of agricultural acres fell by 57 percent from 11,962 acres to 5,196 acres. Similar to other communities, the value of agricultural land fell from \$545 in 1990 to \$130 in 2005. Forest land, however, rose in value from \$618 in 1980 to \$2,495 an acre in 2005. Forest land remained relatively constant at around 5,800 acres.

Energy demands

Development is dependant on the availability of a cost-effective, abundant, efficient energy supply. Industry needs to know that reliable energy will be available to run equipment and people rely on affordable energy to heat and power their homes. Not only is energy important for heating and power, but the cost and availability of gasoline may also impact development in both the Village of Wild Rose and the Town of Rose. Tourism is a major revenue generator for the county, and many people within the county also regularly commute to work. Over half the people in the county regularly travel further than 27.1 minutes to work. In 2000, there were about 99 seasonal units in the Village and the Town. An increase in gas prices may cause some residents to move closer to their place of employment and out of Waushara County or cause others to consider closer locations from home for their vacation destinations. Therefore, energy availability can have an impact on new and sustained development in the towns.

FUTURE LAND USE PROJECTIONS

Future Land Use Map

Future land use needs and the resulting future land use map represents a compilation of the previous elements (Exhibit 8-2). This map was developed using:

- Existing land use maps and patterns
- Demographics (population, housing)
- Natural resource areas with limiting conditions (wetlands, floodplains, water resources)
- Development limitations (quarries, abandoned landfills, atrazine prohibition and wellhead protection areas)
- Future land use projections
- Results from public input including the citizen questionnaire
- Committee input including the SWOT analysis and visioning exercise
- Waushara County and Village of Wild Rose Zoning Ordinances

The following land use categories were used in the Future Land Use Map

- **Future Residential:** Future residential land is classified as land that that will be used primarily for future human habitation. Future residential land uses include single-family residential, farmsteads, individual mobile homes and duplexes. The Town of Rose would like to retain its rural character and has chosen to require a minimum lot size of 5 acres with the intention of keeping more of the natural resources intact on the lots. The Village of Wild Rose is capable of offering a more typical lot size that can take advantage of the public facilities provided by the village.
- **Future Multi-Family.** Future multi-family land is classified as land that will be used primarily for future residential uses of more than two residential units per building.
- **Future Commercial.** Commercial land uses represent the sale of goods and services and other general business practices. Commercial uses include retail and wholesale trade; services; and other related businesses. The Village of Wild Rose is emphasizing infill of this use along Main Street (STH 22)
- **Future Commercial/Industrial.** The Town of Rose and the Village of Wild Rose also have a combined future commercial and industrial classification and have designated contiguous areas in both communities along STH 22 in the SW corner of the Village, as an area for future commercial and light industrial use.
- **Future Industrial.** Industrial land uses represent a broad category of activities not classified as future commercial such as construction, manufacturing, and other industrial facilities.
- **Future Recreational.** Recreational facilities are defined as land uses that provide opportunities for citizens to enjoy leisure activities. This category encompasses both active and passive activities. It includes designated parks; hunting and fishing areas; nature areas; areas for spectator sports, hiking, mini-golf, bowling, bicycling, skiing, golf courses, country clubs; and other related activities. The Town and the Village are jointly working on a walking trail that will connect the Mill Pond with the Wild Rose Fish Hatchery.
- **Others.** In addition the future land use plan also identifies land use categories for future cemetery expansion, and proposed new fire station site, and water tower site alternatives.

These maps should be used as a planning tool by the communities in accordance with the Smart Growth Law. Elected and appointed officials should use these maps as a guide for making future land use decisions.

Future Land Use Projections

Wisconsin statutes require comprehensive plans to include five year projections for residential, commercial, industrial, and agricultural uses over the length of the plan.¹⁷ A summary of future land use projections and criteria follows.

¹⁷ *Wisconsin State Statutes 66.1001.*

While projections can provide extremely valuable information for community planning, by nature, projections have limitations which must be recognized. First and foremost, projections are not predictions. Projections are typically based on historical growth patterns and the composition of the current base. Their reliability depends to a large extent on the continuation of those past growth trends. Second, projections for small communities are especially difficult and subject to more error, as even minor changes can significantly impact growth rates. Third, growth is also difficult to predict in areas which are heavily dependent on migration, as migration rates may vary considerably based on economic factors both within and outside of the area.

The actual rate of growth and amount of future growth communities experience can be influenced by local policies which can slow or increase the rate of growth. Regardless of whether communities prefer a no growth, low growth or high growth option, it is recommended they adequately prepare for future growth and changes to provide the most cost-effective services possible. Furthermore, individual communities can maximize the net benefits of their public infrastructure by encouraging denser growth patterns which maximize the use of land resources while minimizing the impact on the natural resource base.

Village of Wild Rose

Expected increases in residential and commercial acreage and resulting decreases in agricultural acreage can be estimated by analyzing and projecting historical data into the future. An anticipated range of population and housing growth and the amount of land that would be required to accommodate that increase in growth were made using past housing and population trends and future population and household projections.

In 2000, 765 permanent residents resided in the Village of Wild Rose in a total of 339 dwelling units¹⁸. Of these units, 312 dwelling units were occupied year round and 5 were used on a seasonal basis. The remaining vacant units were for rent, sale or other purposes. The 312 occupied dwelling units (households) had an average size of 2.26 people. Based on ECWRPC projections, the population is expected to decrease by 9.3 percent to 694 people by 2030; these people are expected to live in a total of 303 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 2.11 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 7.9 percent (vacancy rate from 2000 Census held constant); it is anticipated that there will be a total of 329 dwelling units in the Village of Wild Rose by 2030 or a loss of 10 units.

Historical building permit data from the DOA indicates that between 1990 and 2000, a net total of 32 units were added in the Village of Wild Rose (3.2 dwelling units per year). Between 2000 and 2004, 0 dwelling units were added (0 dwelling units per year). According to U.S. Census data, a net total of 4 additional dwelling units were added to the village between 1990 and 2000 (0.4 dwelling units per year). While historical building permit data from DOA and the U.S. Census indicates that the village averaged 0.3 to 3.2 dwelling units per year between 1990 and

¹⁸ U.S. Census 2000.

2000, and zero dwelling units per year between 2000 and 2004, this declining trend is not expected to continue.

Recent building permit information from the Village of Wild Rose indicates that there were 2 new residential buildings permits issued in 2005 and 2006, both for two-family structures. Even though past information from the Census and the DOA indicates that the Village has and will continue to experience stagnant growth, at best, the assumptions fail to take into account major changes which could potentially shift the current trends. Because of the forthcoming public water system, a sizeable new residential subdivision is developing in the northeast portion of the village, and increased job creation is being generated by the expansion of the industrial park. This leads the community to feel that the Village of Wild Rose could reasonably anticipate as many as 2 new dwelling units per year during the planning period.

Based on existing information, there are approximately 309 single/two-family residential units in the village that occupy approximately 108 acres. As a result, the average size of a residential parcel in the Village of Wild Rose is approximately 0.35 acre. Based on the assumption that there will be 2 new dwelling units added per year at a density of .35 acres per unit, the Village of Wild Rose would likely experience an increase of about 16 acres of new residential growth. In standard residential developments, approximately 15 percent of the gross land area will be needed to construct streets, stormwater management facilities, and other infrastructure required by current and future legislation. With this taken into account, it is anticipated that 19 acres are necessary for future residential growth (Table 8-7). Per the future land use map, several areas have been targeted for new residential growth. The Village of Wild Rose has primarily targeted residential development to areas in the southwest and northeast portions of the village, as well as areas surrounding CTH A immediately north of the Pine River. It is also anticipated that infill development will occur within platted subdivisions that have not been fully developed.

To calculate commercial land use projections, the current ratio of residential acreage was compared to commercial land use acreage (33.8 acres) based on the current land use inventory. This ratio (appx. 3:1) was held constant over the planning period. The village can anticipate an additional five acres of commercial development by 2030. The Future Land Use Map designates the downtown Main Street area along STH 22, and the STH 22 frontages in the southwest portion of the village as the preferred locations for this new commercial development to occur.

Industrial lands are projected in the same manner as the commercial lands. According to the 2006 land use inventory, the current ratio of residential acreage to industrial acreage is approximately 18:1. By 2030, the town is anticipated the village will develop 1 additional acre for industrial uses. Since this is a small amount of land, this will most likely occur in just one new development. In our opinion it is likely that we will see considerably more development than the projections would indicate. Due to the expected village-wide public water system, an increased demand for industrial uses may occur. In addition, annexation of new industrial development from the Town of Rose is plausible. On the future land use map, the village has designated the area near STH 22 in the southwest portion of the village for commercial/industrial development. It is important to note that this projection is based on current trends. Factors such as changes in the interest rate and other market demand factors can alter the results in a small community substantially.

Growth within the Village of Wild Rose will generally occur in areas where woodlands or open land is the current land use. Therefore, agricultural acreage will most likely experience no change (Table 8-5).

Table 8.5. Village of Wild Rose Land Use Projections

Future Land Use Projections (in acres)	2006	2010	2015	2020	2025	2030
S.F. Residential	108	111	115	119	123	127
Commercial	34	35	36	37	39	40
Industrial	6	6	6	6	7	7
Agricultural	0.3	0.3	0.3	0.3	0.3	0.3

Source: ECWRPC 2006, Village of Wild Rose Land Use Committee, 2006

Town of Rose

The Town of Rose had a population of 595 persons in 2000. There were 341 housing units in the town that were divided between single family detached (267), and mobile homes (74). The residents of the town comprised a total of 244 individual households. Based on ECWRPC projections, the population will increase by 80 individuals by 2030; there will be an estimated 312 individual households. Although population levels will increase slightly, the average household size is expected to decrease. This will result in an increased need for additional housing units. Assuming a constant vacancy rate of 30.9 percent (units that are available for rent and sale) of which we can assume a constant 86.2 percent are seasonal, this indicates 451 housing units are estimated to be inhabited in 2030. Since there are negligible amounts of multi-family units and the town does not wish to promote this type of development, it is assumed all new units will be single family dwellings. This indicates 71 new single family houses are anticipated to be constructed by and 2030. This averages to about 3 new homes per year.

Historical building permit data from the DOA indicates that between 1990 and 2000, a net total of 66 units were added in the Town of Rose (6.6 dwelling units per year). Between 2000 and 2004, 27 dwelling units were added (5.4 dwelling units per year). According to U.S. Census data, a net total of 39 additional dwelling units were added to the town between 1990 and 2000 (3.9 dwelling units per year). Recent building permit information from Waushara County indicates that there were 10 new residential buildings permits issued in 2005 and seven in 2006. While historical building permit data from DOA, the U.S. Census, and Waushara County indicates that the town averaged 3.9 to 6.6 dwelling units per year between 1990 and 2000, and approximately 6.3 dwelling units per year¹⁹ between 2000 and 2006.

Slight modifications were made to ECWRPC population modeling scenarios and past building trends to complete housing projections. A consensus was made that it was necessary to acknowledge that growth rates will most likely decrease slightly over the planning period. Due to the uncertainty of interest rates, the variability of seasonal vacancy rates, and evidence of a region-wide housing downturn, it seems reasonable to assume, for planning purposes, that on

¹⁹ Average of DOA and Waushara County building permit data, 2000-2007.

an average, 4 dwelling units per year will be added in the town over the planning period, resulting in a net gain of 96 housing units.

One primary area within the town was targeted for concentrated development. Specifically, an area immediately to the southwest of the village of Wild Rose on State Highway 22 has been designated for future industrial/commercial development. In addition, although it is anticipated that scattered residential development will continue throughout the town, infill development within platted subdivisions is preferred and will be highly encouraged.

Specific lot sizes have been recommended for each of the targeted areas. Residential development in the Town of Rose should have a minimum lot size of five (5) acres. This minimum acreage allows adequate area for individual on-site sewage disposal systems while retaining the rural character of the town. Where feasible, landowners should maintain their properties in natural vegetation to retain the natural beauty of the town and to improve stormwater filtration.

Land use projections were calculated assuming residential development would be evenly distributed throughout the town, while industrial/commercial development would be constrained to the proposed industrial/commercial park adjacent to the Village of Wild Rose. Utilizing these and previously discussed parameters for residential intensities, an additional 469 acres are expected to be for allocated single-family homes, not considering additional land needed for infrastructure. In standard residential developments, approximately 15 percent of the gross land area will be needed to construct streets, stormwater management facilities, and other infrastructure required by current and future legislation. With this taken into account, it is anticipated that 552 acres are necessary for future residential growth (Table 8-6). While this is an estimate, actual development will depend on land and housing availability and affordability; the local and state economies; and other factors. It must be taken into consideration that:

- It is not the intent of the plan to see an entire area within the specified zones to develop. Instead, the specified use shall be allowed if consistent with the type, location, and density of the development; and
- Some of the land would hinder development based on soil suitability, adjacent natural resources, conflicting land uses, or other factors.

To calculate commercial land use projections, the current ratio of residential acreage was compared to commercial land use acreage (2.0 acres) based on the current land use inventory. This ratio (appx. 206:1) was held constant over the planning period. The town can anticipate an additional three acres of commercial development by 2030. The Future Land Use Map designates the area along STH 22, still within the town but adjacent to the southwest portion of the Village of Wild Rose. This area is designated as "Future Industrial/Commercial."

Industrial lands are projected in the same manner as the commercial lands. According to the 2006 land use inventory, the current ratio of residential acreage to industrial acreage is approximately 14:1. By 2030, the town is anticipated to develop 39 acres for industrial uses. This development would likely develop in the "Future Industrial/Commercial" area. As the area contains nearly 89 acres, the additional industrial and commercial development (42 acres) should easily be accommodated.

The Town of Rose does not intend to make the large investments in providing public sanitary sewer treatment and public water distribution infrastructure needed to accommodate a great deal of industrial development so it is anticipated that large industries would be accommodated within the Wild Rose Industrial Park where public services are available. Directing new industrial development primarily to the area immediately adjacent to the existing industrial area in the Village of Wild Rose would allow the Town to have the benefits of employment without the expense of the infrastructure. This area has potential for annexation into the Village. With annexation, this area could provide adequate public facilities and services for more intensive industrial uses.

Table 8.6. Town of Rose Land Use Projections

Future Land Use Projections (in acres)	2006	2010	2015	2020	2025	2030
S.F. Residential ¹	410	502	617	732	847	962
Commercial	2	2	3	4	4	5
Industrial	29	36	44	52	60	68
Agricultural	3417	3,400	3,379	3,358	3,337	3,316

¹ assume 5 acres per single family dwelling unit
 Source: ECWRPC 2006, Town of Rose Land Use Committee, 2006

Agricultural lands are scattered throughout the Town of Rose. It is the town’s intention to preserve the right to farm for existing agricultural operations, in particular larger tracts of the most productive soils where feasible. As development pressures continue to grow, a portion of the lands currently being used for agricultural purposes may be developed over the 20 year planning period. New residential uses near existing agricultural operations should be set back and adequately buffered from the farms to minimize potential land use conflicts and serve as a buffer area.

Agricultural projections were made assuming that all new residential development would convert a combination of agricultural land, woodlands, and open land into residential use. The share of land taken from these three categories is based on each category’s share of existing non-developed, but still developable land. Because the Town of Rose contains a larger share of woodlands, the anticipated loss of farmland is expected to be only 101 acres by 2030.

Areas designated for future development actually exceed the overall anticipated acreage requirements for each development type (residential and commercial/industrial). This allows increased flexibility for future development location. First, the plan conveys the conceptual ideas rather than site-specific designation. Second, environmental limitations to development such as wetlands are quite common in the Town of Rose. Allocating extra resources will allow new development to occur without jeopardizing the pristine quality of the natural resource base.

Land Use Issues and Conflicts

Initially The Village of Wild Rose and the Town of Rose met jointly to address areas of common interest. Later in the process, the Town and the Village chose to meet independently to discuss the aspects of the plan that are unique to their community. In order to avoid future land use conflicts, neighboring towns should establish a communication process to determine the

potential effects of new developments within 0.5 mile of their common border. By doing so, the impacts of the adjoining development will be more likely to be minimized.

Future land use conflicts between the Town of Rose and the Village of Wild Rose may be minimal, as the two communities have a good working relationship and agree on annexation issues. Town officials and planning commission members from the Village of Wild Rose should continue to effectively communicate to avoid conflicts.

The Wild Rose Sanitary District serves the Village of Wild Rose and has the capacity to accommodate additional development beyond its current boundaries. Town officials and sanitary district employees will need to collaborate to ensure that the overall density of development within both the Town of Rose and the Village of Wild Rose is consistent with the overall land use visions for both communities. In addition, development will need to be monitored to ensure that the capacity on the existing sanitary sewer system is not exceeded.

Natural resource preservation and new development may be in conflict with each other. High quality wetlands, floodplains, and other features comprise the natural resource base for the Town of Rose. Increased development near these resources could lead to displacement of wildlife; degradation of surface and groundwater; and loss of forest, farmland and other open lands and resources.

Incompatibilities may arise between adjacent land uses as development continues. Future land use maps designate specific areas for various uses. To minimize these conflicts, other land use controls such as setbacks, screening, and buffering should be utilized to limit potential conflicts. Any subdivision that is approved should be designed in a manner that preserves the rural character of the area while enhancing the natural resource base.

INTERRELATIONSHIPS WITH OTHER PLAN ELEMENTS

Land use cannot be considered in isolation from other elements. Economic development; housing; transportation; community and public facilities; and agricultural, natural and cultural resources all interact with one another. A vibrant economy brings people to the area in search of jobs and housing. Additional jobs may require the construction of more businesses, while additional people may demand other housing and services. Infrastructure such as roads and sewer and water extensions may be needed to serve these areas and people. This development may impact existing farm lands, forest areas, and other natural features.

Economic Development

Commercial and industrial land uses should be located in areas that are compatible with adjacent land uses, minimize environmental impacts, and utilize existing infrastructure. Additionally, industrial and concentrated commercial land uses should be situated in areas, if possible, where public sanitary sewer and water are available. Public sewer is not available in the Town of Rose, therefore commercial and light industrial uses should be concentrated near Highway 22 where good access is available, properties can be served by sanitary sewer, and will be adjacent to compatible land uses, such as are proposed for the Village of Wild Rose.

The Village of Wild Rose Sanitary District has available sanitary sewer capacity and a new water distribution system will allow continued growth in the community's commercial/industrial park over time. Commercial land use infill is being encouraged for the few residential uses that line STH 22. Incorporating historic elements of the region into the visual character of new buildings and directing unique businesses to these areas are important to the economic vitality of both communities. Although the Towns of Rose does not garner direct tax benefits from the new industrial development, town residents will still benefit from the creation of good paying jobs.

Housing

It is critical that an adequate supply of reasonably priced land be available for residential development. The amount of land that is required depends on the density, design, and placement of development. Residential development should be placed to minimize environmental impacts and utilize existing infrastructure. Scattered residential development increases the cost to provide public services such as fire, police and emergency protection; consumes and fractures large tracts of agricultural and forested areas; and increases conflicts between agricultural and residential uses.

Demand for property with access to natural resources has driven up land values and the cost of housing in the area. New residential development may not be affordable to residents who depend on the area for jobs. The provision of a mix of residential units must be available for all income ranges. Affordable housing including smaller homes on smaller lots and reasonable priced rental properties must be provided for individuals on low or fixed incomes. These areas should be located within walking distance of schools, stores, and other services.

Transportation

A well planned transportation system provides access to housing, schools, work and through traffic. As part of this transportation system, bike and pedestrian facilities should be expanded in existing areas to provide safe access to schools and business. When new subdivisions or roads are built or existing roads are reconstructed, pedestrian and bike access should be incorporated into these new designs.

Communities should carefully consider the creation of a system of recreational trails for both non-motorized and motorized traffic. Bicycling and pedestrian trails provide alternative transportation methods for local residents and potential tourist attractions. A year-round trail system for ATVs will also increase recreational opportunities for local residents and tourists alike.

Utilities and Community Facilities

New development should occur in proximity to existing infrastructure. Unsewered development should not be allowed to occur in areas that can be cost effectively and readily served by public sewer. In rural areas, scattered residential development increases the cost or makes costs prohibitive for services such as fire, police and emergency protection and public transportation (school bus and elderly/disabled). The road network should provide easy access to all areas as valuable time is lost when emergency vehicles must travel on winding local roads.

Agricultural Resources

Agriculture not only supports the economy of the county, but also defines the rural character that residents of the area value. The county is experiencing a decrease in the number of farming operations as farmland is converted to other uses. Farmland areas are being fragmented by scattered residential development which often results in agriculture operational conflicts and limits farm expansion for farmers who wish to remain in farming.

Natural Resources

An abundance of natural resources including streams, woodlands, wetlands, wildlife habitat, agricultural land and other open spaces can be found in the area. People who visit and live in the area value these resources. Increased development can adversely affect these very resources that drew people to the area and caused them to remain. New development should be directed away from sensitive environmental areas including floodplains and wetlands. Care should be taken to minimize the effects of new construction on the existing environment by strictly enforcing erosion control practices. Older septic systems should be inspected regularly to minimize the consequences of failing systems on water quality.

Cultural Resources

The historical past of the area helps to define the present. Care should be taken to preserve, protect, and enhance the cultural resources, historic areas, and buildings that remain. New development should be incorporated into existing development so that it enhances the historic components that remain. The downtown areas of the Village of Wild Rose could be developed to enhance the historical significance of the downtown commercial district.

Intergovernmental Cooperation

Land use decisions that are made within one municipality often affect the decisions and land use of another. For example, the development of a heavy industrial activity near the border of one community has the potential to affect the land use, natural resources and economy of an adjacent community. In this example, a residential use may not be compatible with the heavy industrial use, the industry may pollute a stream that flows through another community, or the business may purchase raw products or supplies from a business in an adjacent community. To minimize conflicts, communities should solicit input and find an effective form of communication with neighboring communities and residents.

POLICIES AND PROGRAMS

Regional, County and Local Policies

Zoning Ordinances

The Wisconsin enabling legislation requires that zoning ordinances must be reviewed and modified if necessary to be consistent with a community's comprehensive plan.

Local municipalities and counties can enact wind energy zoning ordinances to proactively plan for siting future wind energy projects.²⁰ Wind energy zoning ordinances can establish setbacks from property lines, roads, communication and electricity transmission systems, and residential structures. Additionally, setbacks can be established for undeveloped residential properties. Although noise level effects may be difficult to determine due to differences between individuals, it is possible to establish maximum allowable decibel levels at residential dwellings and specific public facility sites. Height restrictions can be placed on individual turbines. Height restrictions must be used cautiously since a restriction could lead to an increased number of turbines and decreased land use efficiencies. Several safety features can be incorporated into a zoning ordinance. For example, restrictions can be placed controlling the accessibility (lockable, non-climbable towers), electrical connection systems, and appropriate warning signage installation to cite a few examples. Ordinances can also include specific plans for site reclamation if a turbine is abandoned or its use is discontinued.

Other zoning tools can also be utilized to limit the number of potential sites for wind energy facilities. Extra-territorial airport zoning can restrict the maximum height of structures to a distance of three miles from a public airport facility. In addition, overlay zoning can be utilized to further protect significant natural or cultural resources by limiting the conditional uses within a specific area.

County Policies

County Zoning. The Waushara County Code of Ordinances regulates private on-site wastewater treatment systems, land divisions and land uses. A few of the chapters that relate to land use are summarized below.

Waushara County Utilities Ordinance is contained within Chapter 54 of the Waushara County Code of Ordinances. This ordinance regulates all private on-site wastewater treatment system within the county. Although this ordinance does not directly determine land uses, it influences the location of future development according to soil suitability.

Waushara County's Subdivision Ordinance is contained in Chapter 42 of the Waushara County Code of Ordinances. The ordinance facilitates division of larger parcels of land into smaller parcels of land. Land divisions create less than three lots of 15 acres or less. Land divisions can be classified as either major or minor subdivisions. A major subdivision creates five or more lots which are each 5 acres or less in area by successive divisions within a 10-year period. A minor subdivision contains three or more lots that are 15 acres or less in area by successive divisions within a 10-year period. The ordinance also contains design standards for streets, setbacks, utility easements, stormwater management techniques, and erosion control.

The **Floodplain Zoning Ordinance** is contained within Chapter 18 of the Waushara County Code of Ordinances. The purpose of the floodplain ordinance is to protect life, health, and property; to minimize the costs associated with flood control projects; and to minimize the costs associated with relief and reconstruction efforts. The ordinance regulates residential uses, storage of hazardous materials, sewage disposal, wells for drinking water, and uses mentioned in NR 110.

²⁰ *Wisconsin State Statutes 66.0401.*

The **Shoreland Zoning Ordinance** is contained within Chapter 58 of the Waushara County Code of Ordinances. Shorelands are defined as unincorporated areas which are: 1,000 feet from the ordinary high water elevation mark of navigable lakes, ponds, or flowages; or 300 feet from the ordinary high water elevation mark of navigable rivers or streams. If the landward side of the floodplain exceeds either of these two measurements, this is used as the zoning standard. This ordinance controls the lot size, building setbacks, landfills, agricultural uses, alteration of surface vegetation, sewage disposal, filling, grading, lagooning, and other uses which may be detrimental to this area.

Chapter 58 also addresses **wind energy generation facilities**.²¹ The existing ordinance permits wind energy facilities in areas that have been zoned for either general agricultural (A-G) or forestry (O-F) uses. As such, the landscape within these areas must be dominated by agricultural practices or woodlots. Several setbacks, safety restrictions, and ground clearance requirements have been established. The County and local municipalities may wish to collaborate to designate specific sites appropriate for future wind energy facilities.

Farmland Preservation Plan. Waushara County adopted the county Farmland Preservation Plan on June 9, 1981.²² The goal of plan is to preserve productive and potentially productive agricultural land, forest land, and environmentally sensitive areas while providing other areas for well planned growth in other appropriate areas of the county. Agriculturally productive areas are defined as existing farms consisting of a minimum of 35 contiguous acres of productive farmland. This plan allows farmers in preservation areas to sign agreements on a voluntary basis under the state's Farmland Preservation Act for tax credits.

Pine River/Willow Creek/Poygan South Priority Watershed Plan. The Pine River/Willow Creek/Poygan South Priority Watershed was selected as a priority watershed in 1995.²³ The watershed drains 308 square miles in Waushara and Winnebago Counties. Both waterways are clear, hard water streams that drain the southern two-thirds of Waushara County. The local soils, geology, and other physical resources present in the watershed are highly susceptible to groundwater and surface water contamination from poor land use practices. The high occurrence of agricultural uses exacerbates this vulnerability. The overall goal of the High Priority Watershed program is to reduce sedimentation and nutrient loading to local water resources. The project will end in 2009. In 1997, the Pine River/Willow Creek/Poygan South Priority Watershed Plan was adopted to protect these watersheds.

Land and Water Resource Management (LWRM) Plan. The Waushara County LWRM plan was written in 1999.²⁴ In 2005, it was revised in response to legislative call to redesign Wisconsin's programs to reduce pollution from unknown sources. The revised plan was adopted in February 2006. The plan identifies long term goals and implementation strategies to reduce non-point source pollution into rivers, streams, and lakes in Waushara County. The four goals that were identified include: 1.) Reduce soil erosion and continue to protect natural resources; 2.) protect and enhance in-stream, riparian, wetland and upland habitat; 3.) protect surface waters from construction site erosion control & non-metallic mining; and 4.) implement the animal waste prohibition.

²¹ WCZLC. 2006. *Code of Ordinances: Waushara County, Wisconsin 58.236 (20)*.

²² WCZLC. 1980. *Waushara County Farmland Preservation Plan*. http://www.co.waushara.wi.us/more_lcd.htm.

²³ WDNR. 1995. *Pine River and Willow Creek Watershed*.
<http://dnr.wi.gov/org/gmu/wolf/surfacewaterfiles/watersheds/wr02.htm>.

²⁴ WCZLC. 2005. *Waushara County Land and Water Resource Management Plan*.
http://www.co.waushara.wi.us/more_lcd.htm.

Local Policies

Village of Wild Rose. The Village of Wild Rose does not currently exercise extraterritorial zoning rights on adjoining lands within the Town of Rose and the Town of Springwater. While the village could establish extraterritorial zoning up to a mile and a half from the corporate boundary of the city, the City and Town have opted for a cooperative relationship that reflects mutual common interests at this time.

Official Map. An official map is intended to implement a master plan for a city, village, or town. The master plan helps direct development by designating areas for streets, highways, parkways, floodplains, and other pertinent land uses. Official maps direct development away from sensitive areas which are designated for future public use. The Waushara County parcel map may serve as a basis for their official map.

Existing Comprehensive/Land Management Plans. This is the first planning effort for the Village of Wild Rose and the Town of Rose. Several adjacent towns in Waushara County have already adopted land management plans (towns of Oasis, Deerfield, Mt. Morris and Springwater). The Town of Wautoma has adopted a comprehensive plan. The Towns Almond and Belmont which are adjacent to the north in Portage County have adopted comprehensive plans, (10-20-2004 and 6-14-2005 respectively), and the Town of Dayton in Waupaca County has a plan in draft form but it has not been adopted at this time. All of these plans should be taken into consideration when decisions along an adjoining border are being made.

Federal, State and Regional Programs

State of Wisconsin

Land and Water Resource Management Planning Program (LWRM). The land and water resource management planning program (LWRM) was established in 1997 by Wisconsin Act 27 and further developed by Wisconsin Act 9 in 1999.²⁵ Although both Acts are designed to reduce non-point pollution, Wisconsin Act 27 regulates rural and agricultural sources while Wisconsin Act 9 regulates urban sources.²⁶ Counties are required to develop and periodically revise LWRM plans. Citizens and professionals in each county identify local needs and priorities in regards to conservation needs through watershed based planning. All LWRM plans must be approved by the Wisconsin Department of Agriculture, Trade, and Consumer Protection.

Wisconsin Act 204. Recent blackouts and other incidents throughout the United States have raised concerns regarding both the supply of energy and the adequacy of the transmission grid. Wisconsin Act 204 mandates that a portion of electricity generation facilities be from renewable resources. To ensure that the renewable energy goals set forth in Wisconsin Act 204 are not unduly hindered, the State passed additional legislation restricting the ability of local governments to prohibit or curtail the development of wind and solar energy system.²⁷ Municipalities can only impose restrictions on the construction and operation of wind turbines to protect public health and safety. Furthermore, communities cannot impose regulations which increase construction/operation costs, decrease the efficiency of wind generation systems, or specifically prohibit installation of alternate energy systems.

²⁵ Wisconsin Legislative Reference Bureau. 1997. *Budget Brief 97-6*.

²⁶ Wisconsin Legislative Reference Bureau. 2000. *Budget Brief 00-7*.

²⁷ Wisconsin Statutes 66.0401

Although traditional approaches such as coal and natural gas are still utilized, other options are being explored that include renewable resources. Under this mandate, other sources of energy such as wind are currently being proposed at several locations throughout Wisconsin. While there is an extensive review process for the placement of large electrical generation facilities, smaller facilities, such as wind turbines, often fall below the size limitation and bypass this review process. Thus, many communities find themselves unprepared to handle future wind turbine proposals.

LAND USE – Village of Wild Rose

Goal LU 1. To develop and implement a land use plan which preserves an attractive visual character, minimizes land use conflicts, and adequately addresses the future needs of the Village for housing, transportation and recreational opportunities.

Objectives:

- **LU 1.1. Promote future development that will meet the future needs of the area while preserving the visual qualities of the community that define the village’s unique character.**

Strategies:

- (1) **Target desired new industrial and commercial development to appropriate industrial parks where the existing infrastructure can accommodate new industrial and commercial uses.**
 - Direct future large scale new industrial/commercial development to existing industrial parks.
 - When practical, direct light intensity new commercial/mixed-use, and small scale “cottage industry” businesses to areas along highway 22.
 - Where feasible, encourage large scale new residential development to occur in areas served by the Village of Wild Rose Sanitary District.
 - (2) **Encourage the adoption and enforcement of a Village ordinance that protects existing scenic vistas by banning off-premise outdoor advertising throughout the Village of Wild Rose and encourage advertisement on the village sign.**
 - (3) **Encourage new residential growth to occur on the east side of the Village, including the possibility of accommodating a multi-family residential housing development between Euclid St. and CTH H.**
 - (4) **The Village would support the development of light commercial and cottage commercial uses along State Highway 22 and the corner of CTH C and STH 22.**
 - (5) **Industrial development is encouraged to be located on the Westside and Southside of the Village.**
- **LU 1.2. Promote land use patterns that protect and promote public health, safety, and welfare.**

Strategy:

- (1) **Promote economic development that occurs in a planned and coordinated manner and maintains or improves the quality of life for village residents.**
- **LU 1.3. Collaborate with surrounding towns to ensure compatible land uses along their common boundaries.**
 - **LU 1.4. Assess the impact of future changes to the transportation network within the planning area.**

Strategy:

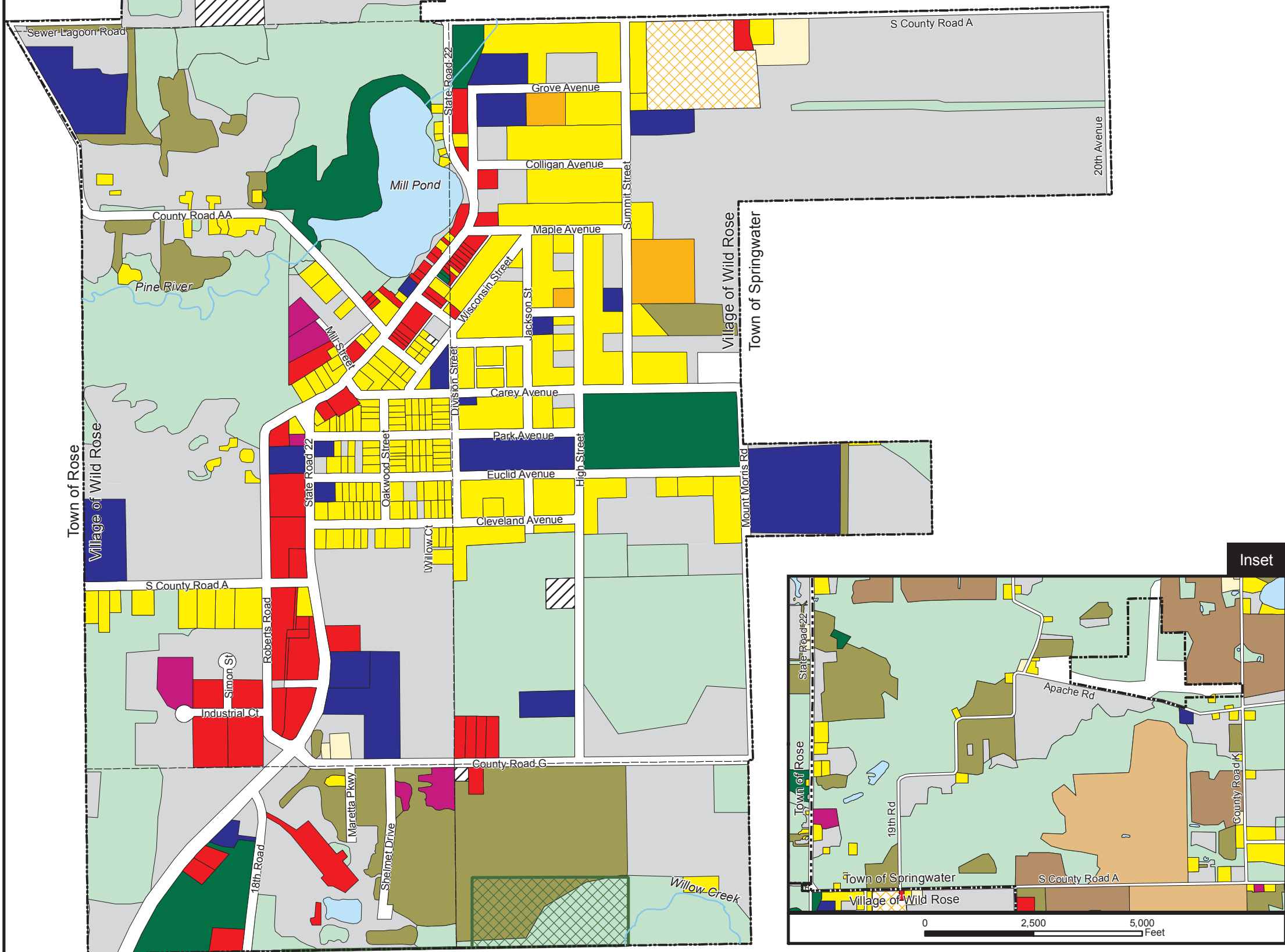
- (1) **Consider land use implications for possible alternatives to the design of STH 22 and their impact on traffic and businesses in the community.**
- **LU 1.5. Address the current and future recreational needs of village residents.**

Strategy:

- (1) **Consider enhancing and fostering new development which would increase the recreational opportunities for village residents and visitors.**

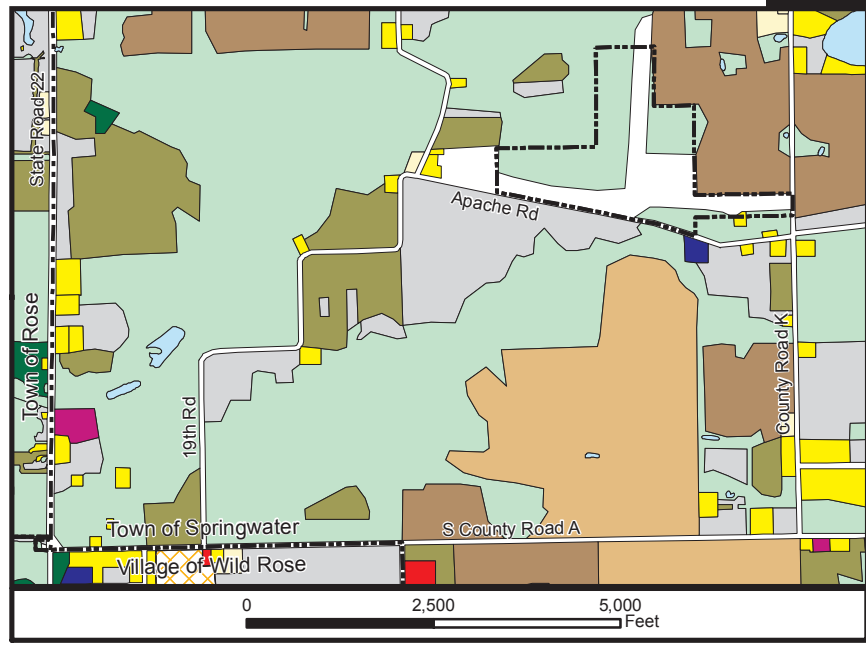
EXHIBIT 8-1 VILLAGE OF WILD ROSE EXISTING LAND USE

See Inset

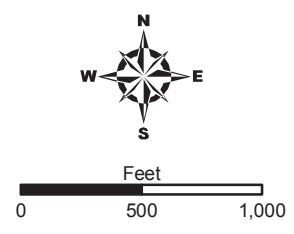


- Single and Two Family Residential
- Farmsteads - Includes Outbuildings
- Multi-Family/Group Quarters/Retirement Homes
- Mobile Home Parks
- Commercial
- Industrial
- Institutional Facilities
- Transportation / Roads / Railroads
- Utilities / Communications
- Non-Irrigated Cropland
- Water Features
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land
- DNR Owned Land
- Municipal Boundary and Wild Rose Sanitary District

Inset



Source: East Central Wisconsin Regional Planning Commission, 2007
WI DNR, Digital Base Data Provided by Waushara County, 2005.



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REGIONAL PLANNING COMMISSION-MAY 2007

EXHIBIT 8-2 VILLAGE OF WILD ROSE FUTURE LAND USE











Existing Land Use

-  Single and Two Family Residential
-  Multi-Family/Group Quarters/Retirement Homes
-  Mobile Home Parks
-  Commercial
-  Industrial
-  Institutional Facilities
-  Transportation / Roads / Railroads
-  Utilities / Communications
-  Non-Irrigated Cropland
-  Water Features
-  Recreational Facilities
-  Planted Woodlands
-  General Woodlands
-  Open Other Land

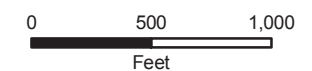
Other Features

-  Municipal Boundary and Wild Rose Sanitary District
-  DNR Owned Land
-  Future Village Annexation
-  Resource Protection Area
Area includes 50 ft. buffer around wetlands 5 acres or larger
100' buffer around all trout waters

Future Land Use

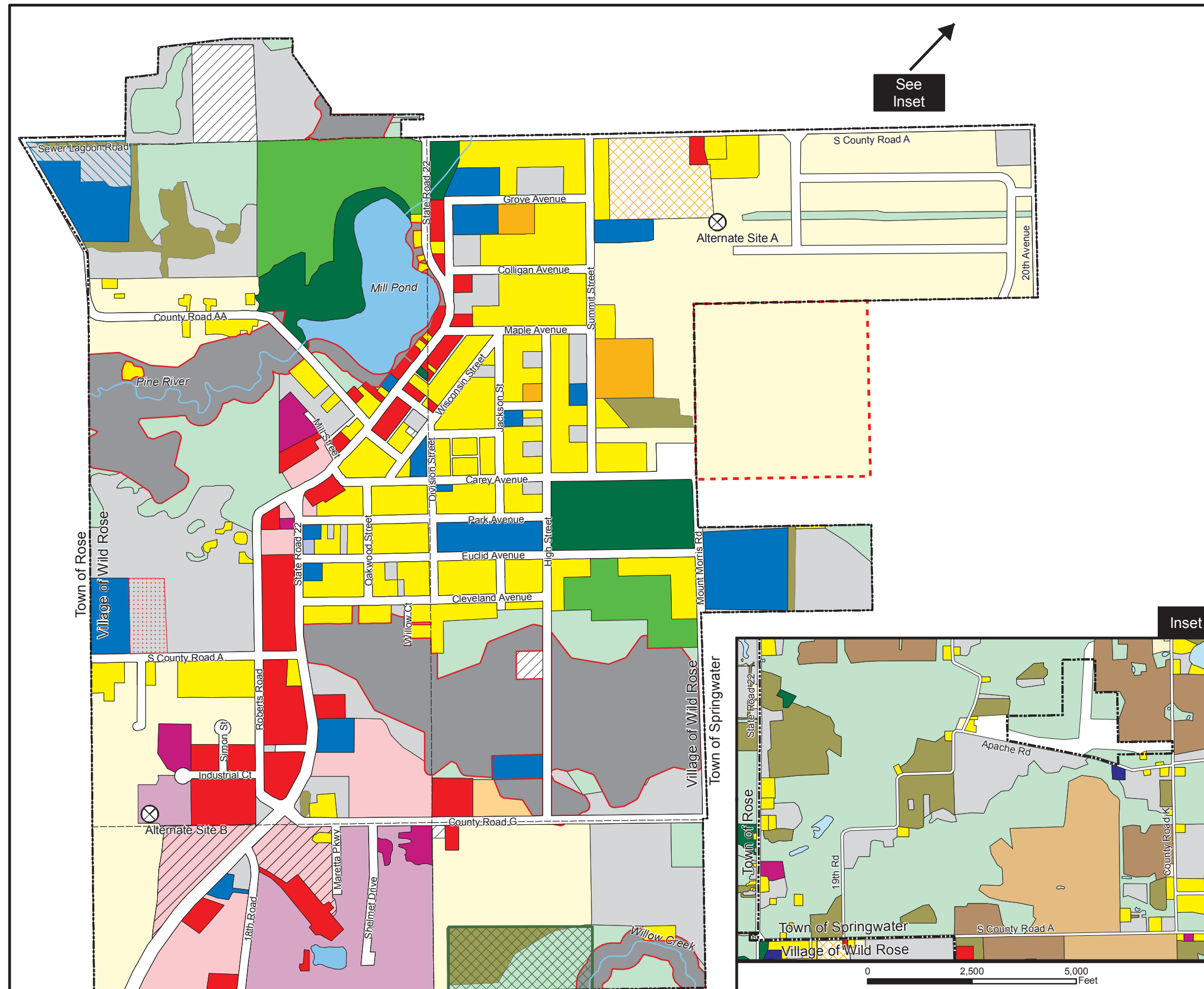
-  Future Residential
-  Future Commercial
-  Future Recreation
-  Future Industrial
-  Future Institutional
-  Future Mixed Commercial / Industrial
-  Future Multi-Family Residential
-  Future Cemetery Expansion
-  Proposed New Fire Station Site
-  Proposed New Water Tower Site

Source: East Central Wisconsin Regional Planning Commission, 2007
WI DNR, Digital Base Data Provided by Waushara County, 2005.



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CHAPTER 9: INTERGOVERNMENTAL COOPERATION

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INTERGOVERNMENTAL COOPERATION

INTRODUCTION

The relationship a municipality has with school districts, neighboring communities, the county, the Regional Planning Commission, the state, and the federal government can impact residents in terms of taxation, planning, the provision of services, and siting of public facilities. An examination of these relationships and the identification of existing or potential conflicts can help a municipality address these situations in a productive manner.

Intergovernmental Cooperation Area Vision for 2030

In the year 2030 the Village of Wild Rose and the Town of Rose are working closely with each other, and neighboring communities on areas of mutual interest. They also collaborate on a whole range of issues and public services. This spirit of cooperation has led to a more cost-effective delivery of government services by eliminating duplication of costs, facilities and equipment, and achieving larger economies of scale. In addition, the interchange of ideas, and information gained from ongoing dialogue among the participants has helped each community plan better for its future needs. Local officials have recognized that their economies and quality of life are inextricably interlinked and interdependent on each other so intergovernmental cooperation has provided mutual benefits for the entire area.

INVENTORY AND ANALYSIS

Governmental Units and Relationships to Communities

Communities

The Village of Wild Rose borders the towns of Rose and Springwater. The Village has not established a border agreement with either the Town of Rose or the Town of Springwater. Even though the Village does not have a border agreement with either town, few conflicts have arisen that have not been resolved to everyone's satisfaction. The Village of Wild Rose and the Town of Rose have mutual interests and their economies are interlinked by industry/service and employment relationships.

The Town of Rose shares its borders with the towns of Springwater, Wautoma, Oasis and the Towns of Almond and Belmont in Portage County. Towns cannot annex land from one another and therefore, borders between these entities are fixed and boundary disputes are non-existent. The towns in the area share a common rural character and enjoy a good working relationship.

At present the Wild Rose Sanitary District (WRSD) serves only the Village of Wild Rose although it has adequate capacity to serve a larger area and future growth in the adjacent areas of the Town of Rose and the Town of Springwater, for the foreseeable future. The Wild Rose Sewer Service Area (SSA) only includes areas within the Village of Wild Rose corporate limits.

School Districts

The Town of Rose/Village of Wild Rose is served by three different public school districts; the Wild Rose Area School District, the Almond-Bancroft School District and the Tri-County Area School District. The Wild Rose district serves all of the Village and the majority of the Town of Rose. The Almond-Bancroft district serves the northwest corner of the Town of Rose and the Tri-County district takes in students from the Southwest corner of the town. The Wild Rose School District has all of its school buildings and its athletic facilities within the Village of Wild Rose. The high school and the middle school campus are located adjacent to each other on Park Avenue and can share some facilities. The elementary schools are at two separate locations, Wild Rose elementary on Mt. Morris Road, and the other, Pleasant View Elementary is located in Pine River. The facilities for the Almond Area School District are located in Almond, and the Tri-County Area School District facilities are located in Plainfield. Both are outside of the plan's study area. The Wild Rose School District owns and makes use of an educational school forest property located in the northwest corner of the Town of Rose.

While school districts are working with area communities, additional communication and cooperation can be done that will benefit both the school districts and the communities. This may include sharing recreational facilities, utilizing existing school facilities for after school meeting space, and working together to coordinate the siting and utilization of new school facilities. Local governments and school districts should establish a method of communication and explore ways in which they can work together. Joint cooperation between school districts will allow the goals of the comprehensive plan to be met while providing safe, efficient transportation, community services, and related amenities.

The planning area is served by two technical college districts. The majority of the plan's area is encompassed within the Fox Valley Technical College's district (FVTC-Appleton and Oshkosh), and the remainder falls within the Midi-State Technical College's District (Steven's Point) which serves the northwest and southwest portions of the Town of Rose. The plan proposes that the three economic development committees representing the two communities work with the technical colleges and local industries to develop training programs to develop skills needed by area industries.

Community Facilities

Due to the rural nature of Waushara County, many of the larger facilities are located in the City of Wautoma, Village of Wild Rose or one of the other incorporated communities in the area. Ambulance, sheriff, fire and emergency medical services are dispatched from the City of Wautoma to neighboring communities. Fire protection for the Village of Wild Rose and the Town of Rose is provided by the Wild Rose Fire District. The Wild Rose Fire District has mutual aid agreements with other fire districts in the area, including the Town of Almond, the Town of Springwater and the City of Waupaca. EMS and ambulance protection is also served by a cooperative arrangement managed by the Waushara County EMS in Wautoma.

The Wild Rose Community Hospital (WRCH) located in the village serves multiple communities in the region for many common health care needs. Waushara Family Physicians is the only health care provider to be physically located in the Town of Rose.

Library facilities utilized by town and village residents are Patterson Memorial Library located in the Village of Wild Rose and the Wautoma Public library located in the City of Wautoma. Both libraries are a part of the Winne-Fox library system that cooperatively share use of partner library collection materials.

Communities should also periodically meet with providers of utility infrastructure (gas, electric, telephone, etc.) to discuss upcoming road construction and utility upgrades. Coordinating construction projects (both community and utility) saves everyone time and money.

Currently both communities within the planning area and beyond have various intergovernmental agreements with one another with regard to public services and facilities. The several area fire districts/departments have mutual aid agreements with each other and the other districts/departments in both Waushara County, and the adjoining counties of Portage and Waupaca.

County

The Town of Rose has adopted county zoning and has therefore given the county jurisdiction over zoning matters including land divisions and private on-site wastewater systems. The Town works well with the County Zoning Administrator's office to handle all zoning issues. The Village of Wild Rose has adopted their own zoning.

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 recreation facilities and programs. The communities and the County continue to maintain open communications with one another that works to foster good working relationships and mutual respect.

Region

Waushara County is a member of the East Central Wisconsin Regional Planning Commission (ECWRPC). ECWRPC provides planning and technical assistance to counties, communities, businesses, interest groups and individuals within its region. These services include environmental management, housing, demographics, economic development, transportation, community facilities, land use, contract planning, and others. ECWRPC has worked with the Town of Rose and the Village of Wild Rose on several projects over the years including the preparation of local and county park and open space plans, sewer service area planning, land use plans, and the current comprehensive plan.

State of Wisconsin

Wisconsin Department of Natural Resources (WDNR). The WDNR is responsible for the regulation, protection, and sustained management of natural resources within the state. The WDNR operates various programs in water quality management, habitat preservation, air quality management, recreational trail development, and other programs. The WDNR helps local landowners successfully manage their woodlots for wildlife habitat and timber production throughout Waushara County. The WDNR also maintains environmentally sensitive protection corridors which enhance surface water quality and stream habitat throughout the planning area,

including properties associated with the Pine River and Willow Creek watersheds and the Wild Rose Fish Hatchery. The WDNR maintains a service center in the Wautoma Industrial Park.

Department of Agriculture, Trade, and Consumer Protection (DATCP). The overall mission of DATCP is multi-fold. The agency oversees programs which ensure the safety and quality of food, fair business practices for buyers and sellers, consumer protection, efficient use of agricultural resources in a quality environment, healthy animal and plant populations, and the vitality of Wisconsin agriculture and commerce. Since agriculture will continue to be an important economic industry within the planning area, many of the programs DATCP offers will benefit and help local citizens.

Wisconsin Department of Transportation (WisDOT). WisDOT deals with issues related to all transportation uses in the planning area. WisDOT evaluates existing transportation infrastructure for bicycle and pedestrian trails as well as assists in planning efforts for future trails. The County maintains through an agreement with WisDOT the maintenance of the STH 22, and STH 73 corridors. Although there are no major expansion plans for these highways, the County and communities should collaborate with WisDOT to address transportation issues including a long-term vision for the STH 22 corridor.

Intergovernmental Comprehensive Planning Efforts

The Town of Rose and the Village of Wild Rose began with joint meetings throughout much of the planning process and have discussed issues related to each of the nine elements. By doing so, the municipalities have had the opportunity to discuss common goals and work together to resolve differences. Periodically, representatives from various agencies and businesses (WDNR, CAP Services, Waushara Area Chamber of Commerce, Waushara County Economic Development Corporation) have been invited to talk and/or provide input into the planning process.

Laws, Ordinances and Regulations

Cooperative Boundary Plans and Agreements. Cooperative boundary plans and agreements are joint planning efforts in which two or more municipalities establish a mutually agreeable plan to establish boundary lines, provide public services and facilities, share revenues, and establish land use criteria.¹ The majority of municipal boundary agreements are conducted between a town and an incorporated village or city. Cooperative boundary plans, which are subject to a minimum of a ten-year period, must be approved by the Wisconsin Department of Administration. At this time no cooperative boundary agreement exists between the City of Wild Rose and the Town of Rose, largely because they have maintained good relations and have always reached amicable agreements on growth issues.

Extra-territorial Subdivision Regulation. Incorporated villages and cities can exercise plat review authority in unincorporated areas adjacent to their communities.² This allows incorporated areas the same authority to approve or reject a specific plat or CSM as if it were within its own jurisdiction. This authority extends to a distance of 1.5 miles from the incorporated boundary for villages and small cities and 3.0 miles for cities with population of greater than 10,000. The incorporated area must have a subdivision ordinance in place in order

¹ *Wisconsin State Statutes* s.66.0307.

² *Wisconsin State Statutes* s.236.10.

to exercise this authority. The Village of Wild Rose has been working on drafting a subdivision ordinance, but it has not been adopted yet as of the writing of this plan, therefore they have not exercised their extra-territorial jurisdiction authority.

Cities and villages can work to ensure that land use conflicts are minimized near the incorporated boundaries. If the incorporated area has more restrictive guidelines than the adjacent town, the city/village can require that the subdivisions meet the more restrictive regulations. A plat can be rejected if it conflicts with a city/village ordinance, fails to comply with state statutes, or fails to comply with the city/village master plan.

Extra-territorial Zoning. Incorporated villages and cities have been given authority to practice extraterritorial zoning authority if they have developed a zoning ordinance for the incorporated areas.³ This authority extends to a distance of 1.5 miles from the incorporated boundary for villages and cities with populations less than 10,000, and 3.0 miles for cities if the population exceeds 10,000. Extraterritorial zoning allows for smooth transitions between suburban and rural areas, reduces conflicting land uses, and promotes intergovernmental cooperation in planning for future community needs.

Three major steps are involved in the adoption of an extraterritorial zoning ordinance.⁴ First, the incorporated area must adopt and publicize a resolution to establish its intent to exercise its zoning authority within the extraterritorial area. Second, a joint committee with members from both the incorporated municipality and town must develop the specific zoning ordinance. Finally, the final plan must be adopted through the joint committee. The joint committee consists of 3 members from the city or village and 3 members from each affected town. This ensures that zoning cannot happen unless there is mutual agreement between governmental jurisdictions.

INTERRELATIONSHIPS WITH OTHER PLAN ELEMENTS

Economic Development

Communities should partner with community, county, and regional economic development groups; the local chamber of commerce; organizations such as CAP Services; state agencies such as Wisconsin Department of Commerce and UW-Extension; area school districts and technical schools; local businesses and others which promote economic development. Since the economy of the individual communities in the Group E cluster is somewhat dependent on the economy of all the municipalities in the area, all communities within Waushara County and the Tri-County region must work together.

Housing

Housing choices that reflect the needs of individual households is an integral part of comprehensive planning. Economic development professionals, housing providers, local government officials, county departments and consumers should work together to promote the development of housing that meets the needs of all income levels within the area.

³ *Wisconsin State Statutes* s.62.23.

⁴ Ohm, B. 1999. *Guide to Community Planning in Wisconsin*.

Communities should continue to work with and forge new ties with agencies such as CAP Services, United Migrant Opportunity Services (UMOS), the Federal Department of Housing and Urban Development, and private entities to ensure that an adequate amount of affordable housing is present.

Transportation

Communities should work with WisDOT, Waushara County and ECWRPC to resolve local, regional and state transportation related issues. Traffic flow, on-street parking and safety concerns in the downtown areas of the Village of Wild Rose with regard to STH 22 should be resolved through coordination with WisDOT and the County. A possible STH 22 redesign or realignment should be collaborated through a joint effort with input from the village and the town; WisDOT, WDNR and other state agencies; regional planning commissions; interested citizens; and others.

Roadway projects must be jointly coordinated with public utilities, local emergency rescue departments, community departments, school districts and others to ensure that repairs are made cost-effectively and on a timely basis.

Utilities and Community Facilities

Coordination of road construction projects and utility upgrades can save everyone time and money. If a community is aware of a needed utility upgrade on a local street, they may also decide that it would be cost-effective for them to resurface the roadway after construction has occurred. Likewise, if a utility knows that a local road is going to be under construction, they may decide to upgrade their facilities at the same time.

Coordination of new school facilities is also key. Communities need to plan for increased traffic, reuse of former buildings, and needed public infrastructure (roads, sewer, water, police and fire protection). Multi-use and extended use of buildings can also save the community money. A school facility is an ideal location to hold evening classes for adults, as well as recreational programs and public meetings. In some instances, school districts have worked with communities to construct joint library projects and recreational facilities (swimming, gym and weight room).

Communities and the County should work together on joint and regional park and recreational programs and facilities. Some of the larger facilities such as a ski or tubing hill, ice rink and swimming pool may too costly for one entity to tackle alone. Moreover, the use of these facilities is not limited to the residents of one community but is usually enjoyed by the residents and visitors of the entire area. Countywide recreational leagues may also be something that can be investigated. One community alone may not have enough participation to field a sufficient number of teams to support league play, but with input from a number of communities in the area, this may become feasible. Some things that could be investigated may include soccer (adult and youth), baseball (adult and youth), volleyball, or others. The Village of Wild Rose and the Town of Rose are coordinating plans for a recreational walking trail that would link the Mill Pond (Roberts Park with the Popular Fish Hatchery attraction located in the Town of Rose.

Agricultural Resources

The economy and the character of the area are dependent on a viable agricultural economy. Preserving productive agricultural land and maintaining a critical mass of farmers in the area to sustain the local agribusiness are tasks that can not be tackled alone. It will take input and support from communities, farmers, economic development groups, local agencies, and citizens alike. The goals, objectives and strategies that communities and the County develop during the comprehensive planning effort will have a direct impact on the agricultural economy.

Natural Resources

Preserving the natural resources of the area is a joint effort. Natural resources do not stop at municipal boundaries. The actions and policies of one community impact the resources of another. A topographic divide separates surface water drainage between the Upper Wisconsin River Basin to the west and the Upper Fox and Wolf River Basins to the east in Waushara County. For this reason, the area has a number of pristine class 1 trout streams and exceptional water resources. The success of the County and the individual community's protection of these resources will impact the quality of the surface and groundwater for communities downstream and down gradient. To protect these valuable resources, communities must work with the WDNR and County to ensure that the actions and policies that they are using are effective in protecting water quality.

Cultural Resources

The cultural and historical features of a community help to shape it. Preserving these resources that residents feel have made meaningful contributions to the community's heritage allows a connection to the past and an opportunity to pass this heritage onto future generations. Communities should work together to seek funding from the Wisconsin Historical Society to identify and evaluate historical, architectural and archeological resources in the area. Joint efforts should be made to ensure consistency between communities on planning related issues that affect cultural and historical resources. Finally, communities and the County should work together to educate citizens and elected officials about the importance of these resources and how they can be protected. The Village local historical museum and the historical museum in Wautoma should work together to support each others efforts.

Land Use

Land use brings all of the other elements together. The future land use map illustrates existing and future development based on the goals, objectives and strategies that each community has established. Land use decisions of one community have a direct impact on other communities. Communities should work together to jointly develop visions of how land along joint borders should be developed or preserved. When new development or land divisions occur in these areas, joint input should be obtained before decisions are made. The Village of Wild Rose may consider exercising extraterritorial jurisdictions within a 1.5 mile boundary of their community. Extraterritorial zoning would not only give the village input on how these areas are to develop, but it would also strengthen ties in the area. Joint planning would provide cohesiveness to establishing the direction development should take and allow area-wide consensus in the decision making process that will ultimately shape the future of the entire area.

POLICIES

State, Regional and County Policies

State

The Wisconsin Department of Natural Resources (WDNR) and the Wisconsin Department of Transportation (WisDOT) routinely engage in master planning for natural resource management and transportation purposes. The University of Wisconsin Extension office located in Wautoma serves as an educational resource for County residents.

Waushara County is located within the Northeast Region of the WDNR. The Northeast Region has a regional office in Green Bay and a service center in Waushara County. A master plan is developed for each property that WDNR owns. This plan establishes goals and objectives for how the property will be managed and developed.⁵ In addition, the master plan delineates adjacent lands or related parcels that should be acquired in the future to expand the property. The master plan discusses not only the proposed future of the property, but also the benefits it will provide to local communities. In order for the WDNR master planning process to be effective, local participation from the affected communities is needed. All citizens affected by the WDNR owned land should consider becoming involved in the planning process or attending meetings related to the projects.

Waushara County is located within the North Central Region of the Wisconsin Department of Transportation (WisDOT). The North Central Region has regional offices in Wisconsin Rapids and Rhinelander. WisDOT has prepared several master plans specifically for various modes of transportation as well as a highway improvement plan.⁶ Although the plans are adequate to 2020, these plans will be periodically updated. The Village of Wild Rose and the Town of Rose should take a proactive role in all transportation planning processes in the future to ensure that, as existing transportation facilities are expanded to meet the existing and future needs of the individual communities, the planning area, Waushara County, and the State of Wisconsin, other local concerns are addressed.

Regional

East Central Wisconsin Regional Planning Commission. East Central Wisconsin Regional Planning Commission has adopted the first two of four milestones in their regional comprehensive planning process. It is anticipated that the final milestone report will be adopted in 2007. The communities within the planning cluster should take advantage of using the information identified in the first two milestone reports and actively participate in the remaining planning effort.

County

Waushara County Comprehensive Plan. While Waushara County has not adopted a smart growth comprehensive plan in accordance with s.66.1001, it does anticipate completion of a county-wide plan within the next several years. It is the responsibility of the communities

⁵ Wisconsin DNR. 2005. *Property Master Planning*. http://dnr.wi.gov/master_planning/.

⁶ Wisconsin DOT. 2005. *Plans and Projects*. <http://www.dot.state.wi.us/projects/mode.htm>.

within the Group E planning cluster to actively participate in the county-wide plan and to promote the incorporation of their land use planning decisions into the overall Waushara County plan.

Waushara County Land and Water Management Plan. Waushara County has recently adopted the County Land and Water Management Plan. This plan was developed by the County Land Conservation Committee with assistance from a citizen advisory committee that included representatives from the WDNR, NRCS, CWWP, and Watershed Lakes Council. It is the responsibilities of the communities within the planning cluster to review and implement this plan within their respective jurisdiction.

INTERGOVERNMENTAL COOPERATION – Village of Wild Rose

Goal IC 1. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when opportunities and/or issues arise that can be more effectively addressed cooperatively.

Objectives:

- **IC 1.1. Strengthen existing partnerships and build new relationships to promote economic growth in the Village, the area and county.**

Strategies:

- (1) **Monitor monthly meetings of area economic development organizations.**
 - (2) **Work with the Waushara County Economic Development Corporation, and the Tri-County Regional Economic Development Corporation.**
- **IC 1.2. Participate in a countywide effort to promote the agricultural economy.**

Strategies:

- (1) **Support ongoing efforts of the county to explore opportunities for alternative crop or agricultural product development and the corresponding support industries.**
 - (2) **Participate in a county agricultural marketing effort.**
- **IC 1.3. Improve communication within the Village and between utilities, the Wild Rose Area School District, neighboring municipalities, Waushara County and state and federal agencies.**

Strategies:

- (1) **Establish meetings as needed with the Town of Rose, and other adjacent Townships, to discuss issues of common interest.**
 - (2) **Continue to set up periodic meetings with area community organizations and others to discuss community needs.**
 - (3) **Continue annual meetings with the County Highway Department and WisDOT to ensure coordination of transportation projects.**
 - (4) **Set up annual meetings with public and private utilities in the area to discuss current service needs and upcoming projects.**
 - (5) **Work with the area school districts to plan new facilities when they are needed.**
- **IC 1.4. Work with the County to secure state and federal funding.**

Strategy:

- (1) **Work with neighboring communities to secure grant money for any economically viable project.**

- **IC 1.5. Encourage joint efforts to protect the natural resources.**

Strategies:

- (1) **Work to protect the waterways in the Village of Wild Rose from degradation.**
 - (2) **Work with the county and other municipalities to control specific problem (invasive) species on a countywide basis.**
 - (3) **Discuss the expansion of public sewer and water to surrounding areas when needed.**
- **IC 1.6. Work with Waushara County, WisDOT and adjoining municipalities to insure that the transportation system is safe and fills the diverse needs of area residents.**

Strategies:

- (1) **Encourage the WisDOT to share future STH 22 corridor plans with the Village of Wild Rose, and to work with the Town and the Village.**
 - (2) **Collaborate with the County Department of Aging to insure that the needs of the elderly and disabled residents of the Town are being met.**
 - (3) **Collaborate with the Waushara County Highway and Parks departments, the WisDOT, utilities and others to coordinate roadway improvement projects.**
- **IC 1.7. Explore opportunities for cost efficiencies through shared services.**

Strategies:

- (1) **Work with adjoining municipalities to share road maintenance contracts where cost savings will result.**
 - (2) **Where appropriate, utilize and share limited resources and offer joint services (i.e. fire district, police, park programs, county agreements).**
- **IC 1.8. Establish effective intergovernmental land use policies and cooperative agreements with adjoining municipalities.**

Strategies:

- (1) **Establish a method of effective communication with nearby governmental jurisdictions so that all can stay apprised of development within 1,000 feet (or other agreed upon distance) from common borders.**
- (2) **If a situation arises, create a joint committee with surrounding areas to discuss planning issues within the area.**
- (3) **Consider cooperative boundary agreements with all surrounding towns.**

CHAPTER 10: IMPLEMENTATION

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IMPLEMENTATION

INTRODUCTION

A Smart Growth comprehensive planning document serves a community by establishing priorities for the future, evaluating available resources, and providing a reliable means for dealing with change. The purpose of the planning effort is to develop a plan that will function as a guide to both public and private decision makers. In order to follow the plan as described in the previous chapters, it is necessary to implement the goals, strategies, and objectives as outlined in the plan. If a plan is to be successful it must be implemented.

This chapter prescribes a specific series of sequential actions to be completed by the Village. Each goal identifies a priority that resulted from ideas voiced in the public survey responses, or committee discussions of the issues identified. The Objectives define “why” the goal is important from a planning perspective, while strategies discuss a specific action plan on how the goal can be achieved via regulations, ordinances, incentives, expenditures, information, and education.

Implementation Vision for 2030

In 2030, Wild Rose Village residents have seen how the careful implementation of their comprehensive plan has provided well managed growth, responsible government, and allowed the residents of the Village to continue to enjoy their community’s unspoiled rural character and natural resources. Village leaders have continued to rely on the goals set forth in their comprehensive plan to guide new development to appropriate locations thereby preventing land use conflicts. They have found that their original plan, revised over time to reflect new community visions, has proven to be a successful working document which has allowed the Village to accommodate new growth without compromising community values regarding the protection of the scenic rural character and the agricultural base of the Town. The Plan Commission and the Village Board have been diligent in establishing new ordinances and policies which will implement the plan. The Village values the opinions of its residents and business owners and has implemented a plan which has improved the quality of life for residents of the Village of Wild Rose.

ROLE OF THE PLAN

All land use decisions made by the Village should be kept consistent with the community’s adopted comprehensive plan.¹ The planning commission for the Village of Wild Rose is responsible for ensuring that current ordinances are in compliance with the plan. When the planning commission reviews an application for development, any recommendation for future development must be based on the identified goals, objectives, and strategies, visions, and proposed land use patterns within this plan. If the planning commission must ultimately make a decision that is inconsistent with the plan, the plan must be amended to reflect the change in policy.

¹ Wisconsin State Statutes 66.1001.

RESPONSIBILITY

Elected Officials

Elected officials must make decisions based on how development will affect the entire community as well as how it will influence a specific site. As a result, elected officials make complex decisions based upon the comprehensive plan, the goals of the applicant, technical advice from planning staff, citizen input from advisory boards, and their own judgment on the specific development. The comprehensive plan provides much of the factual information an elected official will need for decision making. The final decision made by elected officials should be compatible with the goals and objectives of the publicly adopted comprehensive plan.

Community Planning Commission

The powers and duties of individual planning commissions have been established by Wisconsin Statutes.² The planning commission is the primary entity responsible for implementing and updating the comprehensive plan. As such, the planning commission must promote good planning practices within its municipality. Commission members should be knowledgeable about the contents, visions, and goals of the community as expressed in the comprehensive plan. Moreover, the commission must promote active citizen participation in future planning efforts. The commission must keep the citizens and elected officials informed of any technical issues and proceedings within the current planning issues. The planning commission is responsible for periodic amendments to the plan so that regulations and ordinances are in compliance with plan. Likewise, the planning commission must review all new and existing ordinances to verify they are compliant with the goals and objectives of the plan.

INTERNAL CONSISTENCIES

The comprehensive plan was developed sequentially with supportive goals, objectives, and strategies. Utilizing the community survey and SWOT analysis as a basis, key issues were identified within each of the nine elements of the plan. Using these issues along with factual information regarding natural features; past population and housing data; population and housing projections; and an analysis of existing infrastructure, a desired vision for the Village of Wild Rose was created. The identified vision, goals, and objectives expressed in this plan were used to prepare the Future Land Use Map as well as the specified strategies and implementation actions which the Village will need to employ throughout the lifespan of the plan. In several instances, objectives and strategies pertain to more than one element and are therefore listed more than once. To maintain internal consistency, any amendment to the plan should be accompanied by an overall review of all nine elements and their associated goals, objectives, and strategies.

Beginning January 1, 2010, if a local governmental unit engages in any of the following actions, those actions should be consistent with that local governmental unit's comprehensive plan³: official mapping, local subdivision regulation, town, city, village and county zoning ordinances, and zoning of shorelands or wetlands in shorelands.

² *Wisconsin State Statutes* 62.23 and 60.62.

³ *Wisconsin State Statutes* 66.1001.

EXTERNAL CONSISTENCIES

Not only is it important to maintain internal consistencies but communities should also be aware of state and other planning documents and their relevance to their individual comprehensive plan. An attempt should also be made to maintain consistencies with these plans if possible. Some examples of these plans include:

State Plans:

- *Wisconsin State Airport System Plan 2020*
- *Wisconsin State Bicycle Transportation Plan 2020*
- *Wisconsin State Highway Plan 2020*

Regional Plans:

- *East Central Wisconsin Regional Planning Commission Comprehensive Plan, 2030*
- *NorthEast Wisconsin (NEW) Economic Opportunity Study*

County Plans:

- *Waushara County Outdoor Recreation Plan, adopted 2006*
- *Waushara County Solid Waste Plan Update*
- *Waushara County Comprehensive Plan (when adopted)*
- *Waushara County Farmland Preservation Plan, adopted 1981*
- *Waushara County Land and Water Resource Management (LWRM) Plan, adopted 2006*
- *Winnebago County Comprehensive Plan*
- *Pine River/Willow Creek Priority Watershed Plan, adopted 1995*

Local Plans:

- *Town of Rose Comprehensive Plan, adopted, 2007*
- *Town of Springwater Land Management Plan, adopted, 2003*

MONITORING PROGRESS

It is the Village planning commission's responsibility to monitor the progress of implementation, utilizing the schedules that are found at the end of this chapter. The progress of plan implementation should periodically be reported to the Village board. Additionally, the planning commission should annually review the goals, objectives and strategies and address any conflicts which may arise between the elements of the plan. While it is the planning commission's and elected official's responsibility to monitor progress, others may also wish to check progress, including community staff persons, zoning administrators, planners, and citizen groups.

UPDATING THE COMPREHENSIVE PLAN

A comprehensive plan must be updated at least once every ten years.⁴ However, it is strongly recommended that the planning commission annually review both the implementation schedule and current planning processes to ensure compliance with the goals and objectives of the plan and continued consistency with the overall vision of the community. This annual review should also be used to determine if a “major” plan amendment is required.

The comprehensive plan is a dynamic document. The plan should be updated when new demographic, economic, and housing data is released by the U.S. Census Bureau. It is anticipated that the land use element will likely require updating over the course of the plan due to growth and change that the Village is likely to experience. Other elements are less likely to need updates. Furthermore, as community values change, some goals, objectives and strategies may be no longer relevant. The update to a plan should take less time than the comprehensive planning process, but should include public participation. A recommended review timeline is presented for the elements of this comprehensive plan (Table 10-1).

The first “major” update of the plan should be completed by 2017. It is strongly recommended that the Village of Wild Rose and the Town of Rose undertake this process as part of a multi-jurisdictional effort. This will allow for increased efficiency and reduce the overall cost of the planning efforts. The 2017 update should involve a review of the inventory and goals, objectives and strategies presented in each chapter, a revised future land use map, and a timetable of updated implementation strategies.

ADOPTION OF THE PLAN and FUTURE UPDATES

As directed by *Wisconsin Statutes* s.66.1001(4), any Plan Commission or other body of a local governmental unit authorized to prepare or amend a comprehensive plan shall adopt written public participation procedures that foster public participation, adopt a resolution by a majority vote of the entire commission or governmental unit (vote shall be recorded in the official minutes of the plan commission, the resolution shall refer to maps and other descriptive materials that relate to one or more elements of the comprehensive plan). One copy of the recommended plan shall be sent to the following:

- Every governmental body that is located in whole or part within the boundaries of the local governmental unit (county, utility districts, school districts, sanitary districts, drainage districts).
- The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan or update.
- The Wisconsin Land Council.
- The Wisconsin Department of Administration.
- East Central Wisconsin Regional Planning Commission.
- The public library that serves the area in which the local government unit is located.
- Others identified in the adopted public participation procedures.

⁴ Wisconsin Statutes 66.1001

Table 10.1. Recommended Review Timeline

Plan Components	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Goals, Objectives, Strategies/ Vision Statement		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Review Chapter Goals			Review Chapter Goals		Review & Update Plan Goals
Issues and Opportunities		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Evaluate			Review Chapter Goals		Evaluate & Update
Population/Housing		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Review Chapter Goals			Evaluate Against WDOA/ ECWRPC Estimates		Evaluate & Update
Economic Development		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Evaluate			Review Chapter Goals		Update
Agricultural, Natural, Cultural Resources		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Transportation		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Community Facilities		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Land Use		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Intergovernmental Cooperation		Evaluate Shared Goals	Evaluate Shared Goals	Evaluate Shared Goals	Evaluate Shared Goals			Evaluate Shared Goals		Evaluate Shared Goals

The elected officials may spend time reviewing, revising, and requesting the plan commission revisions to the recommended plan. The governing body shall draft an ordinance adopting the plan. A class 1 public notice shall be published 30 days prior to the hearing on the proposed ordinance to adopt the final “recommended plan”. The local governing body must provide an opportunity for written comments by the public and must respond to those comments. A public hearing must be held on the ordinance. By majority vote, the governing body must approve the ordinance. Finally, the adopted plan and the ordinance must be distributed to the list on previous page.

LAND USE PLANNING CONTROLS

Although zoning and subdivision ordinances are the two most commonly utilized land use planning tools, there are several innovative tools which can be utilized to ensure that new development occurs in an organized and desired fashion. Local communities and counties can choose to utilize a few or several of these implementation tools. The Village of Wild Rose may

want to establish local ordinances which regulate new development. Furthermore, the Village may want to collaborate with Waushara County to adopt uniform county-wide development tools.

Zoning

The Village of Wild Rose has adopted its own zoning code for the village which it administers and enforces.

Land use plans and zoning perform differently. Land use plans provide a vision for 10 to 20 years, while zoning ordinances have an immediate impact on land use decisions. In order to rectify this difference, re-zoning is completed on an on-going basis in a manner that is consistent with the overall vision of the plan. The timing of re-zoning is dependent on market forces, political climate, and the accuracy of the plan's predictions.

Individual planning commissions and elected officials must continually ensure that any future zoning changes are consistent with the local comprehensive plan as well as the future Waushara County Comprehensive Plan. Several actions can be taken to ensure that zoning decisions are made that accommodate the preferred future land uses as indicated on the Future Land Use Map.

- Compare intended future land uses with existing local and county zoning in each of the communities. Amend current zoning to reflect the intended future uses for all areas within the Village of Wild Rose.
- Encourage local citizens and elected officials to actively participate in ongoing Waushara County meetings regarding all zoning and planning issues.
- Persuade local citizens and elected officials to participate in the Waushara County comprehensive planning process which will occur within the next five years.
- Cooperate with Waushara County to amend existing local and county ordinances and develop new ordinances which are reflective of the goals, objectives, and strategies of all elements in the comprehensive plan.

Official Maps

Cities, villages, and towns which have adopted village powers have the authority to develop an official map.⁵ An official map is a diagram which delineates the current and future roadways such as local streets, highways, historic districts, parkways, and parks. Additionally, an official map may delineate railroad right-of-ways, waterways (only if included on a comprehensive surface water drainage plan) and public transit facilities. The map may establish exterior lines of future streets, highways, historic districts, parks, parkways, public transit facilities, waterways, and playgrounds. Once an official map is adopted by ordinance, no building permits may be issued to construct or enlarge any building within the limits of the officially mapped features listed above.

Official maps serve several important functions which ensure that future land use decisions will remain compliant with the comprehensive plan.

⁵ Wisconsin Statutes 62.23(6).

- Future costs for land acquisitions for Village streets and other delineated features are lowered or minimized because the land will remain vacant.
- Future subdivisions of land will be streamlined because the locations of future streets have already been established; developers will be required to adhere to guidelines set forth within the official map unless it is amended by an ordinance.
- Potential home and land buyers can be readily informed that land has been designated for specific public uses.
- Acceptable route(s) for a potential by-pass for a major state highway can be delineated. Local governments can preserve sensitive environmental features (i.e. trout streams etc.) while establishing a preferred corridor for a by-pass.

Sign Regulations

Many communities are interested in regulating signage for local business in order to preserve a rural atmosphere and “community character.” Restrictions are especially important in major transportation corridors, historic downtowns or neighborhoods, or other culturally or environmentally significant areas. As signs have become increasingly larger and bolder due to illumination, roadways have become more cluttered and communities have become less distinctive.

Erosion and Stormwater Control Ordinance

Local communities may adopt a construction site erosion control and stormwater management ordinance. The purpose of this ordinance is to protect surface water quality and minimize the amount of sediment and other pollutants in stormwater runoff from construction sites to lakes, streams, and wetlands.

Historic Preservation Ordinance

As development continues to modernize the appearance of an area, the use of an historic preservation ordinance can help a community protect and enhance key cultural and historical features. A historic preservation ordinance can designate local landmarks and protect these properties by regulating new construction, alterations or demolitions that affect them.

Design Review Ordinance

Design review can be applied to many different development activities and assist communities in achieving an identified look and character as expressed within the community’s vision statements. These ordinances, however, need to be based upon well defined sets of criteria. Signage, lighting, exterior building material types, structural guidelines, colors, and other aspects will have to be specifically identified within any ordinance.

Building/Housing Codes

Waushara County enforces the Uniform Dwelling Code in the towns of Aurora, Bloomfield, Coloma, Dakota, Deerfield, Hancock, Leon, Marion, Mt. Morris, Oasis, Plainfield, Poy Sippi, Richford, Rose, Saxeville, Springwater, Wautoma, and the villages of Coloma, Hancock, Lohrville, Plainfield and Redgranite. The Uniform Dwelling Code promotes health, safety, and

general welfare; protects property values; and provides for orderly, appropriate development and growth in the communities. The enforcement of the uniform dwelling code along with enforcement of other local codes can help ensure properties are adequately maintained and that property values are protected.

Floodplain Ordinance

Waushara County regulates development within the FEMA designated floodplain areas through a Floodplain ordinance. This ordinance regulates development within the identified floodplain areas. In some instances, it may be important to readjust the floodplain boundaries in specific areas. In order to do so, local communities must follow these steps:

- 1) Contract with an engineering firm to conduct hydrologic and hydraulic engineering studies and modeling to calculate the floodplain for the specified area. It is recommended that 2 foot contour intervals be utilized.
- 2) Submit the recalculated floodplain boundaries to the WDNR and FEMA for review.
- 3) If approved, amend existing zoning maps to reflect the re-calculated floodplain boundaries.

Sanitary Systems

Waushara County regulates private on-site wastewater treatment systems within the Town of Rose. Development within the Wild Rose Sanitary District should be connected to public sewer if feasible. Groundwater and surface water protection is of great importance to not only the immediate planning area, but also areas downstream of the Pine River – Willow Creek watershed. Uncontrolled waste can have detrimental and wide ranging impacts on health and property values. Communities will want to periodically review codes to ensure that current efforts are effective and to keep abreast of changes to new minimum code standards.

Subdivision Ordinances

Wisconsin State Statutes and the Waushara County Zoning Ordinance (Chapter 42) regulate the division of raw land into lots for the purpose of sale for building development. The Village of Wild Rose is well along with the process of developing their own subdivision ordinance and expects to adopt this ordinance in the near future. Communities under county zoning may also regulate, by ordinance, the subdivision of land within their jurisdiction. A subdivision ordinance can aid in implementation of the comprehensive plan and must be consistent with and conform to the local comprehensive plan goals. Furthermore, subdivision ordinances can incorporate construction standards and timelines for completion of community facilities such as transportation networks or curb and gutter infrastructure. Communities can also require dedication of parks, playgrounds, or open space or a fee-in-lieu of dedication as a condition of approval of a subdivision. Individual communities, under county zoning, may wish to develop their own subdivision ordinance or petition the county to amend their subdivision ordinance to include specific goals.

Conservation Subdivision Ordinances

Communities wishing to preserve an additional amount of green and open space may wish to enact more restrictive conservation subdivision ordinances. Conservation subdivisions provide a

practical alternative to traditional subdivision design. Traditional subdivisions use all developable land within a parcel. Land is irreversibly converted to roads, homes, yards and other infrastructure. Conservation subdivisions, on the other hand, incorporate large contiguous open spaces which allow significant cultural and natural resources to be preserved intact. This is accomplished by clustering homes onto smaller lots in focused areas. The remaining land is set aside as permanent open space. This allows residents to be assured that their attractive views today will remain attractive tomorrow. Conservation subdivisions tend to hold their property values well and there fore will generate greater homeowner equity and a stronger tax base for the community. Typically, communities require a specific percentage (i.e. 50-70%) as open space. In most cases, development density (the number of units allowed per parcel) does not exceed those otherwise permitted in the zoning district. However, communities can employ density "bonuses" to encourage the development of conservation subdivisions.

Lighting Controls/Ordinances

As development pressures occur, communities discover that not only are the natural features being altered, but also the scenic views of the night sky are being diminished. Both yard lighting and signage can change the character of a community as significantly as new development. This is especially true in areas where new lighting has become over-excessive in new commercial or industrial districts or residential subdivisions which have incorporated street lights. Newly developed lakefronts may also become over-lighted at night. Direct lighting or glare can and should be regulated in order to maintain the community character of rural and historic areas.

Currently, lighting and its evening glare is a common complaint residents have in many communities across this state and nation. Many light manufactures have responded positively to complaints about the increased amounts of light pollution in rural areas. There are many examples of development and lighting structures which have reduced scatter light through new non-glare technologies. Many light manufactures have light cutoff shields that will remove glare, thus increasing the light's effectiveness and reducing its overall energy consumption. Other lights may direct light at ground height only. Since non-glare lighting and other similar technologies are similarly priced to current lighting practices, communities should consider developing lighting ordinances which not only reduce light pollution, but also improve energy consumption and costs.

IMPLEMENTATION SCHEDULE

The goals established in the implementation schedule (Table 10-2) should be applied over the planning period which begins in 2007 with the adoption of the comprehensive plan and continues through 2027. The implementation schedule represents priorities for the Village of Wild Rose. Objectives provide more detailed and readily measurable steps toward reaching each goal, while strategies are specific actions used to ensure plan implementation.

As seen in previous chapters, the goals and objectives of each particular element are inter-related. To ensure that implementation of the plan is achieved in a timely fashion, landmark dates have been set for each strategy. During periodic reviews, the planning commission

should verify that these deadlines have been met and consider additional strategies to better achieve the stated goal, if necessary. Specific landmark dates have been established to ensure that individual objectives complement one another in their implementation. The landmark dates have been reviewed by the public, the planning committee, plan commission and elected officials to assure that they are feasible expectations.

The primary responsibility for implementing the plan recommendations contained in the implementation schedule lies with the community's elected officials. Secondary responsibility for performing the recommended strategies in the plan lies with the planning commission which is appointed by the elected officials.

The following implementation tables indicate the comprehensive plan goals and strategies by element; primary and secondary responsibility for implementation; and a milestone date for completion. An abbreviation list precedes the tables; the list should be used to interpret the responsible parties involved with implementation of specific strategies.

ABBREVIATION LIST

AASD – Almond Area School District
 CAP – Cap Services
 DOA – Wisconsin Department of Administration
 DATCP – Wisconsin Department of Agriculture, Trade, & Consumer Protection
 DWD – Wisconsin Department of Workforce Development
 ECWRPC – East Central Wisconsin Regional Planning Commission
 FFA – formally Future Farmers of America
 FVTC – Fox Valley Technical College
 NEW ERA – Northeast Wisconsin Educational Resource Alliance
 NEW REP – Northeast Wisconsin Regional Economic Partnership
 NRCS-USDA – United States Department of Agriculture Natural Resources Conservation Service
 SBDC – Small Business Development Corporation
 TCASD – Tri-County Area School District
 TCREDC – Tri-County Regional Economic Development Corporation
 UMOS – United Migrant Opportunity Services
 USDA RD – United States Department of Agriculture Rural Development
 USGS – United States Geological Services
 UWEX – University of Wisconsin Extension
 WACC – Waushara Area Chamber of Commerce
 WCDA – Waushara County Department of Aging
 WCDHS – Waushara County Department of Human Services
 WCEDC – Waushara County Economic Development Corporation
 WCEMS – Waushara County Emergency Medical Services
 WCFB – Waushara County Farm Bureau
 WCHD – Waushara County Highway Department
 WCHH – Waushara County Habitat for Humanity
 WCHTSC – Waushara County Highway Traffic and Safety Commission
 WCHS – Waushara County Historical Society
 WCLUC – Waushara County Land Use Committee
 WCPD/SWMI – Waushara County Park Development/Solid Waste Management Information
 WCSD – Waushara County Sheriff Department
 WCVB – Waushara Convention and Visitors Bureau
 WCVSO – Waushara County Veteran’s Service Office
 WCZLC – Waushara County Zoning and Land Conservation Department
 WDHP – Wisconsin Department of Historic Preservation
 WDNR – Wisconsin Department of Natural Resources
 WHEDA – Wisconsin Housing & Economic Development
 WHS – Wisconsin Historical Society
 WisDOT – Wisconsin Department of Transportation
 WRASD – Wild Rose Area School District

Village of Wild Rose:

WREDC – Wild Rose Economic Development Committee
 WRFD – Wild Rose Fire District
 WRHS – Wild Rose Historical Society

WRPC – Wild Rose Plan Commission
WRPCC – Wild Rose Parks and Cemetery Committee
WRPD – Wild Rose Police Department
WRSMC – Wild Rose Street & Maintenance Committee
WRSUC – Wild Rose Sanitary Utilities Committee
WRVB – Wild Rose Village Board
WRVBFC – Wild Rose Village Board Finance Committee

Town of Rose:

TRTB – Town of Rose Town Board
TRPC – Town of Rose Plan Commission

IMPLEMENTATION – Village of Wild Rose

Goal I 1. Implement recommendations contained within the Village of Wild Rose Comprehensive Plan to the greatest extent possible.

Objectives:

- **I 1.1. Closely monitor the implementation of plan recommendations to ensure they are followed.**

Strategies:

- (1) **The Village Planning Commission should periodically review the implementation schedule to ensure that deadlines are being met.** These reviews should be done at least quarterly to ensure that progress is being made to implement all aspects of the plan. After a majority of the strategies have been implemented, the Planning Commission may be able to lengthen the time between reviews.
 - (2) **The Village Planning Commission should periodically update the Village Board as to the progress that is being made to implement the plan.** Initially, these updates should be done quarterly. As time passes, the period between updates may be lengthened.
 - (3) **The Village Planning Commission should prepare a brief annual report.** This report should summarize how the comprehensive plan was used to direct major spending, regulatory, and construction decisions; how development has (or has not) coincided with the recommendations of the plan; and if any comprehensive plan amendments were made and why. This report could be distributed to Village citizens with the annual tax bill.
 - (4) **The Village Planning Commission should annually review the goals, objectives, and strategies to address conflicts which may arise between the elements of the plan.** During this review process, the planning commission should actively seek input from the Village Board, local citizens, and others to gauge the effectiveness of the plan. This should include an assessment of the plan implementation success as well as a consideration of additional objectives and strategies.
- **I 1.2. The Village of Wild Rose should update the plan as necessary.**

Strategies:

- (1) **The Village Planning Commission, if necessary, should recommend modifications that will better meet the intent of the plan.** As the plan is implemented, the Village may discover that the recommended strategies may not be achieving the desired goals. Additionally, as community values change, some goals, objectives, and strategies may no longer be relevant. The goals, objectives, and strategies should be changed to best accomplish the changing vision of the Village.
- (2) **The Village must update the plan at least every 10 years to meet the standards of "Smart Growth" legislation.**
- (3) **As available, provide updated information to supplement the plan information.** This information could include new statistical information,

population projections, updated census information, updated zoning map, existing land use map, etc.

Goal I 2. Ensure that implementation of the plan results in an orderly and cost-effective development pattern for the Village.

Objective:

- **I 2.1. Continually utilize the plan as one of the primary guides for recommendations regarding future land use and land use policies.**

Strategies:

- (1) **Consult the plan before making final recommendations on individual developments.**
- (2) **Review existing village and county ordinances as they relate to the implementation of this plan.** If an existing ordinance is not consistent with the plan, amend the ordinance as needed to ensure compliance with the comprehensive plan.

Goal I 3. Emphasize the need for intergovernmental cooperation throughout the implementation process.

Objective:

- **I 3.1. Encourage cooperation and communication between the Village, The Town of Rose, neighboring communities, and Waushara County in implementation of the plan.**

Strategies:

- (1) **Solicit input from the Town of Rose, neighboring communities, Waushara County, governmental agencies, and other appropriate organizations regarding how their activities relate to the recommendations in the Village of Wild Rose's comprehensive plan.** It is important to coordinate and communicate with others to ensure that the Village of Wild Rose's comprehensive plan is consistent with the activities of community organizations and surrounding municipalities.
- (2) **Present a copy of the plan to neighboring municipalities and Waushara County as discussed within the implementation element.**
- (3) **Work with Waushara County to update existing ordinances and create new ordinances as recommended by this plan.** Many issues discussed within the plan affect communities throughout Waushara County. The Village may benefit from collaborative efforts which will ensure implementation is consistent county-wide.
- (4) **Continue to support and participate in activities of the Waushara County Land Use Committee.** The committee meets periodically to discuss land use issues throughout Waushara County. Continued participation in this committee will ensure that future land use decisions in neighboring communities are consistent with the goals of the plan.

- (5) **Cooperate with Waushara County on the completion of the Waushara County Comprehensive Plan.** Upon completion of all municipal comprehensive plans, the Waushara County Zoning Department, UW – Extension, and a private consultant will be beginning a collaborative effort to create and write a county-wide comprehensive plan. The Village of Wild Rose should appoint a representative to participate in activities related to the county plan so that it is consistent with the Village’s plan.

Goal I 4 Ensure that historic preservation concerns are continuously addressed by the Village and other appropriate agencies.

Objective:

- **I 4.1. Ensure that historic preservation concerns are incorporated into both the short-range and long-range planning and development processes.**

Strategies:

- (1) **Hold a workshop every five years with the surrounding communities, Waushara County, and the ECWRPC to update the historical preservation plan.**
- (2) **Hold meetings every five years with the historical preservation committee to review the effectiveness of the historical preservation plan and re-evaluate the architectural design ordinance.**
- (3) **Incorporate the outcomes from all historical preservation activities into the comprehensive plan updates.**

**Economic Development
Village of Wild Rose
Overall Goals and Objectives**

Goal ED 1. Explore ways the Village of Wild Rose can work with the Tri-County Regional Economic Development Corporation, the Waushara County Economic Development Corporation, and the Wild Rose Economic Development Committee, to create a healthy economic development climate for the Village.

Objectives:

- ED 1.1. Maintain an up-to-date inventory of buildings and sites potentially available for development or redevelopment.
- ED 1.2. Market "low impact" tourism attractions, such as fishing opportunities, hiking and walking trails, home and cottage rentals and other lodging that can serve visitors. These retreats ideally would be lodging for visitors that are pursuing outdoor activities like fishing, hunting, and camping. Be careful to not overrun the capacity of the natural resource.
- ED 1.3. Encourage the Waushara County Economic Development Corporation Revolving Loan Fund to develop criteria consistent with comprehensive planning recommendations.
- ED 1.4. Analyze the possibility of a room tax proposal for lodging facilities that would provide some capital for marketing the Town or region as a whole.

ED 1.1. Maintain an up-to-date inventory of buildings and sites potentially available for development or redevelopment.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 1.1(1)	Inventory all vacant and underutilized structures zoned for industrial and commercial activities.	Follow through with the plan	WREDC	WRVB	Ongoing
ED 1.1(2)	Available buildings and sites can also be marketed on the Location One Information System Database (LOIS).	Place on the website	WREDC	WRVB	Ongoing
ED 1.1(3)	Update and post this list on the discussed websites when additional properties buildings and lots become available.	Update as needed	WREDC	WRVB	Ongoing

See p. 10-11 for abbreviation list.

ED 1.2. Market "low impact" tourism attractions, such as fishing opportunities, hiking and walking trails, home and cottage rentals and other lodging that can serve visitors. These retreats ideally would be lodging for visitors that are pursuing outdoor activities like fishing, hunting, and camping. Be careful to not overrun the capacity of the natural resource.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 1.2(1)	Inventory all existing campgrounds, rental facilities and other tourism infrastructure.	Adopt ordinance	WREDC	WRVB	Ongoing
ED 1.2(2)	Collaborate with the Town of Rose, the Wild Rose Fish Hatchery, and other entities in Waushara County and nearby communities to create partnerships to further discuss tourism opportunities which would be beneficial to the entire area and could be pursued on a coordinated basis.	Appoint Village Rep. to tourism committee	WRVB	WREDC	Ongoing
ED 1.2(3)	Work with the Town of Rose and the WDNR Fish Hatchery to explore the opportunity to develop a complete walking/hiking trail which connects the Wild Rose Mill Pond and Main Street Wild Rose to the Wild Rose Fish Hatchery.	Village Board approval	WREDC	WRVB	2010
ED 1.2(4)	Extend a walking and hiking trail from Main Street to form a loop around the Mill Pond.	Village Board approval	WREDC	WRVB	2010
ED 1.2(5)	Erect fishing piers along the shore of the Mill Pond.	Village Board approval	WREDC	WRVB	2010
ED 1.2(6)	(6) Purchase and restore the old feed mill and power plant	Village Board approval	WRVB	WREDC	2012

See p. 10-11 for abbreviation list.

ED 1.3. Encourage the Waushara County Economic Development Corporation Revolving Loan Fund administrators to develop criteria consistent with comprehensive planning recommendations.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 1.3(1)	(To further support the local planning process, the Waushara County RLF should refer to local comprehensive plans while evaluating loan applications.	Coordinate with Waushara Co. RLF	WRVB	WREDC	Ongoing

See p. 10-11 for abbreviation list.

ED 1.4. Analyze the room tax proposal for lodging facilities that would provide some capital for marketing the Town or region as a whole.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 1.4(1)	Has been completed	Board Approval	WRVB	WREDC	Ongoing

See p. 10-11 for abbreviation list.

Goal ED 2. Where applicable, promote the clean-up and reuse of underutilized, vacant, blighted, or brownfield commercial/industrial sites and buildings to efficiently use existing public utilities, infrastructure, and services.

Objectives:

ED 2.1. Evaluate the feasibility of renovating existing commercial/industrial structures for new enterprises.

ED 2.1. Evaluate the feasibility of renovating existing commercial/industrial structures for new enterprises.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 2.1(1)	The Village of Wild Rose recognizes the difficulty and the extensive costs involved with environmental clean-up, and therefore, should additional sites be found, will rely on private clean-up action where possible. In the future, the Village should encourage only environmentally safe business development that is properly permitted and regulated to protect the village's environment.	Relate to village ordinances	WRVB	WRPC	Ongoing

See p. 10-11 for abbreviation list.

Goal ED 3. When identifying locations for future or expanded business/industrial park sites, consider the environmental conditions of the area such as wetland, groundwater, and floodplain status.

Objectives:

ED 3.1. Locate commercial, industrial, and other highly developed land uses to areas where potentially adverse impacts on natural resources and features can be minimized.

ED 3.1. Locate commercial, industrial, and other highly developed land uses to areas where potentially adverse impacts on natural resources and features can be minimized.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 3.1(1)	The Village of Wild Rose recognizes that industrial park sites in the Village where sewer and water are available are the best places to locate new industries.	Develop new industrial park sites	WRPC	WRVB	Ongoing
ED 3.1(2)	The Village of Wild Rose is planning for an expansion of new industrial growth in the Southwest corner of the Village on lands which are near the intersection of State Highway 22 and CTH G.	Make Village boundary changes	WRVB	WRPC	Ongoing
ED 3.1(3)	Retail and service oriented commercial uses generally should be directed to infill areas along Main Street and Highway 22 where other commercial development already exists.	Village Main Street improvement plan	WRPC	WRVB	Ongoing

See p. 10-11 for abbreviation list.

Goal ED 4. Recognize that the quality of life in the Village plays a role in attracting business and an educated workforce.

Objectives:

ED 4.1. Evaluate and identify the most important factors which contribute to the high quality of life in the area so that they may be promoted accordingly.

ED 4.1. Evaluate and identify the most important factors which contribute to the high quality of life in the area so that they may be promoted accordingly.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 4.1(1)	The Village of Wild Rose can offer recreational and outdoor amenities and related tourism opportunities. Hunting, fishing, and boating are important to the town. These recreational activities could include day and over-night trips to the area, bringing in dollars from outside the area. The Village should coordinate with the surrounding communities to better promote these resources and others in the area to prospective businesses.	Coordinate meeting with neighboring towns	VRVB	WREDC	Ongoing

See p. 10-11 for abbreviation list.

Goal ED 5. Recognize that education and vocational training are essential in both preparing the local workforce for successful careers and in fostering an active business community.

Objectives:

ED 5.1. Partner with educational institutions to promote life long learning for the area's youth and adults.

ED 5.2. Support entrepreneurial programs to facilitate local business start-ups.

ED 5.1. Partner with educational institutions to promote life long learning for the area's youth and adults.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 5.1(1)	Partner with the Northeast Wisconsin Educational Resource Alliance (NEW ERA).	Coordinate mtg. with Administrators	WRVB	WRASD	Ongoing

See p. 10-11 for abbreviation list.

ED 5.2. Support entrepreneurial programs to facilitate local business start-ups.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 5.2(1)	Utilize existing programs which train and assist new small business owners through training and grant/loan programs.	Coordinate mtg. with State agencies	WRVB	WREDC	Ongoing

See p. 10-11 for abbreviation list.

Goal ED 6. The Village of Wild Rose should develop criteria/design standards that future commercial and industrial proposals must meet in order to be approved by the Village.

Objectives:

ED 6.1. Develop siting and design criteria to ensure that new development is harmonious with existing development and land uses.

ED 6.1. Develop siting and design criteria to ensure that new development is harmonious with existing development and land uses.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 6.1(1)	Create appropriate design standards for the Village of Wild Rose	Village ordinance adoption	WRVB	WRPC	2008 and Ongoing

See p. 10-11 for abbreviation list.

Goal ED 7. Assess the adequacy of technological infrastructure for business and residential needs, and provide assistance mechanisms as needed.

ED 7.1. Evaluate and identify new and existing technologies which are utilized by successful business in the area and statewide.

ED 7.2. Will need to upgrade Municipal Water and Fire Protection.

ED 7.3. Maintain a strong and vibrant downtown business district.

ED 7.1. Evaluate and identify new and existing technologies which are utilized by successful business in the area and statewide.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 7.1(1)	Inventory existing technologies including dial-up and high speed internet services (Charter, CenturyTel), satellite television (Direct TV, Direct Way), and others.	Implement ordinance for adoption	WERVB	WREDC	Ongoing
ED 7.1(2)	Evaluate the overall adequacy and reliability of the technologies and service providers that local businesses rely on for technological needs.	Review plans	WERVB	WREDC	Ongoing
ED 7.1(3)	Keep informed of new technologies which will improve the communications and overall efficiency of local enterprises such as high definition digital television and others.	Review ordinance and implementation plans	WRVB	WREDC	Ongoing

See p. 10-11 for abbreviation list.

ED 7.2. Will need to upgrade Municipal Water and Fire Protection.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 7.2(1)	Design and construct a public water well and distribution system that will accommodate the water needs of new industries and residents of Wild Rose and the expanded Wild Rose Fish Hatchery.	Complete	WRVB	WRFD	2007

See p. 10-11 for abbreviation list.

ED 7.3. Maintain a strong and vibrant downtown business district.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 7.3(1)	Utilize the existing TIF district to strengthen the Downtown business district.	Complete review	WRVB	WRPC	Ongoing
ED 7.3(2)	Improve and expand commercial businesses on Main Street by encouraging infill of existing residentially used properties with new businesses.	Review existing ordinance	WRVB	WRPC	Ongoing
ED 7.3(3)	Encourage second-story residential use above first-floor businesses on Main Street.	Review existing ordinance	WRVB	WRPC	Ongoing
ED 7.3(4)	Maintain adequate parking on the main street to support downtown businesses.	Adopt Parking ordinance	WRVB	WRPC	Ongoing

See p. 10-11 for abbreviation list.

GOAL ED 8. Support the agricultural community by meeting with farmers when necessary to discuss pertinent issues and by promoting the economic vitality of agricultural industries.

ED 8.1. Promote and encourage the expansion of farmer’s markets.

ED 8.2. Cooperate with the County to promote agriculture as a tourism activity.

ED 8.1. Promote and encourage the expansion of farmer’s markets.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 8.1(1)	An area-wide organized effort for the promotion of farmers’ markets is a step the Village of Wild Rose can take can working with the Tri-County Regional Economic Development Corporation and local farmer’s markets.	Review adopted ordinances	WRVB	WRPC	Ongoing
ED 8.1(2)	“Farm Breakfast” events which have been held on the last Sunday in June should continue to be promoted throughout the county as a means of promoting agriculture. The event should be rotated among interested farms to increase accessibility to all county residents.	Work with other community organizations (Farm Bureau)	WREDC	WRVB	Ongoing

See p. 10-11 for abbreviation list.

ED 8.2. Cooperate with the County to promote agriculture as a tourism activity.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 8.2(1)	Promote organic and specialty farming ventures as desired enterprises in the Village. Provide similar financial incentives to these entrepreneurs as new small business owners would receive.	Review existing ordinance	WRVB	WRPC	Ongoing
ED 8.2(2)	(Expand "farm breakfast" events to include specialty seasonal events such as haunted woods, corn mazes, pumpkin patch kids, horse drawn hay rides, and winter sleigh ride programs.	Adopt Village ordinance	WRVB	WREDC	Ongoing

See p. 10-11 for abbreviation list.

Housing
Village of Wild Rose
 Overall Goal and Objectives

GOAL H 1: To maintain the quality of existing housing while encouraging a broad range of housing options to adequately meet the diverse needs of existing and new village residents.

Objectives:

- H 1.1. Recognize that the provision of affordable housing is an integral part of a comprehensive economic development strategy for the region.
- H 1.2. Support efforts to create an adequate supply of affordable housing in the area so every household has access to shelter, which is a basic human need. Provide housing choices, which reflect the needs of individual households.
- H 1.3. Support preservation and rehabilitation activities to preserve the integrity of the existing housing stock in the village and the cultural identity and history of the area.
- H 1.4. Promote cooperation and coordination between government, non-profit and private sectors to increase housing affordability, choice and access.

H 1.1. Recognize that the provision of affordable housing is an integral part of a comprehensive economic development strategy for the region.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 1.1(1)	Encourage economic development professionals, housing providers and consumers to work together to help promote the development of housing that meets the needs of all income levels within a community, including entry level and low skill workers.	Work cooperatively with housing partners	WCDHS, WCDA, WCHH	WHEDA	Ongoing

See p. 10-11 for abbreviation list.

H 1.2. Support efforts to create an adequate supply of affordable housing in the area so every household has access to shelter, which is a basic human need. Provide housing choices, which reflect the needs of individual households.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 1.2(1)	Promote development and preservation of varied types of housing developments, in the Village of Wild Rose, including; single-family, duplex, multi-family and all types of senior housing located convenient to retail services and public facilities.	Refer to CAP services	WRVB & CAP Services	N/A	Ongoing

H 1.2 Support efforts to create an adequate supply of affordable housing in the area so every household has access to shelter, which is a basic human need. Provide housing choices, which reflect the needs of individual households..					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 1.2(2)	Encourage developers to recognize the income potential in meeting a wider range of housing needs in both new housing and rehabilitation of existing buildings.	Distribute WHEDA info. At Town Hall	WRVB & CAP Services	WHEDA	Ongoing
H 1.2(3)	Encourage second floor housing above retail businesses on Main Street in the Village of Wild Rose.	Refer to CAP services	WRVB & CAP Services	WREDC	Ongoing
H 1.2(4)	The Village of Wild Rose supports increased public awareness of cultural and generational differences in housing preferences.	Awareness WR Village Board	WRVB	WCDA	Ongoing

See p. 10-11 for abbreviation list.

H 1.3. Support preservation and rehabilitation activities to preserve the integrity of the existing housing stock in the village and the cultural identity and history of the area.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 1.3(1)	Reduce the incidence of poorly maintained owner-occupied and renter-occupied housing with enforcement of building maintenance requirements.	Refer to CAP	WRVB & CAP Services	WCZLC	Ongoing
H 1.3(2)	Identify additional funding sources and encourage better utilization of existing programs to make the most efficient use of housing dollars.	Refer to CAP	CAP	WHEDA WCDHS	Ongoing
H 1.3(3)	Encourage public private partnerships that promote economic opportunities and provide for decent, safe affordable housing for village residents.	Watch for opportunities	WRVB	WCHH WHEDA	Ongoing

See p. 10-11 for abbreviation list.

H 1.4. Promote cooperation and coordination between government, non-profit and private sectors to increase housing affordability, choice and access.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 1.4(1)	Identify additional opportunities for coordination and cooperation between governments and between the public, private and nonprofit sectors.	Provide Coordination	CAP Services	WCDHS	Ongoing
H 1.4(2)	Increase/improve communications between funding sources, government and housing providers.	Provide Coordination	WRVB	CAP Services WCDA WCHH	Ongoing
H 1.4(3)	Consider the potential impacts on housing choice, supply, and affordability, as decisions are made regarding housing, economic development, transportation, community and public facilities development, environmental quality and land use.	WR Village Board awareness in decision making	WRVB	CAP Services WCDA WCHH	Ongoing

See p. 10-11 for abbreviation list.

**Transportation
Village of Wild Rose
Overall Goals and Objectives**

GOAL TR 1. The Village of Wild Rose should ensure that its local transportation system is well maintained and safe for its residents.

Objectives:

TR 1.1. Timely responding to site-specific road maintenance and/or safety issues.

TR 1.2. Ensure that the road network operates as an efficient system.

TR 1.3. To determine that the Village of Wild Rose minimum standards for new Village street and sidewalk construction are meeting the needs of Village residents.

TR 1.4. Address emergency vehicle accessibility on private roads and alleys within the Village.

TR 1.1. Timely responding to site-specific road maintenance and/or safety issues.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 1.1(1)	Continue to conduct a PASER evaluation of the existing Village road network.	Complete PASER Evaluation	WRVB	ECWRPC & WisDOT	Every 2 years
TR 1.1(2)	Continue to use capital improvements programming to establish appropriate funding levels.	Utilize & Review CIP annually	WRVB	WisDot, WCHD	Annual
TR 1.1(3)	Encourage residents to report any specific areas where safety or maintenance issues are a concern.	Ask residents to report problems	WRVB	WCHTSC, WCHD	Ongoing
TR 1.1(4)	Maintain contact with the Waushara County Highway Department and WisDOT to ensure coordination on regional and statewide transportation issues that may affect the village.	Meet as needed to address common issues	WRVB	WCHD & WisDOT	As needed
TR 1.1(5)	Encourage Waushara County to initiate a countywide road and street sign replacement program.	Meet as needed to address issue	WRVB & WRSMC	WCHD	As needed

See p. 10-11 for abbreviation list.

TR 1.2. Ensure that the road network operates as an efficient system.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 1.2(1)	Review and revise the road classification system as needed so the most important roads are eligible for federal funding.	Review current conditions and revise	WRVB & WRSMC	WCHD, WCHTSC	Ongoing

See p. 10-11 for abbreviation list.

TR 1.3. To determine that the Village of Wild Rose minimum standards for new Village street and sidewalk construction are meeting the needs of Village residents.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 1.3(1)	The Village has recently adopted standards for minimum street right-of-way and pavement width. The Village Board can reconfirm their commitment to the newly adopted standards.	WRVB awareness in decision making	WRVB	WRSMC	Ongoing
TR 1.3(2)	Consider developing and adopting standards for when curb and gutter and side walk are needed, and construction specifications for these.	Study & review standards, make recommendation	WRSMC	WRPC, WRVB	As Needed
TR 1.3(3)	The Village should adopt the County and State standards for a 66' minimum road right-of-way and 22' pavement width for County and State highways which pass through the Village.	Adopt State standards	WRVB	WisDOT, WCHD	As Needed

See p. 10-11 for abbreviation list.

TR 1.4. Address emergency vehicle accessibility on private roads and alleys within the Village.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 1.4(1)	The Village should consider adoption of Waushara County's minimum width (15') and height (12') clearance standards for private driveways and alleys, as well as safe spacing and reasonable turning radii standards.	WRVB, WRFD, WRPC & WRPD meet and discuss needs and issues	WRVB	WRFD, WRPD, WRPC	As Needed
TR 1.4(2)	The Village should adopt a policy that would include written notification to property owners for maintenance and other violations that would obstruct the delivery of Village services.	WRVB analyzes policy and discusses with committee	WRVB	WRSMC, WRSUC	As Needed
TR 1.4(3)	Disallow any new private road construction within the Village limits.	Adopt policy against private roads	WRVB	WRPC	As Needed

See p. 10-11 for abbreviation list.

GOAL TR 2. Continue to provide a diversity of affordable transportation options for all age and income groups.

Objectives:

TR 2.1. Encourage the County to continue to provide transportation for elderly and disabled Village residents.

TR 2.2. Encourage the availability of taxi/medi-van/minivan types of services for person’s of all ages whose physical condition or limited incomes do not allow them to own a car, or hold a driver’s license.

TR 2.3. Increase ride sharing for work, shopping, and other trips.

TR 2.1. Encourage the County to continue to provide transportation for elderly and disabled Village residents.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 2.1(1)	Appoint a Village committee to assess current elderly and disabled transportation programs and needs.	Identify and appoint committee	WRVB	WCDA	As Needed

See p. 10-11 for abbreviation list.

TR 2.2. Encourage the availability of taxi/medi-van/minivan types of services for person’s of all ages whose physical condition or limited incomes do not allow them to own a car, or hold a driver’s license.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 2.2(1)	Form a joint Town/Village subcommittee to identify system gaps in service providers. Invite the commission on aging and other groups who serve the aging community to participate.	Identify and appoint committee with TRTB	WRVB, TRTB	WCDA	As Needed

See p. 10-11 for abbreviation list.

TR 2.3. Increase ride sharing for work, shopping, and other trips.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 2.3(1)	Make strategic locations available for “park and ride” parking areas.	Study needs and identify locations	WRSMC	WisDOT	As Needed
TR 2.3(2)	Network with surrounding areas to expand potential participants in ride sharing.	Meet with neighboring communities	WRVB	UWEX	As Needed

See p. 10-11 for abbreviation list.

GOAL TR 3. Encourage the expansion and safety of non-motorized transportation and transportation opportunities.

TR 3.1. Accommodate bicyclists and pedestrians in areas of high activity or concentrated development for commuter use.

TR 3.2. Consider establishing bicycle, pedestrian, and other non-motorized recreational trails.

TR 3.3. Pursue a new Village-wide sidewalk policy.

TR 3.1. Accommodate bicyclists and pedestrians in areas of high activity or concentrated development for commuter use.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 3.1(1)	When new roads are being planned, design them to encourage bicycle friendly transportation for commuter use.	Update subdivision ordinances	WRVB	WRPC	As Needed
TR 3.1(2)	When rebuilding or repairing roads, consider paving and striping the shoulders of village streets to allow additional room for bicyclists.	Review on a case by case basis	WRVB & WRPC	WRSMC	As Needed
TR 3.1(3)	Identify conflict areas between vehicles and bicyclists/pedestrians.	Conduct crash inventory & assess causes	WRVB	WRPD	2008 and As Needed
TR 3.1(4)	Review speed limits as they relate to bicycle and pedestrian use and safety.	Study on speed limits and pedestrian safety	WRVB	WRPD	2008 and As Needed

See p. 10-11 for abbreviation list.

TR 3.2. Consider establishing bicycle, pedestrian, and other non-motorized recreational trails.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 3.2(1)	Recommend that the County Park Department investigate the possibilities for improving and expanding a non-motorized off-road recreational trail system designed to accommodate a range of compatible uses.	Recommend that WCPD consider enhanced pedestrian amenities	WRVB	WCPD	Ongoing
TR 3.2(2)	Recommend developing a recreational trail connecting the Wild Rose Millpond with the expanded fish hatchery attraction to the north. This trail would provide recreational opportunities for local residents and help support the local tourism economy as well.	Coordinate with WCPD and WisDOT to discuss trail development	WRVB	WCPD, WisDOT	Ongoing

See p. 10-11 for abbreviation list.

TR 3.3. Pursue a new Village-wide sidewalk policy.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 3.3(1)	Encourage the Village to initiate a new sidewalk policy requiring that sidewalks be constructed on both sides of the street for all new street construction.	Revise subdivision ordinance	WRPC, WRVB	N/A	Ongoing
TR 3.3(2)	Encourage the Village to assess the need for new sidewalk construction for existing development.	Commission sidewalk study	WRPC, WRVB	N/A	Ongoing
TR 3.3(3)	Make the installation of sidewalks along collector streets to major destinations, such as schools and downtown commercial areas, a priority.	Place priorities in potential sidewalk policy	WRPC, WRVB	WRASD	Ongoing

See p. 10-11 for abbreviation list.

Utilities and Community Facilities
Village of Wild Rose
Overall Goal and Objectives

Goal CF 1. Plan for and encourage beneficial and functional development by delivering a level of municipal services and facilities needed to provide for the public safety, health, and welfare of Town Residents and sustain a vital economy.

Objectives:

- CF 1.1. Provide adequate services and facilities in a fiscally responsible manner.
CF 1.2. Encourage the use of existing structures instead of constructing new ones.
CF 1.3. Provide adequate recreational opportunities for Village residents.
CF 1.4. Encourage new development to occur within areas of the village where the existing sewer/sanitary district can service the new development cost effectively.
CF 1.5. To provide efficient, cost effective fire protection to the Village of Wild Rose and the joint fire district.
CF 1.6. To provide a safe reliable source of clean water for the Village of Wild Rose.
CF 1.7. To provide a safe, efficient, cost effective sanitary sewer service to the Community of Wild Rose and adjoining lands.
CF 1.8. To provide adequate medical care in a community hospital facility.
CF 1.9. Encourage Waushara County to develop specific ordinance provisions to address the development of wind farms in the region as a clean energy source.

CF 1.1. Provide adequate services and facilities in a fiscally responsible manner.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.1(1)	Prepare a Capital Improvement Program (CIP) to comprehensively and systematically address the community's future needs by programming the timing and funding for undertaking identified projects.	Prepare a CIP, monitor growth, address needs, and the funding required to meet needs	WRVB	WRVBFC	2008 and Ongoing
CF 1.1(2)	Continue to explore opportunities for shared service with Waushara County, neighboring municipalities, the school district, and other public entities.	Look for opportunities to work with others	WRVB	WRASD, WRFD, WRSUC, etc.	Annual Review
CF 1.1(3)	Promote the exchange of information with private utility providers and adjacent municipalities to encourage the coordinated scheduling of planned roadway and utility improvements.	Set up annual meeting	WRVB	Private utility providers, TRTB, WCHD & WisDOT	Ongoing

CF 1.1. Provide adequate services and facilities in a fiscally responsible manner.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.1(4)	Accommodate new development in ways that its infrastructural costs are not a tax burden for existing residents.	Keep Zoning ordinance current	WRVB	WRSUC	Ongoing
CF 1.1(5)	Evaluate the cost-benefit of improving the community's ISO rating through upgraded fire protection.	Study the cost benefit of improving the ISO rating	WRVB	WRFD	2008
CF 1.1(6)	When approving the new building permits, make homeowners aware of standards for minimum driveway width and vegetation clearances needed to improve emergency access.	Make information available with building permit	WRVB	WRFD, WRPD, EMS personnel	2008
CF 1.1(7)	Encourage developers to plant trees in new subdivisions throughout the community and preserve existing trees in new developments.	Encourage with subdivision approvals	WRVB	WRPC	As Needed
CF 1.1(8)	Create opportunities for community interaction such as farmer's markets, festivals, etc.	Identify best locations	WREDC	WCFB	2008 and Seasonal

See p. 10-11 for abbreviation list.

CF 1.2. Encourage the use of existing structures instead of constructing new ones.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.2(1)	Monitor compliance with village and county ordinances which would allow the use of existing structures for mounting new communication equipment.	Review license requests	WRVB	WCZLC	As Required
CF 1.2(2)	Promote opportunities for shared mountings of communication equipment.	Make applicant aware of existing regulations	WRVB	WCZLC	As Required
CF 1.2(3)	Encourage private development of a high speed broadband internet service for Wild Rose residents to support business development.	Develop strategy to encourage private development	WRVB	WREDC	Ongoing

See p. 10-11 for abbreviation list.

CF 1.3. Provide adequate recreational opportunities for town residents.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.3(1)	Encourage Waushara County to maintain a quality county park system and provide improvements identified in its Outdoor Recreation Plan.	Contact WCPD	WRPCC	WCPD	Ongoing
CF 1.3(2)	Update the Village's comprehensive park and open space plan.	Recommend plan be updated	WRVB	WRPCC	Ongoing
CF 1.3(3)	Recommend park facility improvements needed for the existing Mill Pond Park located adjacent to and west of Hwy 22.	Identify improvements needed	WRPCC	WRPC WRVB	2008
CF 1.3(4)	Partner with the Town of Rose to explore the acquisition of open space land needed to create a recreational pedestrian/hiking trail that would connect the Village Mill Pond with the reconstructed Wild Rose Fish Hatchery facility.	Contact TRTB to discuss cooperative open space development	WRVB, WRPCC	TRTB	Ongoing
CF 1.3(5)	Encourage local residents to consider estate planning techniques that gift land and/or money for local parks or specific park projects.	Put notice in Village newsletter	WRPCC	WRVBFC	Ongoing
CF 1.3(6)	Support the continued use of mandatory park dedication/fees in lieu to help fund new parks and facilities.	Have to plan commission explore this option	WRVB	WRPC	Ongoing

See p. 10-11 for abbreviation list.

CF 1.4. Encourage new development to occur within areas of the village where the existing sewer/sanitary district can service the new development cost effectively.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.4(1)	Use the Village's plat approval authority - When approving new residential subdivisions within the Village limits take into consideration the ability of the new subdivision to be served by the existing sanitary district in an efficient and cost effective manner.	Make existing sewer infrastructure a consideration in plat approval	WRVB	WRPC	Ongoing

CF 1.4. Encourage new development to occur within areas of the village where the existing sewer/sanitary district can service the new development cost effectively.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.4(2)	To keep the cost of new sanitary service to larger scale development reasonable, give preference to extending sanitary sewer service to areas immediately adjacent to the existing sewer infrastructure, over those areas further removed	Consider adopting a policy giving preference to development adjacent to existing sewer infrastructure	WRVB	WRPC	Ongoing

See p. 10-11 for abbreviation list.

CF 1.5. To provide efficient, cost effective fire protection to the Village of Wild Rose and the joint fire district.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.5(1)	The Wild Rose Fire District is planning a new fire station facility to be located on County Trunk A, about a quarter mile west of STH 22. This facility will address the district's needs for the foreseeable future.	Follow through with planning and construct new fire station	WRVB	WRFD	Ongoing

See p. 10-11 for abbreviation list.

CF 1.6. To provide a safe reliable source of clean water for the Village of Wild Rose.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.6(1)	The Village of Wild Rose is developing a water system that will provide a well head, pumping and distribution system to serve the Village and accommodate the future growth of the community. Two alternative well sites have been identified in the plan.	Continue development of water system, and implement recommendations	WRVB	WRSSSD	Ongoing

See p. 10-11 for abbreviation list.

CF 1.7. To provide a safe, efficient, cost effective sanitary sewer service to the Community of Wild Rose and adjoining lands.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.7(1)	The existing Wild Rose Sanitary Sewer Service District has sufficient capacity that it can service the Village and pick up a portion of the Springwater service area at present. An expansion is planned and can be accommodated at the existing location at the northwest corner of the Village.	Continue providing adequate service and expand as needed	WRSSSD	WRVB	Ongoing
CF 1.7(2)	Within the life of this 20 year plan, may need to construct a second treatment plant and split the service area into two.	Conduct a feasibility and needs study	WRSSSD, WRSUC	WRVB	Ongoing

See p. 10-11 for abbreviation list.

CF 1.8. To provide adequate medical care in a community hospital facility.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.8(1)	The Hospital facility in Wild Rose is looking at an expansion project that would involve within 5 years razing the old building and building a new facility.	Cooperate with hospital in studying existing and new facility needs	WRVB	WRCMH	Ongoing

See p. 10-11 for abbreviation list.

CF 1.9. Encourage Waushara County to develop specific ordinance provisions to address the development of wind farms in the region as a clean energy source.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.9(1)	NONE				

See p. 10-11 for abbreviation list.

Agriculture
Village of Wild Rose
 Overall Goal and Objectives

Goal AG 1. To support and protect viable agricultural operations from which Village residents benefit by adopting policies which: minimize land use conflicts between village residents and adjoining agricultural operations, preserve the quality of the environment, and provide existing farmers with economic opportunities that protect productive soils.

Objectives:

AG 1.1. Minimize conflicts between ongoing agricultural operations and village residents where the village limits abut farming operations.

AG 1.1. Minimize conflicts between ongoing agricultural operations and village residents where the village limits abut farming operations.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
AG 1.1(1)	Encourage best farming practices to maximize land stewardship through education and incentives. Best management practices not only are good for the long term productivity of the farm but the also contribute to a high quality environment.	Refer agricultural operations to the UW Extension and the Waushara County Farm Bureau	UWEX WCFB	WCFFA	Ongoing
AG 1.1(2)	Support local farm product processing and marketing initiatives. Local farmers markets, such as that currently existing in Wild Rose, can provide an outlet for locally produced products.	Encourage organizations that can promote farmer's markets and the purchase of locally grown produce by restaurants and grocery stores	WREDC, UWEX, and local communities	Local municipal and private facilities	Ongoing

See p. 10-11 for abbreviation list.

Natural Resources
Village of Wild Rose
 Overall Goals and Objectives

NATURAL RESOURCES GOAL: To implement policies, actions and strategies that will protect and enhance the natural resources of the Village, including groundwater and surface waters, natural features, and the visual qualities of the scenic landscape.

Goal NR 1. To protect the Village's Groundwater Resource.

Objectives:

NR 1.1. Preserve the quality and quantity of our groundwater supplies.

NR 1.1. Preserve the quality and quantity of our groundwater supplies.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 1.1(1)	Recommend that village continue to work to meet the state water quality standards by developing a reliable public water system for the Village of Wild Rose to ensure that adequate amounts of safe drinking water are available to all Village residents.	Potential installation of Village water system	WRVB	WDNR	2008
NR 1.1(2)	Protect the best future municipal wellhead locations from land uses that could potentially contaminate the groundwater.	Selection of adequate properties	WRVB	WDNR	2008

See p. 10-11 for abbreviation list.

Goal NR 2. To Preserve and Protect the Quality of this Village's Surface Water Resources.

Objectives:

NR 2.1. Maintain the water quality of our ponds and streams.

NR 2.1. Maintain the water quality of our ponds and streams.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 2.1(1)	Encourage minimizing non-point nutrient runoff into ponds and streams.	Review existing ordinance	WRVB	WDNR	Ongoing
NR 2.1(2)	Control storm water runoff from construction activities and impervious surfaces.	Adopt ordinance	WRVB	WCLUC	Ongoing
NR 2.1(3)	Encourage a reasonable buffer of filtering vegetation along shorelines and wetlands.	Review existing ordinance	WRVB	WDNR WCLUC	Ongoing
NR 2.1(4)	Minimize nutrient contributions from storm water run-off	Adopt ordinance	WRVB	WCLUC WDNR	Ongoing

See p. 10-11 for abbreviation list.

Goal NR 3. Protect key natural features and resources.

Objectives:

NR 3.1. Work toward the eradication of invasive species in area lakes, ponds, streams, wetlands, grasslands, and forests.

NR 3.2. Protect all designated class I and class II trout streams from degradation.

NR 3.3. Maintain wetland areas in native vegetation.

NR 3.1. Work toward the eradication of invasive species in area lakes, ponds, streams, wetlands, grasslands, and forests.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 3.1(1)	Increase public awareness of its role/responsibility in introducing and containing invasive species.	Produce & distribute brochures	WRVB WDNR	WCLUC UWEX	Ongoing
NR 3.1(2)	Encourage property owners and other groups to address their local invasive species problems in a cooperative manner.	Conduct community awareness workshop	WRVB WDNR	WCLUC WCZLC UWEX	Ongoing
NR 3.1(3)	Schedule a time specific and coordinated approach to deal with specific problem invasive species on a countywide basis.	Conduct awareness seminars w/UWEX	WRVB WDNR	WCLUC UWEX	Ongoing

See p. 10-11 for abbreviation list.

NR 3.2. Protect all designated class I and class II trout streams from degradation.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 3.2(1)	Encourage additional DNR purchase of stream bank easements.	WRVB land purchases	WRVB	WREDC	Ongoing
NR 3.2(2)	Encourage landowners to maintain shoreline buffers in natural vegetation.	Village ordinance update	WRVB	WREDC	Ongoing
NR 3.2(3)	Support existing county setbacks and other protective site criteria for development adjacent to these streams.	Review Village ordinances	WRVB	WREDC	Ongoing

See p. 10-11 for abbreviation list.

NR 3.3. Maintain wetland areas in native vegetation.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 3.3(1)	Encourage keeping wetland areas in natural vegetation adjacent to all designated wetlands.	Review wetland plans	WRPC	WRVB	Ongoing
NR 3.3(2)	Encourage control of the spread of invasive species such as purple loosestrife.	Adopt Village ordinance	WRVB	WREDC	Ongoing

See p. 10-11 for abbreviation list

Goal NR 4. Preserve the intrinsic visual qualities of our Village landscape that define its' quaint community character.

Objectives:

- NR 4.1. Protect the visual integrity of important scenic features and/or vistas.
- NR 4.2. Minimize the adverse visual impact of national franchise development on the village's own unique character.
- NR 4.3. Support County regulation of the placement of cell towers and wind generators.
- NR 4.4. Place a ban on construction of all new billboards within the Village limits.
- NR 4.5. Enforce existing nuisance/litter ordinances and building codes.
- NR 4.6. Preserve the night sky by strongly encouraging the use of full cutoff fixtures that direct the light downward.

NR 4.1. Protect the visual integrity of important scenic features and/or vistas.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 4.1(1)	Protect and promote outstanding natural and cultural heritage features identified by committee consensus (such as the mill pond).	Review Village Recreation Plan	WRVB	WRPC WRHS WRPCC	Ongoing
NR 4.1(2)	Restrict development of these natural and cultural heritage areas.	Review and adopt recreation plan	WRVB	WRPC WRHS	Ongoing
NR 4.1(3)	Preserve these areas through outright purchase as open space.	Village Bd. to purchase land as available	WRVB	WRPC WRVBFC	Ongoing

See p. 10-11 for abbreviation list.

NR 4.2. Minimize the adverse visual impact of national franchise development on the village's own unique character.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 4.2(1)	Influence the types, locations and appearance of residential, commercial and industrial development.	Adopt Village ordinance	WRVB	WRPC	Ongoing

See p. 10-11 for abbreviation list.

NR 4.3. Support County regulation on the placement of cell towers and wind generators.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 4.3(1)	Establish criteria and address these special uses where appropriate in the zoning ordinance.	Review and adopt Village ordinance	WRVB	WCLUC	2008 and Ongoing

See p. 10-11 for abbreviation list.

NR 4.4. Place a ban on construction of all new billboards within the Village limits.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 4.4(1)	Adopt ordinance banning construction of new billboards within the Village limits	Adopt ordinance ban	WRVB	WREDC	Ongoing

See p. 10-11 for abbreviation list.

NR 4.5. Enforce existing nuisance/litter ordinances and building codes.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 4.5(1)	Strengthen the commitment to enforcement.	Review Police regs.	WRPD	WRVB	Ongoing
NR 4.5(2)	Seek a private partner in the salvage business (to remove abandoned appliances or unlicensed autos).	Enforce Village ordinances	WRPD	WRVB	Ongoing
NR 4.5(3)	Commit to stronger enforcement of litter ordinances.	Enforce Village ordinances	WRPD	WRVB	Ongoing
NR 4.5(4)	Step up educational efforts.	Wild Rose Police Dept. seminars	WRPD	WRVB	Ongoing
NR 4.5(5)	(5) Promote expansion of the "Adopt-a-Highway" program.	Coordinate with County agencies	WCHD	WRVB	Ongoing

See p. 10-11 for abbreviation list.

NR 4.6. Preserve the night sky by strongly encouraging the use of full cutoff fixtures that direct the light downward.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 4.6(1)	Work with the county to enact a light ordinance addressing shielding, light directing, and similar measures to address these concerns.	Adopt appropriate ordinances	WRVB	WCHTSC	Ongoing

Cultural Resources
Village of Wild Rose
Overall Goal and Objectives

Goal CR 1. Preserve the community's important cultural resources.

Objectives:

- CR 1.1. Minimize conflicts between ongoing agricultural operations and village residents where the village limits abut farming operations.
- CR 1.2. Encourage unpaid volunteers that have an interest in preserving the Village's unique heritage to compile an inventory of the Village's significant cultural resources.
- CR 1.3. Develop and utilize existing local expertise on historic preservation issues.
- CR 1.4. Consistent with preserving local decision making under the smart growth law, consider opportunities for historic preservation in all future planning, zoning and development decisions.
- CR 1.5. Educate local officials and the public at large on the importance of historic preservation.

CR 1.1. Encourage unpaid volunteers that have an interest in preserving the Village's unique heritage to compile an inventory of the Village's significant cultural resources.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CR 1.1(1)	The Village Board should invite interested local residents to seek an appointment to a committee which would develop a comprehensive list of significant cultural resources, historic buildings and sites.	Seek volunteers to work on creating a list	Citizen volunteer cmte.	WRHS	2008
CR 1.1(2)	Encourage private business use of historic of visually significant buildings, thereby making them self-sustaining and economically viable.	When needed find possible bldg. users	Citizen volunteer cmte.	WREDC	Ongoing

See p. 10-11 for abbreviation list.

CR 1.2. Develop and utilize existing local expertise on historic preservation issues.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CR 1.2(1)	Encourage the Village of Wild Rose residents to work on creating a showcase for local history in the Waushara County Historical Museum facility.	Encourage interested volunteers	WRVB, WRHS	WCHS	2008
CR 1.2(2)	Obtain input from local residents who have historical knowledge when considering decisions that could adversely affect a historical or cultural resource.	Seek out knowledgeable residents	WRHS	WCHS WRVB	Ongoing

CR 1.2. Develop and utilize existing local expertise on historic preservation issues.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CR 1.2(3)	Promote the heritage of Wild Rose as an attraction to both local residents and to help support the local tourism economy.	Create and distribute promotion materials	WCHS	WREDC	Ongoing

See p. 10-11 for abbreviation list.

CR 1.3. Consistent with preserving local decision making under the smart growth law, consider opportunities for historic preservation in all future planning, zoning and development decisions.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CR 1.3(1)	The Village of Wild Rose should include cultural resources and historic preservation considerations in any local land use plans it may undertake in the future.	Awareness of Historic Preservation in decisions	WRVB	WRHS, WRPC	Ongoing
CR 1.3(2)	The Village of Wild Rose should consistently seek the input of a local historic preservation group, and other informed individuals, when making decisions that involve existing sites and structures.	WR Board sensitivity to historic sites and structures	WRVB	Citizen volunteer cmte.	Ongoing

See p. 10-11 for abbreviation list.

CR 1.4. Educate local officials and the public at large on the importance of historic preservation.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CR 1.4(1)	Work with the owners of historic properties to seek available grants and other favorable funding sources.	Research favorable Historic Preservation funding sources	Citizen volunteer cmte.	WRVB, WRHS	Ongoing
CR 1.4(2)	Make access to educational materials related to the tax credit benefits available to Wild Rose properties enrolled on the State and National Register, readily available.	Find ways to make materials available	Citizen volunteer cmte.	WRHS, WRVB	Ongoing

See p. 10-11 for abbreviation list.

Land Use
Village of Wild Rose
Overall Goal and Objectives

Goal LU 1. To develop and implement a land use plan which preserves an attractive visual character, minimizes land use conflicts, and adequately addresses the future needs of the Village for housing, transportation and recreational opportunities.

Objectives:

- LU 1.1. Promote future development that will meet the future needs of the area while preserving the visual qualities of the community that define the village's unique character.
- LU 1.2. Promote land use patterns that protect and promote public health, safety, and welfare.
- LU 1.3. Collaborate with surrounding towns to ensure compatible land uses along their common boundaries.
- LU 1.4. Assess the impact of future changes to the transportation network within the planning area.
- LU 1.5. Address the current and future recreational needs of village residents.

LU 1.1. Promote future development that will meet the future needs of the area while preserving the visual qualities of the community that define the village's unique character.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 1.1(1)	Target desired new industrial and commercial development to appropriate industrial parks where the existing infrastructure can accommodate new industrial and commercial uses.	Follow through with requests	WRPC	WRVB	Ongoing
LU 1.1(2)	Encourage the adoption and enforcement of a Village ordinance that protects existing scenic vistas by banning off-premise outdoor advertising throughout the Village of Wild Rose and encourage advertisement on the village sign.	Adopt an ordinance which includes a ban on new billboards	WRVB	WRPC	2008
LU 1.1(3)	Encourage new residential growth to occur on the east side of the Village, including the possibility of accommodating a multi-family residential housing development along CTH A.	Ensure Zoning Map and Ordinance reflect goals of the Village	WRPC	WRVB	Ongoing
LU 1.1(4)	The Village would support the development of light commercial and cottage commercial uses along State Highway 22 and the corner of CTH G & H and STH 22.	Ensure Zoning Map & Ordinance reflects goals of the Village	WRPC	WRVB	Ongoing

LU 1.1. Promote future development that will meet the future needs of the area while preserving the visual qualities of the community that define the village's unique character.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
LU 1.1(5)	Industrial development is encouraged to be located on the Westside and Southside of the Village.	Ensure Zoning Map & Ordinance reflects goals of the Village	WRPC	WRVB	Ongoing

See p. 10-11 for abbreviation list.

LU 1.2. Promote land use patterns that protect and promote public health, safety, and welfare.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 1.2(1)	Promote economic development that occurs in a planned and coordinated manner and maintains or improves the quality of life for village residents.	Support the land use plan	WRVB, WRPC	WREDC	Ongoing

See p. 10-11 for abbreviation list.

LU 1.3. Collaborate with surrounding towns to ensure compatible land uses along their common boundaries.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 1.3(1)		Work with Towns as needed	WRVB	TRTB Springwater Tn. Board	Ongoing

See p. 10-11 for abbreviation list.

LU 1.4. Assess the impact of future changes to the transportation network within the planning area.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 1.4(1)	Consider land use implications for possible alternatives to the design of STH 22 and their impact on traffic and businesses in the community.	Evaluate alternative scenarios and develop plan for all possibilities	WRVB, WRPC	WisDOT	Ongoing

See p. 10-11 for abbreviation list.

LU 1.5. Address the current and future recreational needs of village residents.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 1.5(1)	Consider enhancing and fostering new development which would increase the recreational opportunities for village residents and visitors.	Review new development proposals and encourage recreational amenities	WRVB, WRPC	WRPCC	Ongoing

See p. 10-11 for abbreviation list.

Intergovernmental Cooperation
Village of Wild Rose
 Overall Goal and Objectives

Goal IC 1. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when opportunities and/or issues arise that can be more effectively addressed cooperatively.

Objectives:

- IC 1.1. Strengthen existing partnerships and build new relationships to promote economic growth in the Village, the area and county.
- IC 1.2. Participate in a countywide effort to promote the agricultural economy.
- IC 1.3. Improve communication within the Village and between utilities, the Wild Rose Area School District, neighboring municipalities, Waushara County and state and federal agencies.
- IC 1.4. Work with the County to secure state and federal funding.
- IC 1.5. Encourage joint efforts to protect the natural resources.
- IC 1.6. Work with the Waushara County, WisDOT and adjoining municipalities to insure that the transportation system is safe and fills the diverse needs of area residents.
- IC 1.7. Explore opportunities for cost efficiencies through shared services.
- IC 1.8. Establish effective intergovernmental land use policies and cooperative agreements with adjoining municipalities.

IC 1.1. Strengthen existing partnerships and build new relationships to promote economic growth in the Village, the area and county.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 1.1(1)	Monitor monthly meetings of area economic development organizations.	Assign a Village representative to monitor	WRVB	WREDC, WEDC, WASS	2007 and Ongoing
IC 1.1(2)	Work with the Waushara County Economic Development Corporation, and the Tri-County Regional Economic Development Corporation.	Coordinate with area communities to promote efforts	WRVB	WCEDC, TCREDC	2008 and Ongoing

See p. 10-11 for abbreviation list.

IC 1.2. Participate in a countywide effort to promote the agricultural economy.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 1.2(1)	Support ongoing efforts of the county to explore opportunities for alternative crop or agricultural product development and the corresponding support industries.	Encourage efforts	WRVB	TCREDC, WREDC, WCEDC, WCFB	2008 and Ongoing
IC 1.2(2)	Participate in a county agricultural marketing effort.	Work with the County, the regional EDC & others	WRVB	WCFB, WACC, WREDC, WCEDC, TCREDC, UWEX	2008 and Ongoing

See p. 10-11 for abbreviation list.

IC 1.3. Improve communication within the Village and between utilities, the Wild Rose Area School District, neighboring municipalities, Waushara County and state and federal agencies.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 1.3(1)	Establish meetings as needed with the Town of Rose, and other adjacent Townships, to discuss issues of common interest.	Contact other municipalities as needed to set up the meeting	WRVB	Town of Rose, Town of Springwater	When Needed
IC 1.3(2)	Continue to set up periodic meetings with area community organizations and others to discuss community needs.	Invite area organizations to discuss community needs	WRVB		Annually
IC 1.3(3)	Continue annual meeting with the County Highway Department and WisDOT to ensure coordination of transportation projects.	Contact WCHD and set up annual meeting	WRVB	WCHD, WisDOT	2008 and Ongoing
IC 1.3(4)	Set up annual meetings with public and private utilities in the area to discuss current service needs and upcoming projects.	Set up annual mtg to review & cord. Upcoming project	WRVB	All utility Companies	Annually
IC 1.3(5)	Work with the area school districts to plan new facilities when they are needed.	Contact WRASD to set up meeting	WRVB	WRASD, Waushara County	Ongoing As Needed

See p. 10-11 for abbreviation list.

IC 1.4. Work with the County to secure state and federal funding.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 1.4(1)	Work with neighboring communities to secure grant money for any economically viable project.	When needed, work with any community	WRHS, WREDC, UWEX	WRVB	Ongoing

See p. 10-11 for abbreviation list.

IC 1.5. Encourage joint efforts to protect the natural resources.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 1.5(1)	Work to protect the waterways in the Village of Wild Rose from degradation.	Contact WDNR & encourage local protection efforts	WRVB	WDNR	Ongoing
IC 1.5(2)	Work with the county and other municipalities to control specific problem (invasive) species on a countywide basis.	Contact WCPD and WCZLC to coordinate strategy	WRVB	WCPD, WCZLC	Ongoing
IC 1.5(3)	Discuss the expansion of public sewer and water to surrounding areas when needed.	Contact neighboring towns/areas to discuss possible expansion	WRVB	Town of Rose, Town of Springwater	Ongoing

See p. 10-11 for abbreviation list.

IC 1.6. Work with the Waushara County, WisDOT and adjoining municipalities to insure that the transportation system is safe and fills the diverse needs of area residents.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 1.6(1)	Encourage the WisDOT to share future STH 22 corridor plans with the Village of Wild Rose and to work with the Town and the Village of Wild Rose.	Contact ECWRPC & WisDOT	WRVB	ECWRPC, WisDOT, WCHD	Long Term
IC 1.6(2)	Collaborate with the County Department of Aging to insure that the needs of the elderly and disabled residents of the Town are being met.	Work with Waushara Co. Dept of Aging	WRVB	WCDA & WCDHS	2008 and Ongoing

IC 1.6. Work with the Waushara County, WisDOT and adjoining municipalities to insure that the transportation system is safe and fills the diverse needs of area residents.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
IC 1.6(3)	Collaborate with the Waushara County Highway and Parks departments, the WisDOT, utilities and others to coordinate roadway improvement projects.	Contact & set up annual mtg.	WRVB & WRPC	Utility Co's, WCHD, WCPD, WisDOT, WCHTSC	2008 and Ongoing

See p. 10-11 for abbreviation list.

IC 1.7. Explore opportunities for cost efficiencies through shared services.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 1.7(1)	Work with adjoining municipalities to share road maintenance contracts where cost savings will result.	Contact adjoining municipalities to look for cost sharing efficiencies	WRPC & WRVB	Budget agents of surround municipalities	Annual Budget Time
IC 1.7(2)	Where appropriate, utilize and share limited resources and offer joint services (i.e. fire district, police, county agreements).	Look for cost sharing opportunities	WRVB, WRVBFC	WRPC, WRFD, WRASD, WRPCC	Annual Budget Review and Ongoing

See p. 10-11 for abbreviation list.

IC 1.8. Establish effective intergovernmental land use policies and cooperative agreements with adjoining municipalities.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 1.8(1)	Establish a method of effective communication with nearby municipalities so that all can stay apprised of development within 1,000 feet (or other agreed upon distance) from common borders.	Set up a mtg. with adjacent communities to arrange an agreement	WRVB	Nearby municipalities	2008
IC 1.8(2)	If a situation arises, create a joint committee with surrounding areas to discuss planning issues within the area.	Investigate joint planning w/area communities	WRVB	Area communities	As Needed
IC 1.8(3)	Consider cooperative boundary agreements with all surrounding towns.	Investigate the need for action	WRVB	Area communities	2008

See p. 10-11 for abbreviation list.

Implementation
Village of Wild Rose
Overall Goals and Objectives

Goal I 1. Implement recommendations contained within the Village of Wild Rose Comprehensive Plan to the greatest extent possible.

Objectives:

I 1.1. Closely monitor the implementation of plan recommendations to ensure they are followed.

I 1.2. The Village of Wild Rose should update the plan as necessary.

I 1.1. Closely monitor the implementation of plan recommendations to ensure they are followed.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
I 1.1(1)	The Village Planning Commission should periodically review the implementation schedule to ensure that deadlines are being met.	Semi-annual review schedule for compliance	WRPC	WRVB	2007/ Ongoing
I 1.1(2)	The Village Planning Commission should periodically update the Village Board as to the progress that is being made to implement the plan.	Provide semi-annual updates	WRPC	WRVB	2007/ Ongoing
I 1.1(3)	The Village Planning Commission should prepare a brief annual report.	Prepare a report & submit to WRVB	WRPC	WRVB	2007/ Ongoing
I 1.1(4)	The Village Planning Commission should annually review the goals, objectives, and strategies to address conflicts which may arise between the elements of the plan.	Annually review and address conflicts	WRPC	WRVB	2007/ Ongoing

See p. 10-11 for abbreviation list.

I 1.2. The Village of Wild Rose should update the plan as necessary.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
I 1.2(1)	The Village Planning Commission, if necessary, should recommend modifications that will better meet the intent of the plan.	Monitor plan & make recomm.	WRPC	WRVB	2007/ Ongoing
I 1.2(2)	The Village must update the plan at least every 10 years to meet the standards of "Smart Growth" legislation.	Review plan & update per state statutes	WRPC	WRVB	2017 or earlier
I 1.2(3)	As available, provide updated information to supplement the plan information.	Update plan as needed	WRPC	WRVB	2008/ Ongoing

See p. 10-11 for abbreviation list.

Goal I 2. Ensure that implementation of the plan results in an orderly and cost-effective development pattern for the Village.

Objectives:

I 2.1. Continually utilize the plan as one of the primary guides for recommendations regarding future land use and land use policies.

I 2.1. Continually utilize the plan as one of the primary guides for recommendations regarding future land use and land use policies.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
I 2.1(1)	Refer to the plan before making final recommendations on individual developments.	Utilize plan during development review and approval proceedings	WRPC	WRVB	2007/ Ongoing
I 2.1(2)	Review existing village and county ordinances as they relate to the implementation of this plan.	Dedicate time to review ordinances for consistency with this plan	WRPC	WRVB	2007/ Ongoing

See p. 10-11 for abbreviation list.

Goal I 3. Emphasize the need for intergovernmental cooperation throughout the implementation process.

Objectives:

I 3.1. Encourage cooperation and communication between the Village, The Town of Rose, neighboring communities, and Waushara County in implementation of the plan.

I 3.1. Encourage cooperation and communication between the Village, The Town of Rose, neighboring communities, and Waushara County in implementation of the plan.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
I 3.1(1)	Solicit input from Village of Wild Rose residents, the Town of Rose, Tn. of Springwater, other neighboring communities, Waushara County, governmental agencies, and other appropriate organizations regarding how their activities relate to the recommendations in the Village of Wild Rose’s comprehensive plan.	Contact others annually to solicit input	WRPC	WRVB	2007/ Ongoing
I 3.1(2)	Present a copy of the plan to neighboring municipalities and Waushara County as discussed within the implementation element.	Distribute plans to neighboring communities	WRPC	WRVB	2007

I 3.1. Encourage cooperation and communication between the Village, The Town of Rose, neighboring communities, and Waushara County in implementation of the plan.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
I 3.1(3)	Work with Waushara County to update existing ordinances and create new ordinances as recommended by this plan.	Contact WCZLC to discuss coordination efforts	WRPC	WRVB	2007/ Ongoing
I 3.1(4)	Continue to support and participate in activities of the Waushara County Land Use Committee.	Continue participation in WCLUC	WRPC	WRVB	Ongoing
I 3.1(5)	Cooperate with Waushara County on the completion of the Waushara County Comprehensive Plan.	Ensure constant Village Cooperation with Waushara County Comp. Plan	WRPC	WRVB	Ongoing

See p. 10-11 for abbreviation list.

Goal I 4. Ensure that historic preservation concerns are continuously addressed by the Village and other appropriate agencies.

Objectives:

I 4.1. Ensure that historic preservation concerns are incorporated into both the short-range and long-range planning and development processes.

I 4.1. Ensure that historic preservation concerns are incorporated into both the short-range and long-range planning and development processes.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
I 4.1(1)	Hold a workshop every five years with the surrounding communities, Waushara County, and the ECWRPC to update the historical preservation plan.	Form committee of interested citizens to prepare and hold workshop	WRVB	WRHS, WCHS	2008 and every five years thereafter
I 4.1(2)	Hold meetings every five years with the historical preservation committee to review the effectiveness of the historical preservation plan.	Coordinate with WRHS	WRVB	WRHS	2008 and every five years thereafter

I 4.1. Ensure that historic preservation concerns are incorporated into both the short-range and long-range planning and development processes.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
I 4.1(3)	Incorporate the outcomes from all historical preservation activities into the comprehensive plan updates.	Committee of interested citizens maintains record of outcomes of activities	Community committee	WRHS, WRVB	Ongoing

See p. 10-11 for abbreviation list.

Cultural Resources
Village of Wild Rose
Overall Goal and Objectives

Goal CR 1. Preserve the community's important cultural resources.

Objectives:

- CR 1.1. Minimize conflicts between ongoing agricultural operations and village residents where the village limits abut farming operations.
- CR 1.2. Encourage unpaid volunteers that have an interest in preserving the Village's unique heritage to compile an inventory of the Village's significant cultural resources.
- CR 1.3. Develop and utilize existing local expertise on historic preservation issues.
- CR 1.4. Consistent with preserving local decision making under the smart growth law, consider opportunities for historic preservation in all future planning, zoning and development decisions.
- CR 1.5. Educate local officials and the public at large on the importance of historic preservation.

CR 1.1. Encourage unpaid volunteers that have an interest in preserving the Village's unique heritage to compile an inventory of the Village's significant cultural resources.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CR 1.1(1)	The Village Board should invite interested local residents to seek an appointment to a committee which would develop a comprehensive list of significant cultural resources, historic buildings and sites.	Seek volunteers to work on creating a list	Citizen volunteer cmte.	WRHS	2008
CR 1.1(2)	Encourage private business use of historic of visually significant buildings, thereby making them self-sustaining and economically viable.	When needed find possible bldg. users	Citizen volunteer cmte.	WREDC	Ongoing

See p. 10-11 for abbreviation list.

CR 1.2. Develop and utilize existing local expertise on historic preservation issues.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CR 1.2(1)	Encourage the Village of Wild Rose residents to work on creating a showcase for local history in the Waushara County Historical Museum facility.	Encourage interested volunteers	WRVB, WRHS	WCHS	2008
CR 1.2(2)	Obtain input from local residents who have historical knowledge when considering decisions that could adversely affect a historical or cultural resource.	Seek out knowledgeable residents	WRHS	WCHS WRVB	Ongoing

CR 1.2. Develop and utilize existing local expertise on historic preservation issues.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CR 1.2(3)	Promote the heritage of Wild Rose as an attraction to both local residents and to help support the local tourism economy.	Create and distribute promotion materials	WCHS	WREDC	Ongoing

See p. 10-11 for abbreviation list.

CR 1.3. Consistent with preserving local decision making under the smart growth law, consider opportunities for historic preservation in all future planning, zoning and development decisions.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CR 1.3(1)	The Village of Wild Rose should include cultural resources and historic preservation considerations in any local land use plans it may undertake in the future.	Awareness of Historic Preservation in decisions	WRVB	WRHS, WRPC	Ongoing
CR 1.3(2)	The Village of Wild Rose should consistently seek the input of a local historic preservation group, and other informed individuals, when making decisions that involve existing sites and structures.	WR Board sensitivity to historic sites and structures	WRVB	Citizen volunteer cmte.	Ongoing

See p. 10-11 for abbreviation list.

CR 1.4. Educate local officials and the public at large on the importance of historic preservation.					
Related Objectives	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CR 1.4(1)	Work with the owners of historic properties to seek available grants and other favorable funding sources.	Research favorable Historic Preservation funding sources	Citizen volunteer cmte.	WRVB, WRHS	Ongoing
CR 1.4(2)	Make access to educational materials related to the tax credit benefits available to Wild Rose properties enrolled on the State and National Register, readily available.	Find ways to make materials available	Citizen volunteer cmte.	WRHS, WRVB	Ongoing

See p. 10-11 for abbreviation list.

ISSUES & OPPORTUNITIES APPENDICES

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Table B-22 Population Estimates, Waushara County 1970 to 2030

Table B-23 Total Number of Households in Waushara County, 1970 to 2000

Table B-24 Estimated Households by MCD, Waushara County, 2000 to 2030

Table B-1. Waushara County Population by MCD, 1950 to 2005

Jurisdiction	1950	1960	1970	1980	1990	2000	DOA 2001	DOA 2002	DOA 2003	DOA 2004	DOA 2005	Percent Change 1990-2000
C. Berlin (pt.)	33	45	41	91	67	83	83	85	86	84	83	23.88%
C. Wautoma	1,376	1,466	1,624	1,629	1,784	1,998	2,070	2,118	2,110	2,115	2,096	12.00%
V. Coloma	338	312	336	367	383	461	460	467	461	467	469	20.37%
V. Hancock	449	367	404	419	382	463	462	463	462	460	453	21.20%
V. Lohrville	206	225	213	336	368	408	409	409	415	414	411	10.87%
V. Plainfield	680	660	642	813	839	899	898	896	899	894	893	7.15%
V. Redgranite	648	588	645	976	1,009	1,040	1,037	2,001	2,011	2,019	2,051	3.07%
V. Wild Rose	582	594	585	741	753	765	754	756	759	758	746	1.59%
T. Aurora	731	780	802	890	846	971	980	1,005	1,038	1,061	1,057	14.78%
T. Bloomfield	801	770	798	931	922	1,018	1,020	1,027	1,032	1,045	1,043	10.41%
T. Coloma ^a	339	355	382	437	499	660	758	699	704	722	735	32.26%
T. Dakota	400	521	752	994	1,092	1,259	1,262	1,273	1,272	1,265	1,269	15.29%
T. Deerfield	417	340	367	445	454	629	639	650	653	653	666	38.55%
T. Hancock	480	354	346	426	467	531	539	547	546	560	566	13.70%
T. Leon	546	520	651	844	992	1,281	1,312	1,355	1,371	1,389	1,411	29.13%
T. Marion	746	700	877	1,333	1,478	2,065	2,077	2,121	2,129	2,163	2,207	39.72%
T. Mount Morris	451	422	517	685	767	1,092	1,112	1,133	1,125	1,121	1,119	42.37%
T. Oasis	389	364	346	403	389	405	403	403	402	396	399	4.11%
T. Plainfield	476	449	447	574	529	533	534	547	549	549	558	0.76%
T. Poy Sippi	830	809	823	913	929	972	974	974	971	974	971	4.63%
T. Richford	386	317	322	404	455	588	595	602	606	608	608	29.23%
T. Rose	420	287	319	515	486	595	597	600	606	611	615	22.43%
T. Saxeville	535	506	612	776	846	974	982	991	997	999	1,014	15.13%
T. Springwater	389	366	584	924	1,011	1,389	1,401	1,405	1,413	1,420	1,423	37.39%
T. Warren	636	708	637	573	550	675	693	707	710	712	708	22.73%
T. Wautoma	636	672	723	1,087	1,088	1,312	1,314	1,326	1,329	1,347	1,347	20.59%
Waushara County ^a	13,920	13,497	14,795	18,526	19,385	23,066	23,365	24,560	24,656	24,806	24,918	18.99%
Region ^a	366,887	413,397	475,090	511,033	542,712	609,438	614,213	622,920	628,125	633,581	638,699	12.29%
Wisconsin ^a	3,434,575	3,951,777	4,417,821	4,705,642	4,891,769	5,363,701	5,400,004	5,453,896	5,490,718	5,532,955	5,580,000	9.65%

^a 2000 Census numbers have been adjusted through the Count Question Resolution Program (CQR) 8/30/02.

Source: U.S. Census: 1950, 1960, 1970, 1980, 1990, 2000; WI DOA 2001- 2005.

Table B-2. Net Migration by Sex and Age, Waushara County, 1990 to 2000

Age, 1990	Age, 2000	Male Net Migration	Female Net Migration	Total Net Migration	Age Group	Total Pop Change
B95-00	0-4	-1	23	22	0-4	-83
B90-95	5-9	153	128	281	5-9	62
0-4	10-14	288	246	534	10-14	333
5-9	15-19	132	86	218	15-19	428
10-14	20-24	-246	-299	-545	20-24	-3
15-19	25-29	-93	-70	-163	25-29	-242
20-24	30-34	164	184	348	30-34	-177
25-29	35-39	316	227	543	35-39	396
30-34	40-44	247	210	457	40-44	548
35-39	45-49	184	216	400	45-49	694
40-44	50-54	175	176	351	50-54	599
45-49	55-59	176	222	398	55-59	303
50-54	60-64	273	257	530	60-64	209
55-59	65-69	268	134	402	65-69	101
60-64	70-74	103	48	151	70-74	250
65-69	75-79	5	-45	-40	75-79	130
70-74	80-84	-30	-36	-66	80-84	87
75-79	85-89	-46	-33	-79	85-89	34
80-84	90-94	-16	-16	-32	90 & Over	100
85-89	95-99	-3	-20	-23		
90 & over	100 & over	0	0	0		
Total Population		2,049	1,638	3,687	Total	3,769

Source: WI DOA, 2005.

Table B-3. Population Density, 2000

Jurisdiction	Pop '00	Land area in sq. mi	Persons per sq mi
C. Berlin (pt.)	83	0.76	109
C. Wautoma	1,998	2.5	799
V. Coloma	461	1.06	435
V. Hancock	463	1.09	425
V. Lohrville	408	1.22	334
V. Plainfield	899	1.3	692
V. Redgranite	1,040	2.22	468
V. Wild Rose	765	1.32	580
T. Aurora	971	34.23	28
T. Bloomfield	1,018	35.41	29
T. Coloma	660	33.07	20
T. Dakota	1,259	33.16	38
T. Deerfield	629	34.67	18
T. Hancock	531	33.45	16
T. Leon	1,281	36	36
T. Marion	2,065	33.55	62
T. Mount Morris	1,092	34.22	32
T. Oasis	405	35.03	12
T. Plainfield	533	33.95	16
T. Poy Sippi	972	32.3	30
T. Richford	588	34.57	17
T. Rose	595	34.88	17
T. Saxeville	974	36.07	27
T. Springwater	1,389	33.53	41
T. Warren	675	32.54	21
T. Wautoma	1,312	33.94	39
Waushara County	23,066	626.04	37
Wisconsin	5,363,701	65497.82	82

Source: U. S. Census, 2000.

Table B-4. Population by Age Cohort, 1990

Jurisdiction	Less Than 5 yrs	5 to 19 yrs	20 to 24 yrs	25 to 44 yrs	45 to 64 yrs	65 yrs and Older	Total Population	Median Age
C. Berlin (pt.)	5	19	6	22	10	5	67	30.3
C. Wautoma	114	314	90	479	286	501	1,784	40.0
V. Coloma	15	87	12	111	68	90	383	39.7
V. Hancock	34	74	22	85	89	78	382	36.4
V. Lohrville	24	83	23	116	66	56	368	34.0
V. Plainfield	59	217	43	234	132	154	839	33.9
V. Redgranite	71	224	48	255	189	222	1,009	36.7
V. Wild Rose	40	127	31	165	131	182	676	42.0
T. Aurora	49	203	59	245	178	112	846	35.3
T. Bloomfield	60	232	51	263	202	114	922	33.6
T. Coloma	28	119	16	146	131	59	499	37.6
T. Dakota	84	244	57	298	242	167	1,092	35.2
T. Deerfield	32	79	11	131	113	88	454	41.2
T. Hancock	34	95	24	130	102	82	467	37.8
T. Leon	56	180	45	274	273	164	992	40.7
T. Marion	57	233	51	369	423	345	1,478	46.8
T. Mount Morris	50	119	16	193	214	175	767	45.8
T. Oasis	26	96	14	116	83	54	389	35.2
T. Plainfield	51	126	37	156	105	54	529	31.1
T. Poy Sippi	65	200	45	286	175	158	929	35.1
T. Richford	54	108	27	125	91	50	455	31.4
T. Rose	20	110	17	139	107	93	486	39.6
T. Saxeville	49	185	47	229	210	126	846	37.3
T. Springwater	58	152	36	237	300	305	1,088	50.6
T. Warren	34	112	19	154	126	105	550	40.3
T. Wautoma	70	222	34	301	240	221	1,088	40.5
Waushara County	1,239	3,960	881	5,259	4,286	3,760	19,385	38.6
Wisconsin	365,622	1,077,027	363,969	1,544,897	890,098	650,156	4,891,769	32.9

Source: U. S. Census, 1990.

Table B-5. Population by Age Cohort, 2000

Jurisdiction	Less Than 5 yrs	5 to 19 yrs	20 to 24 yrs	25 to 44 yrs	45 to 64 yrs	65 yrs and Older	Total Population	Median Age
C. Berlin (pt.)	8	13	4	34	15	9	83	35.5
C. Wautoma	116	426	126	509	351	470	1,998	38.8
V. Coloma	37	86	20	125	98	95	461	39.1
V. Hancock	21	111	12	112	114	93	463	40.9
V. Lohrville	21	83	15	100	107	82	408	42.5
V. Plainfield	60	222	59	255	168	135	899	34.5
V. Redgranite	57	230	53	256	215	229	1,040	39.3
V. Wild Rose	42	156	26	174	163	204	765	43.2
T. Aurora	51	226	41	285	259	109	971	37.6
T. Bloomfield	57	226	38	297	275	125	1,018	40.1
T. Coloma ⁺	20	140	21	154	223	190	748	48.2
T. Dakota	78	282	56	320	314	209	1,259	39.8
T. Deerfield	18	126	9	168	189	119	629	44.1
T. Hancock	21	124	11	123	171	81	531	42.8
T. Leon	68	216	41	307	417	232	1,281	45.4
T. Marion	78	353	58	447	629	500	2,065	48.4
T. Mount Morris	43	201	32	228	356	232	1,092	47.2
T. Oasis	16	108	14	99	105	63	405	39.4
T. Plainfield	23	140	27	142	134	67	533	36.8
T. Poy Sippi	53	208	42	289	227	153	972	38.7
T. Richford	42	176	22	139	128	81	588	37.2
T. Rose	26	108	25	150	187	99	595	44.0
T. Saxeville	53	188	22	263	281	167	974	42.6
T. Springwater	43	252	35	293	417	349	1,389	48.7
T. Warren	39	139	32	176	180	109	675	40.3
T. Wautoma	71	253	44	328	363	253	1,312	43.4
Waushara County	1,162	4,793	885	5,773	6,086	4,455	23,154	42.1
Wisconsin	342,340	1,189,753	357,292	1,581,690	1,190,047	702,553	5,363,675	36.0

⁺Coloma Pop not yet corrected for age cohort data

Source: U. S. Census, 2000.

Table B-6. Persons per Household, 1990

Jurisdiction	Household Size												Total Household	Average Household Size
	1 Person		2 Person		3 Person		4 Person		5 Person		6 or more Person			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
C. Berlin (pt.)	4	18.18%	8	36.36%	0	0.00%	3	13.64%	7	31.82%	0	0.00%	22	3.05
C. Wautoma	254	33.96%	256	34.22%	109	14.57%	78	10.43%	35	4.68%	16	2.14%	748	2.25
V. Coloma	53	33.33%	44	27.67%	24	15.09%	23	14.47%	14	8.81%	1	0.63%	159	2.41
V. Hancock	58	35.37%	52	31.71%	18	10.98%	22	13.41%	10	6.10%	4	2.44%	164	2.33
V. Lohrville	30	21.13%	55	38.73%	23	16.20%	18	12.68%	11	7.75%	5	3.52%	142	2.59
V. Plainfield	94	29.01%	95	29.32%	49	15.12%	47	14.51%	29	8.95%	10	3.09%	324	2.55
V. Redgranite	130	30.88%	146	34.68%	60	14.25%	50	11.88%	18	4.28%	17	4.04%	421	2.40
V. Wild Rose	125	40.45%	89	28.80%	42	13.59%	35	11.33%	14	4.53%	4	1.29%	309	2.15
T. Aurora	42	14.19%	109	36.82%	56	18.92%	49	16.55%	26	8.78%	14	4.73%	296	2.86
T. Bloomfield	55	17.46%	97	30.79%	62	19.68%	49	15.56%	33	10.48%	19	6.03%	315	2.93
T. Coloma	31	17.13%	70	38.67%	30	16.57%	29	16.02%	12	6.63%	9	4.97%	181	2.76
T. Dakota	84	20.44%	167	40.63%	58	14.11%	50	12.17%	30	7.30%	22	5.35%	411	2.66
T. Deerfield	33	18.54%	71	39.89%	39	21.91%	20	11.24%	10	5.62%	5	2.81%	178	2.55
T. Hancock	30	16.85%	75	42.13%	27	15.17%	31	17.42%	9	5.06%	6	3.37%	178	2.62
T. Leon	78	19.65%	174	43.83%	64	16.12%	49	12.34%	20	5.04%	12	3.02%	397	2.50
T. Marion	133	20.75%	318	49.61%	90	14.04%	65	10.14%	32	4.99%	3	0.47%	641	2.31
T. Mount Morris	76	23.24%	154	47.09%	38	11.62%	34	10.40%	18	5.50%	7	2.14%	327	2.35
T. Oasis	19	13.97%	52	38.24%	24	17.65%	20	14.71%	15	11.03%	6	4.41%	136	2.86
T. Plainfield	46	24.08%	61	31.94%	21	10.99%	37	19.37%	15	7.85%	11	5.76%	191	2.77
T. Poy Sippi	71	20.06%	137	38.70%	50	14.12%	58	16.38%	27	7.63%	11	3.11%	354	2.62
T. Richford	23	15.33%	55	36.67%	15	10.00%	32	21.33%	12	8.00%	13	8.67%	150	3.03
T. Rose	49	25.52%	66	34.38%	36	18.75%	20	10.42%	14	7.29%	7	3.65%	192	2.53
T. Saxeville	58	18.35%	124	39.24%	45	14.24%	55	17.41%	21	6.65%	13	4.11%	316	2.68
T. Springwater	98	22.58%	199	45.85%	64	14.75%	51	11.75%	17	3.92%	5	1.15%	434	2.33
T. Warren	35	16.67%	90	42.86%	36	17.14%	30	14.29%	9	4.29%	10	4.76%	210	2.62
T. Wautoma	75	17.86%	176	41.90%	59	14.05%	79	18.81%	20	4.76%	11	2.62%	420	2.59
Waushara County	1,784	23.42%	2,940	38.60%	1,139	14.96%	1,034	13.58%	478	6.28%	241	3.16%	7,616	2.52
Wisconsin	443,673	24.35%	596,883	32.76%	302,563	16.61%	284,151	15.59%	129,821	7.12%	65,027	3.57%	1,822,118	2.61

Source: U.S. Census, 1990

Table B-7. Persons per Household, 2000

Jurisdiction	Household Size												Total Households	Average Household Size
	1 Person		2 Person		3 Person		4 Person		5 Person		6 or more Person			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
C. Berlin (pt.)	14	38.89%	8	22.22%	6	16.67%	5	13.89%	3	8.33%	0	0.00%	36	2.31
C. Wautoma	326	40.45%	242	30.02%	93	11.54%	82	10.17%	38	4.71%	25	3.10%	806	2.20
V. Coloma	51	27.57%	63	34.05%	34	18.38%	23	12.43%	10	5.41%	4	2.16%	185	2.42
V. Hancock	58	30.05%	73	37.82%	27	13.99%	16	8.29%	11	5.70%	8	4.15%	193	2.40
V. Lohrville	38	22.62%	72	42.86%	27	16.07%	19	11.31%	7	4.17%	5	2.98%	168	2.43
V. Plainfield	98	28.65%	120	35.09%	38	11.11%	43	12.57%	26	7.60%	17	4.97%	342	2.60
V. Redgranite	143	32.50%	154	35.00%	63	14.32%	47	10.68%	19	4.32%	14	3.18%	440	2.30
V. Wild Rose	115	36.86%	92	29.49%	53	16.99%	28	8.97%	15	4.81%	9	2.88%	312	2.26
T. Aurora	49	13.92%	144	40.91%	65	18.47%	53	15.06%	29	8.24%	12	3.41%	352	2.76
T. Bloomfield	73	19.06%	144	37.60%	67	17.49%	61	15.93%	27	7.05%	11	2.87%	383	2.65
T. Coloma	49	19.29%	126	49.61%	27	10.63%	32	12.60%	9	3.54%	11	4.33%	254	2.51
T. Dakota	111	22.52%	200	40.57%	67	13.59%	64	12.98%	27	5.48%	24	4.87%	493	2.55
T. Deerfield	48	18.25%	136	51.71%	27	10.27%	37	14.07%	12	4.56%	3	1.14%	263	2.39
T. Hancock	52	24.64%	89	42.18%	25	11.85%	21	9.95%	8	3.79%	16	7.58%	211	2.52
T. Leon	127	23.56%	249	46.20%	61	11.32%	58	10.76%	30	5.57%	14	2.60%	539	2.38
T. Marion	216	23.79%	459	50.55%	104	11.45%	75	8.26%	28	3.08%	26	2.86%	908	2.27
T. Mount Morris	118	24.53%	245	50.94%	42	8.73%	39	8.11%	26	5.41%	11	2.29%	481	2.27
T. Oasis	32	21.05%	61	40.13%	17	11.18%	19	12.50%	16	10.53%	7	4.61%	152	2.66
T. Plainfield	38	19.19%	78	39.39%	33	16.67%	25	12.63%	14	7.07%	10	5.05%	198	2.69
T. Poy Sippi	91	23.21%	148	37.76%	66	16.84%	57	14.54%	22	5.61%	8	2.04%	392	2.48
T. Richford	26	13.68%	87	45.79%	14	7.37%	26	13.68%	16	8.42%	21	11.05%	190	3.09
T. Rose	49	20.08%	115	47.13%	35	14.34%	26	10.66%	8	3.28%	11	4.51%	244	2.44
T. Saxeville	71	18.07%	184	46.82%	59	15.01%	48	12.21%	23	5.85%	8	2.04%	393	2.48
T. Springwater	157	25.45%	296	47.97%	69	11.18%	54	8.75%	30	4.86%	11	1.78%	617	2.25
T. Warren	53	20.31%	103	39.46%	45	17.24%	34	13.03%	15	5.75%	11	4.21%	261	2.59
T. Wautoma	119	22.75%	221	42.26%	75	14.34%	62	11.85%	31	5.93%	15	2.87%	523	2.46
Waushara County	2,322	24.87%	3,909	41.87%	1,239	13.27%	1,054	11.29%	500	5.36%	312	3.34%	9,336	2.43
Wisconsin	557,875	26.76%	721,452	34.61%	320,561	15.38%	290,716	13.95%	127,921	6.14%	66,019	3.17%	2,084,544	2.50

Source: U.S. Census, 2000

Table B-8. Households by Type, 1990

Jurisdiction	Total Households	Family Households			Nonfamily Households	
		Married-couple family	Male Householder, no wife present	Female Householder, no husband present	Total Nonfamily households	Householder Age 65+ Living Alone
C. Berlin (pt.)	22	13	2	2	5	3
C. Wautoma	748	371	21	77	279	169
V. Coloma	159	89	4	10	56	29
V. Hancock	164	91	1	6	66	40
V. Lohrville	142	83	3	13	43	13
V. Plainfield	324	169	8	46	101	68
V. Redgranite	421	222	13	38	148	90
V. Wild Rose	309	139	11	28	131	88
T. Aurora	296	216	11	15	54	18
T. Bloomfield	315	223	12	11	69	29
T. Coloma	181	126	6	7	42	15
T. Dakota	411	267	14	30	100	40
T. Deerfield	178	126	7	8	37	19
T. Hancock	178	123	6	12	37	21
T. Leon	397	274	10	20	93	41
T. Marion	641	456	6	29	150	73
T. Mount Morris	327	210	18	17	82	38
T. Oasis	136	96	5	12	23	13
T. Plainfield	191	118	6	11	56	21
T. Poy Sippi	354	244	9	17	84	44
T. Richford	150	115	4	5	26	15
T. Rose	192	113	7	15	57	28
T. Saxeville	316	221	6	20	69	21
T. Springwater	434	296	9	15	114	58
T. Warren	210	142	12	15	41	13
T. Wautoma	420	291	14	29	86	42
Waushara County	7,616	4,834	225	508	2,049	1,049
Wisconsin	1,822,118	1,048,010	52,632	174,530	546,946	192,072

Source: U. S. Census, 1990, STF 1A.

Table B-9. Households by Type, 2000

	Total Households	Family Households			Nonfamily Households	
		Married-couple family	Male Householder, no wife present	Female Householder, no husband present	Total Nonfamily households	Householder Age 65+ Living Alone
C. Berlin (pt.)	36	20	1	1	14	7
C. Wautoma	806	304	37	89	376	162
V. Coloma	185	105	8	15	57	29
V. Hancock	193	96	9	17	71	36
V. Lohrville	168	100	10	13	45	15
V. Plainfield	342	172	18	41	111	50
V. Redgranite	440	205	13	51	171	78
V. Wild Rose	312	137	15	35	125	61
T. Aurora	352	250	16	16	70	23
T. Bloomfield	383	267	15	16	85	31
T. Coloma	254	170	11	14	59	18
T. Dakota	493	317	16	24	136	51
T. Deerfield	263	178	9	17	59	24
T. Hancock	211	132	6	10	63	19
T. Leon	539	349	15	21	154	56
T. Marion	908	587	34	34	253	111
T. Mount Morris	481	304	12	29	136	55
T. Oasis	152	101	5	7	39	18
T. Plainfield	198	122	13	12	51	13
T. Poy Sippi	392	239	17	31	105	43
T. Richford	190	141	7	10	32	13
T. Rose	244	156	9	17	62	25
T. Saxeville	393	278	14	20	81	27
T. Springwater	617	377	18	35	187	71
T. Warren	261	170	12	11	68	27
T. Wautoma	523	325	17	38	143	46
Waushara County	9,336	5,602	357	624	2,753	1,109
Wisconsin	2,084,544	1,108,597	200,300	77,918	697,729	207,206

Source: U. S. Census, 2000, STF 1A.

Table B-10. Waushara County Population by Race, 1990

Jurisdiction	White	African American	Native American	Asian/Pacific Islander	Other Races	Total Population
C. Berlin (pt.)	67	0	0	0	0	67
C. Wautoma	1,756	0	6	1	21	1,784
V. Coloma	382	0	0	0	1	383
V. Hancock	371	0	0	0	11	382
V. Lohrville	357	0	7	1	3	368
V. Plainfield	824	1	3	5	6	839
V. Redgranite	990	4	3	2	10	1,009
V. Wild Rose	649	0	2	14	11	676
T. Aurora	839	0	5	2	0	846
T. Bloomfield	921	0	1	0	0	922
T. Coloma	499	0	0	0	0	499
T. Dakota	1,058	2	6	3	23	1,092
T. Deerfield	449	2	2	1	0	454
T. Hancock	457	0	3	0	7	467
T. Leon	967	11	6	2	6	992
T. Marion	1,461	3	8	0	6	1,478
T. Mount Morris	761	0	5	1	0	767
T. Oasis	383	0	1	0	5	389
T. Plainfield	498	0	0	4	27	529
T. Poy Sippi	920	1	5	1	2	929
T. Richford	455	0	0	0	0	455
T. Rose	481	2	3	0	0	486
T. Saxeville	841	0	0	1	4	846
T. Springwater	1,085	0	0	2	1	1,088
T. Warren	548	0	2	0	0	550
T. Wautoma	1,075	3	2	3	5	1,088
Waushara County	19,094	29	70	43	149	19,385
Wisconsin	4,512,523	244,539	39,387	53,583	41,737	4,891,769

Source: U. S. Census, 1990, STF 1A.

Table B-11. Population by Race, 2000

Jurisdiction	White	African American	Native American	Asian/Pacific Islander	Other Races	Two or More Races	Total Population
C. Berlin (pt.)	79	0	0	0	3	1	83
C. Wautoma	1,879	22	14	17	40	26	1,998
V. Coloma	458	0	0	1	1	1	461
V. Hancock	427	0	5	1	20	10	463
V. Lohrville	395	0	1	0	5	7	408
V. Plainfield	829	1	0	10	56	3	899
V. Redgranite	987	9	12	0	7	25	1,040
V. Wild Rose	744	6	1	2	7	5	765
T. Aurora	948	0	1	11	3	8	971
T. Bloomfield	1,009	0	2	2	0	5	1,018
T. Coloma	730	1	0	0	9	8	748
T. Dakota	1,175	0	2	6	68	8	1,259
T. Deerfield	613	2	2	1	2	9	629
T. Hancock	514	0	2	2	12	1	531
T. Leon	1,266	0	6	0	0	9	1,281
T. Marion	2,026	2	9	10	3	15	2,065
T. Mount Morris	1,073	0	3	2	0	14	1,092
T. Oasis	390	1	2	2	6	4	405
T. Plainfield	515	0	0	1	16	1	533
T. Poy Sippi	944	2	2	1	13	10	972
T. Richford	558	7	5	5	12	1	588
T. Rose	581	2	0	0	6	6	595
T. Saxeville	964	0	0	0	3	7	974
T. Springwater	1,373	3	0	1	3	9	1,389
T. Warren	664	0	1	1	5	4	675
T. Wautoma	1,272	4	2	11	14	9	1,312
Waushara County	22,413	62	72	87	314	206	23,154
Wisconsin	4,769,857	304,460	47,228	90,393	84,842	66,895	5,363,675

Source: U. S. Census, 2000, STF 1A.

Table B-12. First Ancestry* Reported, Top 6 in Waushara County, 2000

Jurisdiction	German	Unclassified or not reported	Polish	Irish	United States or American	English	Persons Reporting First ancestry	Total Population in Sample	Percent of Population Within Top 6 Categories
C. Berlin (pt.)	31	13	8	2	4	0	55	68	85.29%
C. Wautoma	532	537	158	79	97	80	1,421	1,958	75.74%
V. Coloma	173	138	2	31	31	14	348	486	80.04%
V. Hancock	171	90	6	42	14	49	395	485	76.70%
V. Lohrville	135	89	33	24	31	19	332	421	78.62%
V. Plainfield	228	149	58	44	46	79	709	858	70.40%
V. Redgranite	378	242	120	45	51	28	829	1,071	80.67%
V. Wild Rose	267	192	27	41	24	30	598	790	73.54%
T. Aurora	484	164	100	17	50	30	820	984	85.87%
T. Bloomfield	527	190	37	47	22	18	827	1,017	82.69%
T. Coloma	214	198	28	24	35	54	495	693	79.80%
T. Dakota	550	209	113	72	43	47	1,035	1,244	83.12%
T. Deerfield	241	125	60	40	28	55	520	645	85.12%
T. Hancock	195	93	84	25	21	26	449	542	81.92%
T. Leon	560	211	66	64	49	47	1,064	1,275	78.20%
T. Marion	773	354	127	107	133	69	1,693	2,047	76.36%
T. Mount Morris	420	169	72	46	63	28	950	1,119	71.31%
T. Oasis	159	65	41	20	20	15	345	410	78.05%
T. Plainfield	182	112	62	25	12	30	457	569	74.34%
T. Poy Sippi	431	168	80	48	63	23	811	979	83.04%
T. Richford	260	159	23	14	34	6	411	570	87.02%
T. Rose	191	85	59	16	13	72	503	588	74.15%
T. Saxeville	407	175	52	63	34	75	797	972	82.92%
T. Springwater	543	224	89	77	56	76	1,144	1,368	77.85%
T. Warren	214	166	89	37	38	11	487	653	84.99%
T. Wautoma	539	312	87	51	43	57	1,030	1,342	81.15%
Waushara County	8,805	4,629	1,681	1,101	1,055	1,038	18,525	23,154	79.07%
Wisconsin	1,775,722	826,719	326,038	298,177	189,283	184,574	4,536,956	5,363,675	67.13%

*Includes individuals who only reported one ancestry and the first response listed for those who reported multiple ancestries.

Source: U.S. Census, 2000 STF 3A

Table B-13. Top 5 Ancestries for Each Group E Community

Minor Civil Division	Ancestry	Total Population in Sample	Percent of Population
V. Wild Rose	German	267	33.80%
	Unclassified or Not reported	192	24.30%
	Norwegian	58	7.34%
	Irish	41	5.19%
	Other Groups ⁺	34	4.30%
	Total Population	790	100.00%
T. Rose	German	191	32.48%
	Unclassified or Not reported	85	14.46%
	English	72	12.24%
	Polish	59	10.03%
	Other Groups	29	4.93%
	Total Population	588	100.00%
Waushara County	German	8,805	38.03%
	Unclassified or Not reported	4,629	19.99%
	Polish	1,681	7.26%
	Irish	1,101	4.76%
	United States or American	1,055	4.56%
	Total Population	23,154	100.00%

**Includes individuals who only reported one ancestry and the first response listed for those who reported multiple ancestri*

+ Includes individuals who responded with race or Hispanic Origin, rather than ancestry.

Source: U.S. Census, 2000 STF 3A

Table B-14. Persons of Hispanic Origin, 1990 and 2000

Jurisdiction	1990		2000	
	Number	Percent	Number	Percent
C. Berlin (pt.)	0	0.00%	4	4.82%
C. Wautoma	41	2.30%	144	7.21%
V. Coloma	16	4.18%	14	3.04%
V. Hancock	22	5.76%	40	8.64%
V. Lohrville	4	1.09%	9	2.21%
V. Plainfield	37	4.41%	161	17.91%
V. Redgranite	40	3.96%	32	3.08%
V. Wild Rose	12	1.59%	17	2.22%
T. Aurora	7	0.83%	19	1.96%
T. Bloomfield	0	0.00%	1	0.10%
T. Coloma	0	0.00%	27	3.61%
T. Dakota	58	5.31%	109	8.66%
T. Deerfield	0	0.00%	7	1.11%
T. Hancock	14	3.00%	25	4.71%
T. Leon	8	0.81%	9	0.70%
T. Marion	10	0.68%	27	1.31%
T. Mount Morris	1	0.13%	9	0.82%
T. Oasis	5	1.29%	11	2.72%
T. Plainfield	42	7.94%	52	9.76%
T. Poy Sippi	12	1.29%	20	2.06%
T. Richford	0	0.00%	24	4.08%
T. Rose	0	0.00%	17	2.86%
T. Saxeville	12	1.42%	11	1.13%
T. Springwater	4	0.40%	7	0.50%
T. Warren	5	0.91%	15	2.22%
T. Wautoma	29	2.67%	37	2.82%
Waushara County	379	1.96%	848	3.66%
Wisconsin	93,194	1.91%	192,921	3.60%

Source: U. S. Census, 1990, 2000. STF 1A.

Table B-15. Earnings as a Portion of Household Income, 1999

Jurisdiction	Total Households	Households With Earnings		Aggregate Household Income		Average Household Income	Average Earnings Per Household	Percent of Income from Earnings
		Number	Percent	Total household income	Income From Earnings			
C. Berlin (pt.)	34	24	70.59%	\$1,643,100	\$1,208,900	\$48,326	\$50,371	73.57%
C. Wautoma	795	591	74.34%	\$29,945,300	\$20,618,400	\$37,667	\$34,887	68.85%
V. Coloma	187	139	74.33%	\$7,060,700	\$5,072,000	\$37,758	\$36,489	71.83%
V. Hancock	193	144	74.61%	\$7,405,700	\$5,861,200	\$38,372	\$40,703	79.14%
V. Lohrville	161	114	70.81%	\$6,006,600	\$4,152,700	\$37,308	\$36,427	69.14%
V. Plainfield	331	260	78.55%	\$13,704,700	\$10,556,000	\$41,404	\$40,600	77.02%
V. Redgranite	455	296	65.05%	\$14,902,500	\$10,636,200	\$32,753	\$35,933	71.37%
V. Wild Rose	303	229	75.58%	\$13,478,000	\$10,773,000	\$44,482	\$47,044	79.93%
T. Aurora	356	296	83.15%	\$19,998,600	\$16,023,900	\$56,176	\$54,135	80.13%
T. Bloomfield	382	320	83.77%	\$19,397,000	\$16,145,600	\$50,777	\$50,455	83.24%
T. Coloma	238	186	78.15%	\$10,672,600	\$8,151,500	\$44,843	\$43,825	76.38%
T. Dakota	485	364	75.05%	\$22,734,400	\$16,153,200	\$46,875	\$44,377	71.05%
T. Deerfield	266	198	74.44%	\$13,414,100	\$8,142,000	\$50,429	\$41,121	60.70%
T. Hancock	216	176	81.48%	\$9,893,800	\$7,932,900	\$45,805	\$45,073	80.18%
T. Leon	530	414	78.11%	\$23,330,000	\$16,709,600	\$44,019	\$40,361	71.62%
T. Marion	903	637	70.54%	\$44,028,800	\$25,619,500	\$48,758	\$40,219	58.19%
T. Mount Morris	481	368	76.51%	\$23,161,600	\$15,389,400	\$48,153	\$41,819	66.44%
T. Oasis	153	125	81.70%	\$6,713,400	\$4,911,900	\$43,878	\$39,295	73.17%
T. Plainfield	216	189	87.50%	\$9,593,300	\$7,431,600	\$44,413	\$39,321	77.47%
T. Poy Sippi	387	300	77.52%	\$17,928,800	\$13,710,200	\$46,328	\$45,701	76.47%
T. Richford	200	155	77.50%	\$8,213,700	\$5,384,500	\$41,069	\$34,739	65.56%
T. Rose	242	184	76.03%	\$10,332,800	\$7,703,300	\$42,698	\$41,866	74.55%
T. Saxeville	405	304	75.06%	\$20,164,500	\$15,077,900	\$49,789	\$49,598	74.77%
T. Springwater	616	439	71.27%	\$28,287,100	\$18,250,900	\$45,921	\$41,574	64.52%
T. Warren	252	207	82.14%	\$10,417,900	\$7,942,200	\$41,341	\$38,368	76.24%
T. Wautoma	525	389	74.10%	\$23,735,000	\$17,470,300	\$45,210	\$44,911	73.61%
Waushara County	9,312	7,048	75.69%	416,164,000	\$297,028,900	\$44,691	\$42,144	71.37%
Wisconsin	2,086,304	1,706,803	81.81%	\$112,374,261,000	\$90,604,137,400	\$53,863	\$53,084	80.63%

Source: U. S. Census, 2000, STF 3A.

Table B-16. Comparative Income Characteristics, 1989 and 1999

Jurisdiction	Median Household Income		Median Family Income		Per Capita Income	
	1989	1999	1989	1999	1989	1999
C. Berlin (pt.)	\$ 21,875	\$45,000	\$ 36,667	\$53,125	\$ 8,982	\$23,859
C. Wautoma	\$ 19,712	\$31,723	\$ 22,115	\$37,500	\$ 9,984	\$16,006
V. Coloma	\$ 17,333	\$33,295	\$ 25,250	\$38,542	\$ 10,337	\$14,766
V. Hancock	\$ 12,917	\$35,341	\$ 21,591	\$36,250	\$ 7,351	\$14,889
V. Lohrville	\$ 21,406	\$34,479	\$ 24,063	\$36,500	\$ 9,033	\$14,386
V. Plainfield	\$ 17,409	\$36,328	\$ 25,774	\$43,977	\$ 9,634	\$15,563
V. Redgranite	\$ 19,259	\$26,726	\$ 22,083	\$34,875	\$ 9,485	\$13,994
V. Wild Rose	\$ 17,857	\$30,655	\$ 25,096	\$37,361	\$ 10,220	\$18,887
T. Aurora	\$ 27,685	\$49,583	\$ 29,583	\$52,500	\$ 10,606	\$20,146
T. Bloomfield	\$ 26,136	\$42,222	\$ 30,511	\$49,643	\$ 11,104	\$19,161
T. Coloma	\$ 21,250	\$36,406	\$ 26,250	\$39,118	\$ 10,744	\$16,290
T. Dakota	\$ 20,513	\$34,931	\$ 23,036	\$37,000	\$ 9,282	\$18,401
T. Deerfield	\$ 25,114	\$41,324	\$ 25,795	\$44,318	\$ 11,194	\$20,781
T. Hancock	\$ 21,696	\$43,889	\$ 23,750	\$45,556	\$ 9,774	\$18,345
T. Leon	\$ 23,750	\$39,524	\$ 27,279	\$45,938	\$ 9,543	\$18,445
T. Marion	\$ 23,397	\$37,534	\$ 25,833	\$41,926	\$ 11,868	\$21,714
T. Mount Morris	\$ 21,625	\$39,732	\$ 24,375	\$45,114	\$ 11,959	\$20,713
T. Oasis	\$ 25,375	\$38,472	\$ 26,875	\$41,563	\$ 13,537	\$16,480
T. Plainfield	\$ 23,750	\$38,462	\$ 28,750	\$41,406	\$ 9,068	\$16,432
T. Poy Sippi	\$ 24,318	\$40,489	\$ 27,639	\$47,250	\$ 10,986	\$18,625
T. Richford	\$ 20,417	\$37,656	\$ 22,500	\$38,929	\$ 8,992	\$14,503
T. Rose	\$ 23,750	\$34,792	\$ 30,694	\$40,417	\$ 11,161	\$17,630
T. Saxeville	\$ 26,618	\$39,688	\$ 28,542	\$46,827	\$ 10,832	\$20,514
T. Springwater	\$ 21,917	\$35,714	\$ 25,250	\$40,385	\$ 11,462	\$20,586
T. Warren	\$ 23,594	\$38,438	\$ 26,375	\$43,833	\$ 9,138	\$15,672
T. Wautoma	\$ 25,143	\$39,185	\$ 28,214	\$44,063	\$ 10,792	\$17,981
Waushara County	\$ 21,888	\$37,000	\$ 26,042	\$42,416	\$ 10,408	\$18,144
Wisconsin	\$ 29,442	\$43,791	\$ 35,082	\$52,911	\$ 13,276	\$21,271

Source: U.S. Census, 2000

Table B-17. Household Income by Range, 1999

	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$44,999	\$45,000 to \$59,999	\$60,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$124,999	\$125,000 to \$149,999	\$150,000 or more	Total Households in Sample
C. Berlin (pt.)	3	3	6	3	2	6	4	7	0	0	0	34
C. Wautoma	89	160	103	168	66	101	47	31	13	2	15	795
V. Coloma	21	34	26	31	20	23	22	5	3	0	2	187
V. Hancock	17	31	32	35	12	38	15	8	3	0	2	193
V. Lohrville	9	22	32	34	11	35	9	9	0	0	0	161
V. Plainfield	39	51	56	34	26	57	41	13	4	2	8	331
V. Redgranite	68	97	86	51	29	78	25	16	2	0	3	455
V. Wild Rose	31	53	62	55	20	24	26	16	11	0	5	303
T. Aurora	15	31	42	40	23	77	63	38	12	5	10	356
T. Bloomfield	22	38	61	54	20	78	44	42	4	8	11	382
T. Coloma	14	29	41	59	29	33	7	10	10	0	6	238
T. Dakota	36	74	97	73	30	80	52	27	7	0	9	485
T. Deerfield	23	26	36	39	28	52	24	18	9	4	7	266
T. Hancock	14	25	14	31	32	57	18	13	10	2	0	216
T. Leon	40	63	74	92	38	100	61	43	10	5	4	530
T. Marion	56	127	124	181	72	155	79	52	18	15	24	903
T. Mount Morris	27	74	71	70	44	62	53	48	18	5	9	481
T. Oasis	22	11	26	23	16	17	13	13	7	5	0	153
T. Plainfield	9	28	35	44	17	47	15	12	3	2	4	216
T. Poy Sippi	38	58	45	48	27	80	30	41	12	2	6	387
T. Richford	10	35	31	39	19	41	14	6	3	0	2	200
T. Rose	18	36	47	41	6	36	37	12	2	5	2	242
T. Saxeville	36	52	61	55	23	71	43	42	9	2	11	405
T. Springwater	50	109	98	90	50	78	52	48	11	10	20	616
T. Warren	29	26	32	44	27	40	25	25	2	0	2	252
T. Wautoma	43	80	63	84	40	92	50	42	18	0	13	525
Waushara County Wisconsin	779	1,373	1,401	1,518	727	1,558	869	637	201	74	175	9,312
	148,964	248,535	274,230	269,250	129,319	339,492	253,518	226,374	94,628	39,091	62,903	2,086,304

Source: U.S. Census, 2000

Table B-18. Poverty Status, 1989

Jurisdiction	Total Persons		Total Persons Below Poverty		Total Families		Total Families Below Poverty	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	81	100.0%	0	0.0%	18	100.0%	0	0.0%
C. Wautoma	1,399	100.0%	301	21.5%	466	100.0%	64	13.7%
V. Coloma	340	100.0%	53	15.6%	108	100.0%	4	3.7%
V. Hancock	245	100.0%	120	49.0%	88	100.0%	23	26.1%
V. Lohrville	320	100.0%	52	16.3%	105	100.0%	14	13.3%
V. Plainfield	737	100.0%	103	14.0%	229	100.0%	25	10.9%
V. Redgranite	826	100.0%	160	19.4%	266	100.0%	27	10.2%
V. Wild Rose	587	100.0%	78	13.3%	171	100.0%	16	9.4%
T. Aurora	744	100.0%	75	10.1%	225	100.0%	13	5.8%
T. Bloomfield	827	100.0%	124	15.0%	255	100.0%	21	8.2%
T. Coloma	424	100.0%	51	12.0%	141	100.0%	11	7.8%
T. Dakota	872	100.0%	214	24.5%	320	100.0%	42	13.1%
T. Deerfield	414	100.0%	43	10.4%	140	100.0%	12	8.6%
T. Hancock	407	100.0%	54	13.3%	136	100.0%	13	9.6%
T. Leon	861	100.0%	132	15.3%	287	100.0%	27	9.4%
T. Marion	1,319	100.0%	159	12.1%	496	100.0%	39	7.9%
T. Mount Morris	680	100.0%	84	12.4%	250	100.0%	23	9.2%
T. Oasis	363	100.0%	18	5.0%	123	100.0%	7	5.7%
T. Plainfield	390	100.0%	129	33.1%	131	100.0%	25	19.1%
T. Poy Sippi	799	100.0%	123	15.4%	268	100.0%	28	10.4%
T. Richford	353	100.0%	130	36.8%	136	100.0%	31	22.8%
T. Rose	449	100.0%	53	11.8%	130	100.0%	8	6.2%
T. Saxeville	743	100.0%	59	7.9%	233	100.0%	13	5.6%
T. Springwater	884	100.0%	125	14.1%	324	100.0%	32	9.9%
T. Warren	478	100.0%	93	19.5%	173	100.0%	18	10.4%
T. Wautoma	979	100.0%	109	11.1%	342	100.0%	28	8.2%
Waushara County	16,521	100.0%	2,642	16.0%	5,561	100.0%	564	10.1%
Wisconsin	4,754,103	100.0%	508,545	10.7%	1,284,297	100.0%	97,466	7.6%

Source: U.S. Census, 1990

Table B-19. Distribution of Persons in Poverty by Age, 1989

Jurisdiction	Total Person Number	Persons Under 18				Persons Under 65				Persons Age 65 and Older			
		Total Persons		Below Poverty		Total Persons		Below Poverty		Total Persons		Below Poverty	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	81	26	32.1%	0	0.0%	72	88.9%	0	0.0%	9	11.1%	0	0.0%
C. Wautoma	1,399	410	29.3%	118	28.8%	1,015	72.6%	253	24.9%	384	27.4%	48	12.5%
V. Coloma	340	103	30.3%	12	11.7%	262	77.1%	38	14.5%	78	22.9%	15	19.2%
V. Hancock	245	103	42.0%	46	44.7%	189	77.1%	106	56.1%	56	22.9%	14	25.0%
V. Lohrville	320	106	33.1%	19	17.9%	274	85.6%	44	16.1%	46	14.4%	8	17.4%
V. Plainfield	737	268	36.4%	35	13.1%	620	84.1%	78	12.6%	117	15.9%	25	21.4%
V. Redgranite	826	253	30.6%	50	19.8%	638	77.2%	128	20.1%	188	22.8%	32	17.0%
V. Wild Rose	587	133	22.7%	19	14.3%	425	72.4%	46	10.8%	162	27.6%	32	19.8%
T. Aurora	744	187	25.1%	30	16.0%	622	83.6%	71	11.4%	122	16.4%	4	3.3%
T. Bloomfield	827	280	33.9%	46	16.4%	728	88.0%	103	14.1%	99	12.0%	21	21.2%
T. Coloma	424	102	24.1%	11	10.8%	377	88.9%	34	9.0%	47	11.1%	17	36.2%
T. Dakota	872	293	33.6%	99	33.8%	718	82.3%	201	28.0%	154	17.7%	13	8.4%
T. Deerfield	414	108	26.1%	14	13.0%	326	78.7%	41	12.6%	88	21.3%	2	2.3%
T. Hancock	407	118	29.0%	16	13.6%	335	82.3%	46	13.7%	72	17.7%	8	11.1%
T. Leon	861	227	26.4%	29	12.8%	738	85.7%	104	14.1%	123	14.3%	28	22.8%
T. Marion	1,319	274	20.8%	44	16.1%	1,001	75.9%	132	13.2%	318	24.1%	27	8.5%
T. Mount Morris	680	148	21.8%	30	20.3%	499	73.4%	77	15.4%	181	26.6%	7	3.9%
T. Oasis	363	93	25.6%	2	2.2%	307	84.6%	13	4.2%	56	15.4%	5	8.9%
T. Plainfield	390	170	43.6%	61	35.9%	361	92.6%	114	31.6%	29	7.4%	15	51.7%
T. Poy Sippi	799	240	30.0%	45	18.8%	673	84.2%	91	13.5%	126	15.8%	32	25.4%
T. Richford	353	169	47.9%	61	36.1%	321	90.9%	112	34.9%	32	9.1%	18	56.3%
T. Rose	449	117	26.1%	20	17.1%	363	80.8%	43	11.8%	86	19.2%	10	11.6%
T. Saxeville	743	192	25.8%	23	12.0%	632	85.1%	50	7.9%	111	14.9%	9	8.1%
T. Springwater	884	184	20.8%	38	20.7%	673	76.1%	107	15.9%	211	23.9%	18	8.5%
T. Warren	478	163	34.1%	42	25.8%	400	83.7%	80	20.0%	78	16.3%	13	16.7%
T. Wautoma	979	266	27.2%	39	14.7%	777	79.4%	90	11.6%	202	20.6%	19	9.4%
Waushara County	16,521	4,733	28.6%	949	20.1%	13,346	80.8%	2,202	16.5%	3,175	19.2%	440	13.9%
Wisconsin	4,754,103	1,271,165	26.7%	188,863	14.9%	4,152,291	87.3%	453,739	10.9%	604,812	12.7%	54,806	9.1%

Source: U.S. Census, 1990

Table B-20. Poverty Status, 1999

Jurisdiction	Total Persons		Total Persons Below Poverty		Total Families		Total Families Below Poverty	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	68	100.0%	3	4.4%	19	100.0%	0	0.0%
C. Wautoma	1,793	100.0%	207	11.5%	422	100.0%	22	5.2%
V. Coloma	486	100.0%	81	16.7%	135	100.0%	16	11.9%
V. Hancock	485	100.0%	46	9.5%	123	100.0%	7	5.7%
V. Lohrville	415	100.0%	13	3.1%	126	100.0%	2	1.6%
V. Plainfield	850	100.0%	97	11.4%	213	100.0%	17	8.0%
V. Redgranite	1,069	100.0%	119	11.1%	275	100.0%	17	6.2%
V. Wild Rose	728	100.0%	48	6.6%	189	100.0%	8	4.2%
T. Aurora	978	100.0%	43	4.4%	288	100.0%	11	3.8%
T. Bloomfield	1,009	100.0%	82	8.1%	300	100.0%	17	5.7%
T. Coloma	690	100.0%	83	12.0%	182	100.0%	6	3.3%
T. Dakota	1,233	100.0%	153	12.4%	354	100.0%	27	7.6%
T. Deerfield	643	100.0%	45	7.0%	214	100.0%	14	6.5%
T. Hancock	542	100.0%	20	3.7%	146	100.0%	0	0.0%
T. Leon	1,273	100.0%	98	7.7%	380	100.0%	15	3.9%
T. Marion	2,031	100.0%	138	6.8%	649	100.0%	22	3.4%
T. Mount Morris	1,118	100.0%	82	7.3%	341	100.0%	20	5.9%
T. Oasis	410	100.0%	24	5.9%	115	100.0%	4	3.5%
T. Plainfield	569	100.0%	65	11.4%	175	100.0%	16	9.1%
T. Poy Sippi	977	100.0%	68	7.0%	278	100.0%	10	3.6%
T. Richford	568	100.0%	127	22.4%	154	100.0%	22	14.3%
T. Rose	584	100.0%	60	10.3%	177	100.0%	6	3.4%
T. Saxeville	967	100.0%	89	9.2%	313	100.0%	17	5.4%
T. Springwater	1,361	100.0%	114	8.4%	432	100.0%	24	5.6%
T. Warren	646	100.0%	49	7.6%	190	100.0%	6	3.2%
T. Wautoma	1,340	100.0%	130	9.7%	374	100.0%	20	5.3%
Waushara County	22,833	100.0%	2,084	9.1%	6,564	100.0%	346	5.3%
Wisconsin	5,211,603	100.0%	451,538	8.7%	1,395,037	100.0%	78,188	5.6%

Source: U.S. Census, 2000, STF 3A.

Table B-21. Poverty Status by Age, 1999

Jurisdiction	Total Persons Number	Persons Under 18				Persons Under 65				Persons Age 65 and Older			
		Total Persons		Below Poverty		Total Persons		Below Poverty		Total Persons		Below Poverty	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	68	12	17.6%	0	0.0%	56	82.4%	1	1.8%	12	17.6%	2	16.7%
C. Wautoma	1,793	459	25.6%	49	10.7%	1,405	78.4%	136	9.7%	388	21.6%	71	18.3%
V. Coloma	486	139	28.6%	34	24.5%	398	81.9%	65	16.3%	88	18.1%	16	18.2%
V. Hancock	485	142	29.3%	16	11.3%	401	82.7%	33	8.2%	84	17.3%	13	15.5%
V. Lohrville	415	102	24.6%	0	0.0%	327	78.8%	7	2.1%	88	21.2%	6	6.8%
V. Plainfield	850	244	28.7%	25	10.2%	714	84.0%	78	10.9%	136	16.0%	19	14.0%
V. Redgranite	1,069	264	24.7%	21	8.0%	839	78.5%	96	11.4%	230	21.5%	23	10.0%
V. Wild Rose	728	193	26.5%	8	4.1%	595	81.7%	31	5.2%	133	18.3%	17	12.8%
T. Aurora	978	247	25.3%	8	3.2%	861	88.0%	35	4.1%	117	12.0%	8	6.8%
T. Bloomfield	1,009	243	24.1%	24	9.9%	888	88.0%	69	7.8%	121	12.0%	13	10.7%
T. Coloma	690	106	15.4%	2	1.9%	487	70.6%	40	8.2%	203	29.4%	43	21.2%
T. Dakota	1,233	308	25.0%	71	23.1%	1,011	82.0%	145	14.3%	222	18.0%	8	3.6%
T. Deerfield	643	145	22.6%	6	4.1%	527	82.0%	38	7.2%	116	18.0%	7	6.0%
T. Hancock	542	124	22.9%	0	0.0%	468	86.3%	14	3.0%	74	13.7%	6	8.1%
T. Leon	1,273	265	20.8%	29	10.9%	1,054	82.8%	79	7.5%	219	17.2%	19	8.7%
T. Marion	2,031	375	18.5%	44	11.7%	1,547	76.2%	102	6.6%	484	23.8%	36	7.4%
T. Mount Morris	1,118	241	21.6%	24	10.0%	892	79.8%	73	8.2%	226	20.2%	9	4.0%
T. Oasis	410	109	26.6%	0	0.0%	344	83.9%	20	5.8%	66	16.1%	4	6.1%
T. Plainfield	569	164	28.8%	32	19.5%	511	89.8%	62	12.1%	58	10.2%	3	5.2%
T. Poy Sippi	977	247	25.3%	11	4.5%	820	83.9%	52	6.3%	157	16.1%	16	10.2%
T. Richford	568	176	31.0%	68	38.6%	481	84.7%	119	24.7%	87	15.3%	8	9.2%
T. Rose	584	112	19.2%	9	8.0%	478	81.8%	47	9.8%	106	18.2%	13	12.3%
T. Saxeville	967	216	22.3%	34	15.7%	800	82.7%	81	10.1%	167	17.3%	8	4.8%
T. Springwater	1,361	256	18.8%	34	13.3%	1,008	74.1%	85	8.4%	353	25.9%	29	8.2%
T. Warren	646	153	23.7%	7	4.6%	543	84.1%	34	6.3%	103	15.9%	15	14.6%
T. Wautoma	1,340	325	24.3%	28	8.6%	1,081	80.7%	80	7.4%	259	19.3%	50	19.3%
Waushara County	22,833	5,367	23.5%	584	10.9%	18,536	81.2%	1,622	8.8%	4,297	18.8%	462	10.8%
Wisconsin	5,211,603	1,342,950	25.8%	150,166	11.2%	4,548,790	87.3%	402,293	8.8%	662,813	12.7%	49,245	7.4%

Source: U.S. Census, 2000, STF3A.

Table B-22. Population Estimates, Waushara County 1970 to 2030

Minor Civil Division	Census 1970	Census 1980	Census 1990	Census 2000	ECWRPC 2005	ECWRPC 2010	ECWRPC 2015	ECWRPC 2020	ECWRPC 2025	ECWRPC 2030	Percent Change 2000 to 2030
C. Berlin (pt.)	41	91	67	83	86	89	91	92	93	93	12.53%
C. Wautoma	1,624	1,629	1,784	1,998	2,182	2,302	2,409	2,502	2,588	2,649	32.59%
V. Coloma	336	367	383	461	482	511	536	559	580	595	29.09%
V. Hancock	404	419	382	463	471	477	480	479	476	469	1.21%
V. Lohrville	213	336	368	408	425	436	443	447	450	449	9.94%
V. Plainfield	642	813	839	899	912	907	894	873	848	814	-9.46%
V. Redgranite	645	976	1,009	1,040	2,071	2,123	2,159	2,180	2,193	2,184	110.03%
V. Wild Rose	585	741	753	765	773	770	759	742	722	694	-9.26%
T. Aurora	802	890	846	971	1,092	1,139	1,178	1,210	1,238	1,255	29.20%
T. Bloomfield	798	931	922	1,018	1,068	1,076	1,074	1,064	1,050	1,025	0.65%
T. Coloma ^a	382	437	499	660	748	807	862	913	962	1,002	51.83%
T. Dakota	752	994	1,092	1,259	1,293	1,300	1,296	1,282	1,263	1,230	-2.33%
T. Deerfield	367	445	454	629	674	711	745	774	801	820	30.40%
T. Hancock	346	426	467	531	576	601	621	637	652	660	24.30%
T. Leon	651	844	992	1,281	1,435	1,528	1,612	1,687	1,758	1,812	41.46%
T. Marion	877	1,333	1,478	2,065	2,230	2,345	2,446	2,532	2,612	2,666	29.08%
T. Mount Morris	517	685	767	1,092	1,155	1,213	1,263	1,306	1,345	1,370	25.50%
T. Oasis	346	403	389	405	403	397	388	374	359	340	-15.99%
T. Plainfield	447	574	529	533	563	574	581	584	585	580	8.77%
T. Poy Sippi	823	913	929	972	994	993	982	964	941	908	-6.57%
T. Richford	322	404	455	588	627	658	686	709	731	746	26.79%
T. Rose	319	515	486	595	627	645	659	668	675	675	13.36%
T. Saxeville	612	776	846	974	1,026	1,059	1,084	1,102	1,116	1,119	14.88%
T. Springwater	584	924	1,011	1,389	1,460	1,519	1,566	1,604	1,637	1,653	19.02%
T. Warren	637	573	550	675	733	763	789	809	827	837	23.98%
T. Wautoma	723	1,087	1,088	1,312	1,380	1,406	1,420	1,424	1,423	1,407	7.26%
Waushara County ^a	14,795	18,526	19,385	23,066	25,483	26,349	27,024	27,518	27,925	28,051	21.61%

Source: U. S. Census, 1970, 1980, 1990, 2000; WI DOA, 2004; ECWRPC.

1015/04

*Population estimates include anticipated impact of the Redgranite prison.

^aIncludes correction to 2000 Census.

Table B-23. Total Number of Households in Waushara County, 1970 to 2000

Minor Civil Division	1970		1980		1990		2000		1970 to 2000	
	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	Change in HHs Number	Percent
C. Berlin (pt.)	15	2.73	31	2.94	22	3.05	36	2.31	21	140.00%
C. Wautoma	570	2.76	695	2.18	748	2.25	806	2.20	236	41.40%
V. Coloma	139	2.42	159	2.31	159	2.41	185	2.42	46	33.09%
V. Hancock	136	2.87	167	2.51	164	2.33	193	2.40	57	41.91%
V. Lohrville	62	3.15	127	2.65	142	2.59	168	2.43	106	170.97%
V. Plainfield	250	2.57	318	2.52	324	2.55	342	2.60	92	36.80%
V. Redgranite	231	2.79	367	2.66	421	2.40	440	2.30	209	90.48%
V. Wild Rose	224	2.61	275	2.45	309	2.15	312	2.26	88	39.29%
T. Aurora	239	3.36	303	2.94	296	2.86	352	2.76	113	47.28%
T. Bloomfield	223	3.58	301	3.09	315	2.93	383	2.65	160	71.75%
T. Coloma	114	3.35	145	3.01	181	2.76	254	2.51	140	122.81%
T. Dakota	238	3.16	379	2.62	411	2.66	493	2.55	255	107.14%
T. Deerfield	123	2.98	162	2.75	178	2.55	263	2.39	140	113.82%
T. Hancock	125	2.77	157	2.71	178	2.62	211	2.52	86	68.80%
T. Leon	215	3.03	315	2.68	397	2.50	539	2.38	324	150.70%
T. Marion	310	2.83	542	2.46	641	2.31	908	2.27	598	192.90%
T. Mount Morris	173	2.99	275	2.49	327	2.35	481	2.27	308	178.03%
T. Oasis	107	3.23	131	3.08	136	2.86	152	2.66	45	42.06%
T. Plainfield	144	3.10	191	2.99	191	2.77	198	2.69	54	37.50%
T. Poy Sippi	267	3.05	325	2.81	354	2.62	392	2.48	125	46.82%
T. Richford	90	3.58	139	2.91	150	3.03	190	3.09	100	111.11%
T. Rose	108	2.95	179	2.88	192	2.53	244	2.44	136	125.93%
T. Saxeville	194	3.15	273	2.84	316	2.68	393	2.48	199	102.58%
T. Springwater	205	2.85	365	2.53	434	2.33	617	2.25	412	200.98%
T. Warren	176	3.72	198	2.89	210	2.62	261	2.59	85	48.30%
T. Wautoma	232	3.12	385	2.82	420	2.59	523	2.46	291	125.43%
Waushara County	4,910	3.00	6,904	2.65	7,616	2.52	9,336	2.43	4,426	90.14%
Wisconsin	1,328,804	3.22	1,652,261	2.77	1,822,118	2.61	2,084,544	2.50	755,740	56.87%

Source: U. S. Census: 1970, 1980, 1990 and 2000.

Note: Corrections to 1990 pphh for T. Springwater and V. Wild Rose made on 11/27/06. Group quarter population for V. Wild Rose was incorrectly assigned to T. Springwater.

Table B-24. Estimated Households by MCD, Waushara County, 2000 to 2030

Minor Civil Division	2000		2005		2010		2015		2020		2025		2030	
	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH
C. Berlin (pt.)	36	2.31	37	2.34	40	2.20	44	2.07	47	1.98	49	1.90	51	1.82
	36	2.31	38	2.29	39	2.26	41	2.23	42	2.21	43	2.19	43	2.18
C. Wautoma	806	2.20	863	2.24	929	2.20	989	2.16	1,037	2.14	1,075	2.14	1,101	2.14
	806	2.20	889	2.18	952	2.15	1,010	2.12	1,060	2.10	1,105	2.08	1,138	2.07
V. Coloma	185	2.42	189	2.47	204	2.43	217	2.39	228	2.37	237	2.37	243	2.38
	185	2.42	195	2.40	209	2.37	222	2.34	234	2.32	244	2.30	252	2.29
V. Hancock	193	2.40	192	2.45	200	2.39	205	2.34	207	2.31	207	2.31	203	2.30
	193	2.40	198	2.38	203	2.35	207	2.32	209	2.30	209	2.28	207	2.27
V. Lohrville	168	2.43	172	2.47	183	2.38	192	2.30	199	2.25	204	2.21	207	2.17
	168	2.43	176	2.41	183	2.38	189	2.35	192	2.33	195	2.31	195	2.30
V. Plainfield	342	2.60	340	2.65	346	2.60	347	2.55	342	2.53	332	2.53	317	2.54
	342	2.60	350	2.58	352	2.55	351	2.52	346	2.50	338	2.48	327	2.47
V. Redgranite	440	2.30	471	2.40	490	2.41	503	2.41	509	2.43	509	2.45	502	2.47
	440	2.30	495	2.28	525	2.25	548	2.22	562	2.20	572	2.18	572	2.17
V. Wild Rose	312	2.26	309	2.30	317	2.24	321	2.18	319	2.14	313	2.12	303	2.11
	312	2.26	318	2.24	321	2.21	321	2.18	317	2.16	310	2.14	300	2.13
T. Aurora	352	2.76	388	2.81	419	2.72	447	2.64	469	2.58	488	2.54	500	2.51
	352	2.76	399	2.74	421	2.71	440	2.68	455	2.66	469	2.64	477	2.63
T. Bloomfield	383	2.65	395	2.69	417	2.57	435	2.46	446	2.38	453	2.31	454	2.25
	383	2.65	405	2.63	413	2.60	417	2.57	417	2.55	414	2.53	406	2.52
T. Coloma	254	2.51	283	2.55	317	2.46	351	2.37	382	2.31	410	2.26	434	2.23
	254	2.51	290	2.49	317	2.46	343	2.43	366	2.41	388	2.39	407	2.38
T. Dakota	493	2.55	498	2.60	517	2.52	531	2.44	536	2.39	535	2.36	527	2.33
	493	2.55	511	2.53	521	2.50	525	2.47	524	2.45	519	2.43	509	2.42
T. Deerfield	263	2.39	277	2.43	304	2.34	330	2.26	352	2.20	372	2.15	387	2.12
	263	2.39	284	2.37	304	2.34	323	2.31	338	2.29	353	2.27	363	2.26
T. Hancock	211	2.52	225	2.57	242	2.48	258	2.40	271	2.35	282	2.31	289	2.28
	211	2.52	231	2.50	243	2.47	255	2.44	264	2.42	271	2.40	276	2.39
T. Leon	539	2.38	593	2.42	654	2.34	713	2.26	764	2.21	810	2.17	848	2.14
	539	2.38	608	2.36	656	2.33	701	2.30	741	2.28	777	2.26	806	2.25
T. Marion	908	2.27	965	2.31	1,049	2.24	1,127	2.17	1,192	2.12	1,248	2.09	1,289	2.07
	908	2.27	991	2.25	1,057	2.22	1,118	2.19	1,168	2.17	1,214	2.15	1,247	2.14
T. Mount Morris	481	2.27	500	2.31	543	2.23	583	2.17	616	2.12	645	2.09	666	2.06
	481	2.27	514	2.25	547	2.22	577	2.19	603	2.17	625	2.15	641	2.14
T. Oasis	152	2.66	149	2.70	154	2.58	157	2.47	157	2.38	156	2.30	152	2.23
	152	2.66	153	2.64	152	2.61	150	2.58	146	2.56	141	2.54	135	2.53
T. Plainfield	198	2.69	205	2.74	218	2.63	229	2.54	237	2.46	243	2.41	245	2.37
	198	2.69	211	2.67	218	2.64	223	2.61	226	2.59	227	2.57	227	2.56
T. Poy Sippi	392	2.48	394	2.52	409	2.43	420	2.34	425	2.27	424	2.22	418	2.17
	392	2.48	404	2.46	409	2.43	410	2.40	405	2.38	399	2.36	387	2.35
T. Richford	190	3.09	199	3.16	214	3.07	229	3.00	241	2.95	250	2.92	257	2.90
	190	3.09	204	3.07	217	3.04	228	3.01	238	2.99	246	2.97	252	2.96
T. Rose	244	2.44	253	2.48	270	2.39	286	2.30	298	2.24	307	2.20	312	2.16
	244	2.44	259	2.42	270	2.39	279	2.36	286	2.34	291	2.32	292	2.31
T. Saxeville	393	2.48	407	2.52	437	2.42	465	2.33	487	2.26	504	2.21	516	2.17
	393	2.48	417	2.46	436	2.43	452	2.40	464	2.38	473	2.36	477	2.35
T. Springwater	617	2.25	638	2.29	687	2.21	732	2.14	768	2.09	797	2.05	817	2.02
	617	2.25	655	2.23	691	2.20	722	2.17	747	2.15	768	2.13	781	2.12
T. Warren	261	2.59	278	2.64	299	2.55	319	2.47	334	2.42	347	2.38	356	2.35
	261	2.59	285	2.57	301	2.54	314	2.51	325	2.49	335	2.47	341	2.46
T. Wautoma	523	2.46	541	2.50	572	2.41	599	2.33	616	2.27	627	2.23	630	2.19
	523	2.46	556	2.44	574	2.41	587	2.38	594	2.36	597	2.34	594	2.33
Waushara County	9,336	2.43	9,760	2.48	10,430	2.40	11,030	2.33	11,479	2.28	11,824	2.25	12,023	2.21
	9,336	2.43	10,034	2.41	10,532	2.37	10,954	2.34	11,268	2.32	11,522	2.30	11,651	2.29

Source: U.S. Census, 2000; ECWRPC.

ECONOMIC DEVELOPMENT APPENDICES

Table C-1 Educational Attainment, 2000

Table C-2 Total Civilian Labor Force, 1990 and 2000

Table C-3 Employment Status, 16 Years and Older, 1990

Table C-4 Employment Status, 16 Years and Older, 2000

Table C-5 Travel Time to Work, 1990

Table C-6 Travel Time to Work, 2000

Table C-7 Location of Workplace, 1990 and 2000

Table C-8 Economic Development Organizations

Table C-1. Educational Attainment, 2000

Jurisdiction	Less than 9th Grade		9 - 12 Grade, No Diploma		High School Graduate		College				Total Persons Age 25 and Older		High School Graduation Rate	
	Number	Percent	Number	Percent	Number	Percent	1 - 3 Years		4 Years or More		Number	Percent	Number	Percent
							Number	Percent	Number	Percent				
C. Berlin (pt.)	1	1.85%	6	11.11%	24	44.44%	15	27.78%	8	14.81%	54	100.00%	47	87.04%
C. Wautoma	114	8.62%	206	15.58%	542	41.00%	269	20.35%	191	14.45%	1,322	100.00%	1,002	75.79%
V. Coloma	20	6.29%	45	14.15%	140	44.03%	90	28.30%	23	7.23%	318	100.00%	253	79.56%
V. Hancock	20	6.25%	77	24.06%	132	41.25%	68	21.25%	23	7.19%	320	100.00%	223	69.69%
V. Lohrville	20	6.76%	47	15.88%	167	56.42%	55	18.58%	7	2.36%	296	100.00%	229	77.36%
V. Plainfield	50	9.31%	105	19.55%	222	41.34%	90	16.76%	70	13.04%	537	100.00%	382	71.14%
V. Redgranite	63	8.69%	183	25.24%	289	39.86%	164	22.62%	26	3.59%	725	100.00%	479	66.07%
V. Wild Rose	43	7.89%	77	14.13%	209	38.35%	146	26.79%	70	12.84%	545	100.00%	425	77.98%
T. Aurora	38	5.73%	75	11.31%	275	41.48%	205	30.92%	70	10.56%	663	100.00%	550	82.96%
T. Bloomfield	45	6.47%	87	12.52%	344	49.50%	167	24.03%	52	7.48%	695	100.00%	563	81.01%
T. Coloma	56	10.22%	112	20.44%	186	33.94%	145	26.46%	49	8.94%	548	100.00%	380	69.34%
T. Dakota	78	9.33%	122	14.59%	349	41.75%	205	24.52%	82	9.81%	836	100.00%	636	76.08%
T. Deerfield	26	5.37%	69	14.26%	191	39.46%	134	27.69%	64	13.22%	484	100.00%	389	80.37%
T. Hancock	19	4.90%	38	9.79%	212	54.64%	57	14.69%	62	15.98%	388	100.00%	331	85.31%
T. Leon	63	6.64%	134	14.12%	410	43.20%	233	24.55%	109	11.49%	949	100.00%	752	79.24%
T. Marion	71	4.54%	168	10.74%	678	43.35%	408	26.09%	239	15.28%	1,564	100.00%	1,325	84.72%
T. Mount Morris	30	3.65%	88	10.69%	358	43.50%	209	25.39%	138	16.77%	823	100.00%	705	85.66%
T. Oasis	17	6.30%	52	19.26%	103	38.15%	67	24.81%	31	11.48%	270	100.00%	201	74.44%
T. Plainfield	14	3.76%	49	13.17%	180	48.39%	101	27.15%	28	7.53%	372	100.00%	309	83.06%
T. Poy Sippi	66	9.90%	66	9.90%	297	44.53%	160	23.99%	78	11.69%	667	100.00%	535	80.21%
T. Richford	68	19.05%	34	9.52%	149	41.74%	69	19.33%	37	10.36%	357	100.00%	255	71.43%
T. Rose	44	10.35%	56	13.18%	185	43.53%	95	22.35%	45	10.59%	425	100.00%	325	76.47%
T. Saxeville	37	5.17%	74	10.35%	333	46.57%	157	21.96%	114	15.94%	715	100.00%	604	84.48%
T. Springwater	29	2.78%	130	12.46%	495	47.46%	251	24.07%	138	13.23%	1,043	100.00%	884	84.76%
T. Warren	37	8.30%	78	17.49%	217	48.65%	91	20.40%	23	5.16%	446	100.00%	331	74.22%
T. Wautoma	65	6.86%	145	15.30%	347	36.60%	257	27.11%	134	14.14%	948	100.00%	738	77.85%
Waushara County	1,134	6.95%	2,323	14.24%	7,034	43.13%	3,908	23.96%	1,911	11.72%	16,310	100.00%	12,853	78.80%
Wisconsin	186,125	5.35%	332,292	9.56%	1,201,813	34.58%	976,375	28.09%	779,273	22.42%	3,475,878	100.00%	2,957,461	85.09%

Source: U.S. Census, 2000

Table C-2. Total Civilian Labor Force, 1990 and 2000

Jurisdiction	1990			2000			1990 to 2000 Change			1990 to 2000 Percent Change		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
C. Berlin (pt.)	38	24	14	45	20	25	7	-4	11	18.42%	-16.67%	78.57%
C. Wautoma	761	390	371	901	457	444	140	67	73	18.40%	17.18%	19.68%
V. Coloma	163	88	75	249	134	115	86	46	40	52.76%	52.27%	53.33%
V. Hancock	143	89	54	234	127	107	91	38	53	63.64%	42.70%	98.15%
V. Lohrville	178	103	75	193	106	87	15	3	12	8.43%	2.91%	16.00%
V. Plainfield	366	180	186	425	235	190	59	55	4	16.12%	30.56%	2.15%
V. Redgranite	396	200	196	489	242	247	93	42	51	23.48%	21.00%	26.02%
V. Wild Rose	295	144	151	351	170	181	56	26	30	18.98%	18.06%	19.87%
T. Aurora	420	247	173	565	311	254	145	64	81	34.52%	25.91%	46.82%
T. Bloomfield	469	292	177	512	290	222	43	-2	45	9.17%	-0.68%	25.42%
T. Coloma	242	135	107	386	200	186	144	65	79	59.50%	48.15%	73.83%
T. Dakota	477	267	210	598	320	278	121	53	68	25.37%	19.85%	32.38%
T. Deerfield	212	128	84	288	152	136	76	24	52	35.85%	18.75%	61.90%
T. Hancock	199	119	80	288	167	121	89	48	41	44.72%	40.34%	51.25%
T. Leon	457	264	193	686	374	312	229	110	119	50.11%	41.67%	61.66%
T. Marion	680	368	312	922	478	444	242	110	132	35.59%	29.89%	42.31%
T. Mount Morris	313	170	143	538	299	239	225	129	96	71.88%	75.88%	67.13%
T. Oasis	180	86	94	201	97	104	21	11	10	11.67%	12.79%	10.64%
T. Plainfield	220	127	93	277	145	132	57	18	39	25.91%	14.17%	41.94%
T. Poy Sippi	443	255	188	517	276	241	74	21	53	16.70%	8.24%	28.19%
T. Richford	195	116	79	257	156	101	62	40	22	31.79%	34.48%	27.85%
T. Rose	246	149	97	284	160	124	38	11	27	15.45%	7.38%	27.84%
T. Saxeville	390	219	171	483	276	207	93	57	36	23.85%	26.03%	21.05%
T. Springwater	464	256	208	615	347	268	151	91	60	32.54%	35.55%	28.85%
T. Warren	256	152	104	326	192	134	70	40	30	27.34%	26.32%	28.85%
T. Wautoma	514	306	208	649	331	318	135	25	110	26.26%	8.17%	52.88%
Waushara County	8,717	4,874	3,843	11,279	6,062	5,217	2,562	1,188	1,374	29.39%	24.37%	35.75%
Wisconsin	2,517,238	1,355,109	1,162,129	2,869,236	1,505,853	1,363,383	351,998	150,744	201,254	13.98%	11.12%	17.32%

Source: U.S. Census, 1990 and 2000.

Table C-3. Employment Status, 16 Years and Older, 1990

Jurisdiction	Total Civilian Labor Force			Employed Persons						Unemployed Persons					
	Total	Male	Female	Total		Male		Female		Total		Male		Female	
				Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	38	24	14	38	100.00%	24	100.00%	14	100.00%	0	0.00%	0	0.00%	0	0.00%
C. Wautoma	761	390	371	704	92.51%	368	94.36%	336	90.57%	57	7.49%	22	5.64%	35	9.43%
V. Coloma	163	88	75	157	96.32%	86	97.73%	71	94.67%	6	3.68%	2	2.27%	4	5.33%
V. Hancock	143	89	54	121	84.62%	75	84.27%	46	85.19%	22	15.38%	14	15.73%	8	14.81%
V. Lohrville	178	103	75	161	90.45%	90	87.38%	71	94.67%	17	9.55%	13	12.62%	4	5.33%
V. Plainfield	366	180	186	334	91.26%	164	91.11%	170	91.40%	32	8.74%	16	8.89%	16	8.60%
V. Redgranite	396	200	196	334	84.34%	169	84.50%	165	84.18%	62	15.66%	31	15.50%	31	15.82%
V. Wild Rose	295	144	151	269	91.19%	125	86.81%	144	95.36%	26	8.81%	19	13.19%	7	4.64%
T. Aurora	420	247	173	388	92.38%	227	91.90%	161	93.06%	32	7.62%	20	8.10%	12	6.94%
T. Bloomfield	469	292	177	441	94.03%	272	93.15%	169	95.48%	28	5.97%	20	6.85%	8	4.52%
T. Coloma	242	135	107	225	92.98%	133	98.52%	92	85.98%	17	7.02%	2	1.48%	15	14.02%
T. Dakota	477	267	210	432	90.57%	236	88.39%	196	93.33%	45	9.43%	31	11.61%	14	6.67%
T. Deerfield	212	128	84	205	96.70%	123	96.09%	82	97.62%	7	3.30%	5	3.91%	2	2.38%
T. Hancock	199	119	80	173	86.93%	108	90.76%	65	81.25%	26	13.07%	11	9.24%	15	18.75%
T. Leon	457	264	193	431	94.31%	249	94.32%	182	94.30%	26	5.69%	15	5.68%	11	5.70%
T. Marion	680	368	312	648	95.29%	353	95.92%	295	94.55%	32	4.71%	15	4.08%	17	5.45%
T. Mount Morris	313	170	143	303	96.81%	162	95.29%	141	98.60%	10	3.19%	8	4.71%	2	1.40%
T. Oasis	180	86	94	169	93.89%	83	96.51%	86	91.49%	11	6.11%	3	3.49%	8	8.51%
T. Plainfield	220	127	93	202	91.82%	120	94.49%	82	88.17%	18	8.18%	7	5.51%	11	11.83%
T. Poy Sippi	443	255	188	407	91.87%	229	89.80%	178	94.68%	36	8.13%	26	10.20%	10	5.32%
T. Richford	195	116	79	185	94.87%	110	94.83%	75	94.94%	10	5.13%	6	5.17%	4	5.06%
T. Rose	246	149	97	231	93.90%	139	93.29%	92	94.85%	15	6.10%	10	6.71%	5	5.15%
T. Saxeville	390	219	171	367	94.10%	207	94.52%	160	93.57%	23	5.90%	12	5.48%	11	6.43%
T. Springwater	464	256	208	435	93.75%	233	91.02%	202	97.12%	29	6.25%	23	8.98%	6	2.88%
T. Warren	256	152	104	246	96.09%	146	96.05%	100	96.15%	10	3.91%	6	3.95%	4	3.85%
T. Wautoma	514	306	208	483	93.97%	283	92.48%	200	96.15%	31	6.03%	23	7.52%	8	3.85%
Waushara County	8,717	4,874	3,843	8,089	92.80%	4,514	92.61%	3,575	93.03%	628	7.20%	360	7.39%	268	6.97%
Wisconsin	2,517,238	1,355,109	1,162,129	2,386,439	94.80%	1,280,407	94.49%	1,106,032	95.17%	130,799	5.20%	74,702	5.51%	56,097	4.83%

Source: U.S. Census, 1990

Table C-4. Employment Status, 16 Years and Older, 2000

Jurisdiction	Total Civilian Labor Force			Employed Persons						Unemployed Persons					
	Total	Male	Female	Total		Male		Female		Total		Male		Female	
				Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	45	20	25	43	95.56%	20	100.00%	23	92.00%	2	4.44%	0	0.00%	2	8.00%
C. Wautoma	901	457	444	798	88.57%	412	90.15%	386	86.94%	103	11.43%	45	9.85%	58	13.06%
V. Coloma	249	134	115	218	87.55%	117	87.31%	101	87.83%	31	12.45%	17	12.69%	14	12.17%
V. Hancock	234	127	107	219	93.59%	120	94.49%	99	92.52%	15	6.41%	7	5.51%	8	7.48%
V. Lohrville	193	106	87	192	99.48%	106	100.00%	86	98.85%	1	0.52%	0	0.00%	1	1.15%
V. Plainfield	425	235	190	384	90.35%	210	89.36%	174	91.58%	41	9.65%	25	10.64%	16	8.42%
V. Redgranite	489	242	247	446	91.21%	227	93.80%	219	88.66%	43	8.79%	15	6.20%	28	11.34%
V. Wild Rose	351	170	181	335	95.44%	159	93.53%	176	97.24%	16	4.56%	11	6.47%	5	2.76%
T. Aurora	565	311	254	536	94.87%	287	92.28%	249	98.03%	29	5.13%	24	7.72%	5	1.97%
T. Bloomfield	512	290	222	483	94.34%	269	92.76%	214	96.40%	29	5.66%	21	7.24%	8	3.60%
T. Coloma	386	200	186	273	70.73%	149	74.50%	124	66.67%	113	29.27%	51	25.50%	62	33.33%
T. Dakota	598	320	278	560	93.65%	294	91.88%	266	95.68%	38	6.35%	26	8.13%	12	4.32%
T. Deerfield	288	152	136	276	95.83%	144	94.74%	132	97.06%	12	4.17%	8	5.26%	4	2.94%
T. Hancock	288	167	121	273	94.79%	155	92.81%	118	97.52%	15	5.21%	12	7.19%	3	2.48%
T. Leon	686	374	312	672	97.96%	366	97.86%	306	98.08%	14	2.04%	8	2.14%	6	1.92%
T. Marion	922	478	444	875	94.90%	449	93.93%	426	95.95%	47	5.10%	29	6.07%	18	4.05%
T. Mount Morris	538	299	239	525	97.58%	290	96.99%	235	98.33%	13	2.42%	9	3.01%	4	1.67%
T. Oasis	201	97	104	195	97.01%	93	95.88%	102	98.08%	6	2.99%	4	4.12%	2	1.92%
T. Plainfield	277	145	132	256	92.42%	135	93.10%	121	91.67%	21	7.58%	10	6.90%	11	8.33%
T. Poy Sippi	517	276	241	502	97.10%	264	95.65%	238	98.76%	15	2.90%	12	4.35%	3	1.24%
T. Richford	257	156	101	240	93.39%	144	92.31%	96	95.05%	17	6.61%	12	7.69%	5	4.95%
T. Rose	284	160	124	267	94.01%	147	91.88%	120	96.77%	17	5.99%	13	8.13%	4	3.23%
T. Saxeville	483	276	207	458	94.82%	253	91.67%	205	99.03%	25	5.18%	23	8.33%	2	0.97%
T. Springwater	615	347	268	595	96.75%	330	95.10%	265	98.88%	20	3.25%	17	4.90%	3	1.12%
T. Warren	326	192	134	311	95.40%	182	94.79%	129	96.27%	15	4.60%	10	5.21%	5	3.73%
T. Wautoma	649	331	318	598	92.14%	306	92.45%	292	91.82%	51	7.86%	25	7.55%	26	8.18%
Waushara County	11,279	6,062	5,217	10,530	93.36%	5,628	92.84%	4,902	93.96%	749	6.64%	434	7.16%	315	6.04%
Wisconsin	2,869,236	1,505,853	1,363,383	2,734,925	95.32%	1,428,493	94.86%	1,306,432	95.82%	134,311	4.68%	77,360	5.14%	56,951	4.18%

Source: U.S. Census, 2000

Table C-5. Travel Time to Work, 1990

Jurisdiction	Travel Time																Total 16 Years and Older		
	Less than 5 min.		5 to 9 minutes		10 to 14 minutes		15 to 19 minutes		20 to 29 minutes		30 to 44 minutes		45 to 59 minutes		60 minutes or more			Worked at home	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		Number	Percent
C. Berlin (pt.)	0	0.00%	16	42.11%	9	23.68%	0	0.00%	3	7.89%	6	15.79%	0	0.00%	4	10.53%	0	0.00%	38
C. Wautoma	104	15.14%	229	33.33%	91	13.25%	52	7.57%	45	6.55%	54	7.86%	57	8.30%	20	2.91%	35	5.09%	687
V. Coloma	25	16.78%	21	14.09%	8	5.37%	19	12.75%	31	20.81%	20	13.42%	7	4.70%	8	5.37%	10	6.71%	149
V. Hancock	21	17.36%	21	17.36%	20	16.53%	13	10.74%	16	13.22%	9	7.44%	8	6.61%	7	5.79%	6	4.96%	121
V. Lohrville	16	10.06%	21	13.21%	9	5.66%	19	11.95%	26	16.35%	29	18.24%	23	14.47%	8	5.03%	8	5.03%	159
V. Plainfield	26	7.93%	98	29.88%	39	11.89%	16	4.88%	45	13.72%	78	23.78%	16	4.88%	2	0.61%	8	2.44%	328
V. Redgranite	23	7.08%	37	11.38%	28	8.62%	49	15.08%	66	20.31%	67	20.62%	35	10.77%	5	1.54%	15	4.62%	325
V. Wild Rose	43	16.54%	82	31.54%	12	4.62%	28	10.77%	47	18.08%	13	5.00%	14	5.38%	10	3.85%	11	4.23%	260
T. Aurora	35	8.97%	59	15.13%	64	16.41%	44	11.28%	62	15.90%	68	17.44%	18	4.62%	11	2.82%	29	7.44%	390
T. Bloomfield	25	5.72%	15	3.43%	36	8.24%	64	14.65%	66	15.10%	69	15.79%	47	10.76%	14	3.20%	101	23.11%	437
T. Coloma	23	10.22%	40	17.78%	24	10.67%	27	12.00%	35	15.56%	32	14.22%	13	5.78%	11	4.89%	20	8.89%	225
T. Dakota	39	9.18%	64	15.06%	70	16.47%	48	11.29%	57	13.41%	50	11.76%	33	7.76%	20	4.71%	44	10.35%	425
T. Deerfield	17	8.50%	15	7.50%	21	10.50%	39	19.50%	21	10.50%	19	9.50%	14	7.00%	12	6.00%	42	21.00%	200
T. Hancock	11	6.36%	24	13.87%	29	16.76%	18	10.40%	14	8.09%	45	26.01%	2	1.16%	13	7.51%	17	9.83%	173
T. Leon	12	2.80%	13	3.03%	44	10.26%	51	11.89%	115	26.81%	76	17.72%	51	11.89%	39	9.09%	28	6.53%	429
T. Marion	37	5.75%	96	14.91%	114	17.70%	88	13.66%	88	13.66%	61	9.47%	43	6.68%	88	13.66%	29	4.50%	644
T. Mount Morris	4	1.36%	13	4.41%	79	26.78%	65	22.03%	34	11.53%	21	7.12%	24	8.14%	25	8.47%	30	10.17%	295
T. Oasis	19	11.24%	19	11.24%	15	8.88%	25	14.79%	13	7.69%	34	20.12%	10	5.92%	4	2.37%	30	17.75%	169
T. Plainfield	12	6.00%	42	21.00%	26	13.00%	19	9.50%	32	16.00%	38	19.00%	5	2.50%	13	6.50%	13	6.50%	200
T. Poy Sippi	32	7.96%	26	6.47%	9	2.24%	59	14.68%	69	17.16%	118	29.35%	37	9.20%	11	2.74%	41	10.20%	402
T. Richford	12	6.49%	18	9.73%	17	9.19%	31	16.76%	33	17.84%	11	5.95%	9	4.86%	21	11.35%	33	17.84%	185
T. Rose	8	3.49%	29	12.66%	37	16.16%	47	20.52%	35	15.28%	11	4.80%	8	3.49%	32	13.97%	22	9.61%	229
T. Saxeville	7	1.92%	21	5.77%	21	5.77%	50	13.74%	103	28.30%	65	17.86%	30	8.24%	22	6.04%	45	12.36%	364
T. Springwater	22	5.13%	75	17.48%	57	13.29%	35	8.16%	102	23.78%	39	9.09%	33	7.69%	29	6.76%	37	8.62%	429
T. Warren	20	8.33%	30	12.50%	16	6.67%	30	12.50%	44	18.33%	39	16.25%	25	10.42%	13	5.42%	23	9.58%	240
T. Wautoma	52	10.97%	142	29.96%	85	17.93%	47	9.92%	42	8.86%	24	5.06%	19	4.01%	36	7.59%	27	5.70%	474
Waushara County	645	8.09%	1,266	15.87%	980	12.29%	983	12.32%	1,244	15.59%	1,096	13.74%	581	7.28%	478	5.99%	704	8.83%	7,977
Wisconsin	130,968	5.57%	386,108	16.43%	439,464	18.70%	398,660	16.97%	443,436	18.87%	282,678	12.03%	83,031	3.53%	71,179	3.03%	114,167	4.86%	2,349,691

Source: U.S. Census, 1990

Table C-6. Travel Time to Work, 2000

Jurisdiction	Travel Time																Total 16 Years and Older		
	Less than 5 min.		5 to 9 minutes		10 to 14 minutes		15 to 19 minutes		20 to 29 minutes		30 to 44 minutes		45 to 59 minutes		60 minutes or more			Worked at home	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		Number	Percent
C. Berlin (pt.)	8	18.60%	9	20.93%	5	11.63%	2	4.65%	4	9.30%	6	13.95%	0	0.00%	9	20.93%	0	0.00%	43
C. Wautoma	137	17.34%	222	28.10%	98	12.41%	55	6.96%	54	6.84%	121	15.32%	31	3.92%	52	6.58%	20	2.53%	790
V. Coloma	29	13.81%	26	12.38%	10	4.76%	32	15.24%	42	20.00%	42	20.00%	4	1.90%	9	4.29%	16	7.62%	210
V. Hancock	21	10.14%	14	6.76%	32	15.46%	15	7.25%	50	24.15%	50	24.15%	6	2.90%	15	7.25%	4	1.93%	207
V. Lohrville	2	1.05%	32	16.84%	8	4.21%	13	6.84%	47	24.74%	17	8.95%	32	16.84%	34	17.89%	5	2.63%	190
V. Plainfield	45	12.00%	66	17.60%	50	13.33%	21	5.60%	64	17.07%	88	23.47%	21	5.60%	6	1.60%	14	3.73%	375
V. Redgranite	23	5.35%	61	14.19%	24	5.58%	69	16.05%	60	13.95%	87	20.23%	60	13.95%	31	7.21%	15	3.49%	430
V. Wild Rose	39	12.19%	81	25.31%	38	11.88%	34	10.63%	59	18.44%	13	4.06%	15	4.69%	25	7.81%	16	5.00%	320
T. Aurora	18	3.45%	40	7.66%	84	16.09%	43	8.24%	98	18.77%	157	30.08%	32	6.13%	26	4.98%	24	4.60%	522
T. Bloomfield	16	3.41%	40	8.53%	23	4.90%	54	11.51%	65	13.86%	121	25.80%	70	14.93%	26	5.54%	54	11.51%	469
T. Coloma	34	12.83%	31	11.70%	18	6.79%	35	13.21%	51	19.25%	36	13.58%	13	4.91%	28	10.57%	19	7.17%	265
T. Dakota	30	5.44%	90	16.33%	104	18.87%	53	9.62%	68	12.34%	80	14.52%	57	10.34%	48	8.71%	21	3.81%	551
T. Deerfield	14	5.11%	27	9.85%	52	18.98%	44	16.06%	28	10.22%	45	16.42%	17	6.20%	21	7.66%	26	9.49%	274
T. Hancock	6	2.21%	25	9.23%	41	15.13%	25	9.23%	53	19.56%	67	24.72%	12	4.43%	21	7.75%	21	7.75%	271
T. Leon	10	1.51%	31	4.68%	47	7.09%	75	11.31%	142	21.42%	143	21.57%	111	16.74%	67	10.11%	37	5.58%	663
T. Marion	56	6.57%	107	12.54%	148	17.35%	100	11.72%	149	17.47%	95	11.14%	72	8.44%	98	11.49%	28	3.28%	853
T. Mount Morris	8	1.60%	44	8.80%	92	18.40%	73	14.60%	78	15.60%	59	11.80%	60	12.00%	65	13.00%	21	4.20%	500
T. Oasis	10	5.26%	31	16.32%	13	6.84%	38	20.00%	34	17.89%	25	13.16%	14	7.37%	13	6.84%	12	6.32%	190
T. Plainfield	7	2.85%	52	21.14%	34	13.82%	22	8.94%	35	14.23%	67	27.24%	3	1.22%	15	6.10%	11	4.47%	246
T. Poy Sippi	33	6.65%	30	6.05%	12	2.42%	44	8.87%	99	19.96%	164	33.06%	58	11.69%	28	5.65%	28	5.65%	496
T. Richford	14	6.11%	17	7.42%	31	13.54%	22	9.61%	40	17.47%	28	12.23%	16	6.99%	22	9.61%	39	17.03%	229
T. Rose	0	0.00%	41	15.71%	52	19.92%	39	14.94%	39	14.94%	40	15.33%	10	3.83%	18	6.90%	22	8.43%	261
T. Saxeville	18	3.95%	22	4.82%	30	6.58%	50	10.96%	103	22.59%	98	21.49%	50	10.96%	66	14.47%	19	4.17%	456
T. Springwater	37	6.38%	70	12.07%	47	8.10%	74	12.76%	111	19.14%	62	10.69%	52	8.97%	73	12.59%	54	9.31%	580
T. Warren	12	3.91%	16	5.21%	55	17.92%	29	9.45%	39	12.70%	70	22.80%	33	10.75%	26	8.47%	27	8.79%	307
T. Wautoma	66	11.19%	151	25.59%	103	17.46%	45	7.63%	42	7.12%	68	11.53%	37	6.27%	52	8.81%	26	4.41%	590
Waushara County	693	6.74%	1,376	13.37%	1,251	12.16%	1,106	10.75%	1,654	16.08%	1,849	17.97%	886	8.61%	894	8.69%	579	5.63%	10,288
Wisconsin	135,194	5.02%	398,697	14.82%	476,569	17.71%	440,637	16.38%	531,628	19.76%	369,375	13.73%	120,028	4.46%	113,181	4.21%	105,395	3.92%	2,690,704

Source: U.S. Census, 2000

Table C-7. Location of Workplace, 1990 and 2000

Location of Workplace	Village of Wild Rose				Town of Rose				Waushara County			
	1990		2000		1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Worked in Waushara County	190	73.08%	232	72.50%	168	73.36%	166	63.60%	4,683	58.70%	5,398	52.50%
City of Wautoma	12	4.62%	45	14.06%	34	14.85%	29	11.11%	1,320	16.50%	1,661	16.10%
Remainder of Waushara County	178	68.46%	187	58.44%	134	58.52%	137	52.49%	3,363	42.20%	3,737	36.30%
Worked in Adams County	0	0.00%	0	0.00%	0	0.00%	2	0.77%	43	0.50%	105	1.00%
Worked in Portage County	10	3.85%	12	3.75%	13	5.68%	30	11.49%	317	4.00%	505	4.90%
City of Stevens Point	4	1.54%	9	2.81%	4	1.75%	9	3.45%	119	1.50%	250	2.40%
Remainder of Portage County	6	2.31%	3	0.94%	9	3.93%	21	8.05%	198	2.50%	255	2.50%
Worked in Waupaca County	35	13.46%	35	10.94%	21	9.17%	36	13.79%	561	7.00%	654	6.40%
Worked in Appleton-Oshkosh MSA	12	4.62%	15	4.69%	12	5.24%	9	3.45%	797	10.00%	1,490	14.50%
City of Appleton	2	0.77%	3	0.94%	1	0.44%	4	1.53%	60	0.80%	145	1.40%
City of Oshkosh	8	3.08%	1	0.31%	5	2.18%	2	0.77%	421	5.30%	686	6.70%
City of Neenah	0	0.00%	0	0.00%	0	0.00%	1	0.38%	66	0.80%	115	1.10%
Remainder of Calumet County	0	0.00%	3	0.94%	0	0.00%	0	0.00%	2	0.00%	3	0.00%
Remainder of Outagamie County	0	0.00%	6	1.88%	0	0.00%	0	0.00%	71	0.90%	188	1.80%
Remainder of Winnebago County	2	0.77%	2	0.63%	6	2.62%	2	0.77%	177	2.20%	353	3.40%
Worked in Green Lake County	0	0.00%	4	1.25%	3	1.31%	1	0.38%	781	9.80%	926	9.00%
City of Berlin	0	0.00%	4	1.25%	3	1.31%	0	0.00%	634	7.90%	696	6.80%
Remainder of Green Lake County	0	0.00%	0	0.00%	0	0.00%	1	0.38%	147	1.80%	230	2.20%
Worked in Green Bay, WI, SMSA	0	0.00%	0	0.00%	0	0.00%	3	1.15%	13	0.20%	35	0.30%
City of Green Bay	0	0.00%	0	0.00%	0	0.00%	0	0.00%	7	0.10%	14	0.10%
Remainder of Green Bay, WI, SMSA	0	0.00%	0	0.00%	0	0.00%	3	1.15%	6	0.10%	21	0.20%
Worked in Marquette County	0	0.00%	4	1.25%	3	1.31%	2	0.77%	205	2.60%	317	3.10%
Worked in Wood County	2	0.77%	7	2.19%	0	0.00%	1	0.38%	102	1.30%	91	0.90%
Worked in Fond du Lac County	4	1.54%	2	0.63%	2	0.87%	4	1.53%	197	2.50%	277	2.70%
Worked in Wausau, WI, SMSA	0	0.00%	0	0.00%	3	1.31%	2	0.77%	15	0.20%	19	0.20%
Worked Elsewhere	7	2.69%	9	2.81%	4	1.75%	5	1.92%	263	3.30%	471	4.60%
Place of Work Not Reported		0.00%		0.00%		0.00%		0.00%				
Total Employed Persons	260	100.00%	320	100.00%	229	100.00%	261	100.00%	7,977	100.00%	10,288	100.00%

Source: U.S. Census, 1990 and 2000.

Table C-8. Economic Development Organizations

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
Berlin Business Improvement District (920) 361-3636	Staff and Volunteers	Properties in Business Improvement District / City of Berlin	commercial businesses / businesses located in Business Improvement District	Business Improvement District (Downtown)	business recruitment and retention / facade improvements / special events / promotion	business recruitment and retention / facade improvements / special events / promotion / joint ventures with Berlin Chamber
Berlin Chamber of Commerce (920) 361-3636	Staff and Volunteers	Membership Dues	commercial and industrial businesses	Berlin Area	business recruitment and retention / group insurance / tourism / networking / special events	business recruitment and retention / group insurance / tourism / networking / special events / joint ventures with Berlin BID
Berlin Community Development Corporation (920) 361-5430	Staff and Volunteer Board of Directors	City of Berlin / State / Federal	startup, recruited and existing businesses	City of Berlin	revolving loan for matching amounts / business development programs / business recruitment / business retention / lease - purchase option on build-to-suit facilities / market industrial park sites in the City of Berlin	revolving loan for matching amounts / business development programs / business recruitment / business retention / lease - purchase option on build-to-suit facilities / market industrial park sites in the City of Berlin
Bureau of Migrant Services (920) 787-3338	Staff	State	migrant workers and employers of migrant workers	Region	regulatory and technical assistance for migrant workers and their employers	regulatory and technical assistance for migrant workers and their employers
CAP Services (920) 787-7461	Staff	Community Development Block Grants / County / Service Fees	startup businesses for low to moderate income individuals / recruit businesses which employ or could employ low & moderate income individuals	Region	micro business incubator / micro business recruitment / business startup counseling / revolving loan fund for smaller amounts (\$100-\$7,500) / industrial property development	micro business incubator / micro business recruitment / micro business startup counseling / revolving loan fund for smaller amounts (\$100-\$30,000) / industrial property development
Coloma Industrial Development Corporation (715) 228-4167	Volunteers	Village of Coloma / State / Donations	business interested in access to I-39 and industrial park	Coloma	business recruitment for industrial park	business recruitment / industrial park development
Farm Service Agency - Waushara County (608) 296-2819	Staff	Federal - USDA	agricultural businesses	Waushara County	provide loans to farmers / administrator all federal farm programs / information distribution	provide loans to farmers / administrator all federal farm programs / information distribution

Table C-8. Economic Development Organizations

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
Fox Valley Technical College (920) 787-3319	Staff	Area Taxes / Tuition and Fees	secondary & postsecondary students / business & industry with training needs / community & individuals interested in self-enrichment activities	Region	on-campus, video, internet, and correspondence, courses towards a degree / continuing education / customized training / career counseling	degree attainable in Wautoma / specific training for local businesses / specific community & self-enrichment activities
Experience Works (920) 787-0484	Staff	Federal - Dept. of Labor thru. Older Americans Act	seniors (Individuals age 55 and over)	Region	develop employment opportunities for seniors / job placement for seniors	develop employment opportunities for seniors / job placement for seniors
Highway 21 Corridor Project	Volunteers	7 Towns, Villages, & Cities along Highway 21 / GEM Grant	tourists, commercial businesses and municipalities along Highway 21 or with in 8 miles of Highway 21	7 participating Municipalities & Towns along or with in 8 miles of Hwy 21	joint tourism promotion	joint tourism promotion
Village of Hancock (715) 249-5521	Village Board	Village of Hancock	commercial and industrial businesses	Village of Hancock	business recruitment and retention	business recruitment and retention
Village of Plainfield (715) 335-6707	Village Board	Village of Plainfield	commercial and industrial businesses	Village of Plainfield	business recruitment and retention	business recruitment and retention
Redgranite Economic Development Committee (920) 566-2381	Volunteers	Village of Redgranite / Private Donations	small to midsize commercial and industrial businesses	Village of Redgranite	2 TIF districts / business recruitment / business retention	land use planning / downtown rehab / TIF districts / business recruitment / business retention
Tri-County Regional Economic Development Corporation (920) 382-0963	Staff and Volunteers	Green Lake, Marquette, and Waushara County Economic Development Corporations/ Private Donations	commercial and industrial businesses	Green Lake, Marquette, and Waushara Counties	work with public and private entities / promotes and advocates for the three county region / business recruitment / business retention / assistance for existing and future businesses in the region	work with public and private entities / promotes and advocates for the three county region / business recruitment / business retention / assistance for existing and future businesses in the region

Table C-8. Economic Development Organizations

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
<u>UW Extension - Waushara County</u> (920) 787-0416	Staff	Waushara County / State / Federal	individuals, groups, schools, and local government	Waushara County	educational programs based on university research, knowledge, & resources to address community, natural resources, economic development, agricultural, youth, & family issues	educational programs based on university research, knowledge, & resources to address community, natural resources, economic development, agricultural, youth, & family issues
<u>Waushara Area Chamber of Commerce</u> (920) 787-3488	Staff and Volunteers	Membership Dues	county businesses and member businesses	Waushara County	tourism promotion / economic development programs / business networking	tourism promotion / economic development programs / business networking
<u>Waushara Convention and Visitors Bureau</u> (920) 787-3488	Staff and Volunteers	Waushara Area Chamber of Commerce	County businesses and organizations	Waushara County	tourism promotion	tourism promotion
<u>Waushara County Economic Development Corporation</u> (920) 787-6500	Volunteer Board of Directors	Community Development Block Grant / State / County	startup, recruited and existing businesses which employ or could employ a number of new or local residents	Waushara County	revolving loan for larger amounts (\$20,000-\$750,000) / community profiles	coordinate economic development efforts in the county / revolving loan for larger amounts (\$20,000-\$750,000) / community profiles / business retention and expansion assistance / macro business recruitment
<u>Waushara County Farm Bureau</u> (920) 787-4664	Staff	Membership Dues	agricultural businesses	Waushara County	advocate for farms / agricultural education	advocate for farms / agricultural education
<u>Waushara County Office of the Wisconsin Job Center</u> (920) 787-3338	Staff	Waushara County / State / Federal	businesses looking for employees / people looking for employment	Waushara County & State	resume and application assistance for job seekers / job placement services / apprenticeship programs / public assistance programs / labor market information / GED and HSED program / training for special populations	advise job center on activities / direct W-2 program activities / employment application assistance / job placement services / employee recruitment for businesses
<u>Wautoma Industrial Development Corporation</u> (920) 787-4044	Volunteers	City of Wautoma	commercial and industrial businesses	City of Wautoma	business recruitment and follow up contact for City of Wautoma industrial parks	business recruitment and follow up contact for City of Wautoma industrial parks

Table C-8. Economic Development Organizations

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
<u>Wild Rose Economic Development Committee</u> (920) 787-622-4183	Village Board	Village of Wild Rose	commercial and industrial businesses	Village of Wild Rose	business recruitment for industrial park	business recruitment for industrial park

Source: Waushara County UW-Extension, www.uwex.edu/ces/cty/waushara/cnred/ed/organizations.html

HOUSING APPENDICES

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- Table D-3 Total Dwelling Units by Structural Type, 1990
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Table D-1. Occupied Dwelling Units by Age, 1990

Jurisdiction	Less Than 5 Years		6-10 yrs		11-20 yrs		21-30 yrs		31-40 yrs		40+ yrs		Total Occupied Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	0	0.00%	0	0.00%	9	39.13%	0	0.00%	4	17.39%	10	43.48%	23	100.00%
C. Wautoma	45	6.02%	79	10.56%	129	17.25%	108	14.44%	86	11.50%	301	40.24%	748	100.00%
V. Coloma	2	1.32%	8	5.30%	38	25.17%	14	9.27%	16	10.60%	73	48.34%	151	100.00%
V. Hancock	5	3.21%	7	4.49%	28	17.95%	19	12.18%	11	7.05%	86	55.13%	156	100.00%
V. Lohrville	9	6.12%	22	14.97%	56	38.10%	13	8.84%	17	11.56%	30	20.41%	147	100.00%
V. Plainfield	12	3.58%	33	9.85%	65	19.40%	21	6.27%	38	11.34%	166	49.55%	335	100.00%
V. Redgranite	46	11.08%	29	6.99%	107	25.78%	54	13.01%	17	4.10%	162	39.04%	415	100.00%
V. Wild Rose	41	13.76%	22	7.38%	43	14.43%	28	9.40%	30	10.07%	134	44.97%	298	100.00%
T. Aurora	15	5.23%	12	4.18%	57	19.86%	48	16.72%	38	13.24%	117	40.77%	287	100.00%
T. Bloomfield	16	4.89%	27	8.26%	89	27.22%	27	8.26%	11	3.36%	157	48.01%	327	100.00%
T. Coloma	13	6.95%	30	16.04%	52	27.81%	13	6.95%	4	2.14%	75	40.11%	187	100.00%
T. Dakota	30	7.30%	48	11.68%	163	39.66%	70	17.03%	22	5.35%	78	18.98%	411	100.00%
T. Deerfield	27	15.52%	13	7.47%	44	25.29%	19	10.92%	3	1.72%	68	39.08%	174	100.00%
T. Hancock	23	12.64%	18	9.89%	50	27.47%	15	8.24%	14	7.69%	62	34.07%	182	100.00%
T. Leon	32	8.10%	33	8.35%	135	34.18%	37	9.37%	33	8.35%	125	31.65%	395	100.00%
T. Marion	47	7.33%	100	15.60%	235	36.66%	75	11.70%	34	5.30%	150	23.40%	641	100.00%
T. Mount Morris	26	7.90%	44	13.37%	88	26.75%	32	9.73%	41	12.46%	98	29.79%	329	100.00%
T. Oasis	11	7.69%	22	15.38%	34	23.78%	0	0.00%	11	7.69%	65	45.45%	143	100.00%
T. Plainfield	15	7.85%	18	9.42%	41	21.47%	32	16.75%	32	16.75%	53	27.75%	191	100.00%
T. Poy Sippi	8	2.26%	26	7.34%	83	23.45%	28	7.91%	29	8.19%	180	50.85%	354	100.00%
T. Richford	17	10.63%	15	9.38%	51	31.88%	4	2.50%	6	3.75%	67	41.88%	160	100.00%
T. Rose	7	3.78%	32	17.30%	52	28.11%	17	9.19%	7	3.78%	70	37.84%	185	100.00%
T. Saxeville	24	7.89%	37	12.17%	74	24.34%	33	10.86%	24	7.89%	112	36.84%	304	100.00%
T. Springwater	48	11.06%	61	14.06%	136	31.34%	61	14.06%	47	10.83%	81	18.66%	434	100.00%
T. Warren	23	10.50%	20	9.13%	49	22.37%	14	6.39%	15	6.85%	98	44.75%	219	100.00%
T. Wautoma	29	6.90%	48	11.43%	139	33.10%	38	9.05%	41	9.76%	125	29.76%	420	100.00%
Waushara County	571	7.50%	804	10.56%	2,047	26.88%	820	10.77%	631	8.29%	2,743	36.02%	7,616	100.00%
Wisconsin	198,198	12.00%	177,085	10.72%	263,431	15.94%	243,835	14.76%	166,000	10.05%	603,712	36.54%	1,652,261	100.00%

Source: U.S. Census, 1990

Table D-2. Occupied Dwelling Units by Age, 2000

Jurisdiction	Less Than 5 Years		6-10 yrs		11-20 yrs		21-30 yrs		31-40 yrs		40+ yrs		Total Occupied Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	15	45.45%	0	0.00%	0	0.00%	4	12.12%	3	9.09%	11	33.33%	33	100.00%
C. Wautoma	48	6.02%	31	3.88%	114	14.29%	163	20.43%	76	9.52%	366	45.86%	798	100.00%
V. Coloma	10	5.38%	19	10.22%	19	10.22%	33	17.74%	7	3.76%	98	52.69%	186	100.00%
V. Hancock	30	15.63%	34	17.71%	19	9.90%	15	7.81%	5	2.60%	89	46.35%	192	100.00%
V. Lohrville	4	2.42%	13	7.88%	32	19.39%	54	32.73%	13	7.88%	49	29.70%	165	100.00%
V. Plainfield	15	4.53%	13	3.93%	23	6.95%	44	13.29%	30	9.06%	206	62.24%	331	100.00%
V. Redgranite	37	8.24%	32	7.13%	41	9.13%	100	22.27%	26	5.79%	213	47.44%	449	100.00%
V. Wild Rose	48	15.34%	8	2.56%	34	10.86%	32	10.22%	15	4.79%	176	56.23%	313	100.00%
T. Aurora	42	11.80%	20	5.62%	23	6.46%	41	11.52%	43	12.08%	187	52.53%	356	100.00%
T. Bloomfield	59	15.53%	42	11.05%	26	6.84%	52	13.68%	31	8.16%	170	44.74%	380	100.00%
T. Coloma	42	17.21%	24	9.84%	35	14.34%	60	24.59%	22	9.02%	61	25.00%	244	100.00%
T. Dakota	45	9.16%	42	8.55%	76	15.48%	139	28.31%	52	10.59%	137	27.90%	491	100.00%
T. Deerfield	47	18.08%	30	11.54%	29	11.15%	46	17.69%	15	5.77%	93	35.77%	260	100.00%
T. Hancock	35	16.06%	17	7.80%	42	19.27%	31	14.22%	10	4.59%	83	38.07%	218	100.00%
T. Leon	86	16.14%	46	8.63%	82	15.38%	103	19.32%	55	10.32%	161	30.21%	533	100.00%
T. Marion	125	13.71%	95	10.42%	166	18.20%	238	26.10%	55	6.03%	233	25.55%	912	100.00%
T. Mount Morris	64	13.20%	73	15.05%	85	17.53%	85	17.53%	28	5.77%	150	30.93%	485	100.00%
T. Oasis	17	10.76%	7	4.43%	22	13.92%	28	17.72%	18	11.39%	66	41.77%	158	100.00%
T. Plainfield	17	8.21%	18	8.70%	23	11.11%	39	18.84%	39	18.84%	71	34.30%	207	100.00%
T. Poy Sippi	21	5.38%	19	4.87%	27	6.92%	63	16.15%	24	6.15%	236	60.51%	390	100.00%
T. Richford	26	13.27%	25	12.76%	28	14.29%	46	23.47%	3	1.53%	68	34.69%	196	100.00%
T. Rose	49	20.50%	13	5.44%	28	11.72%	49	20.50%	16	6.69%	84	35.15%	239	100.00%
T. Saxeville	46	11.47%	30	7.48%	58	14.46%	82	20.45%	29	7.23%	156	38.90%	401	100.00%
T. Springwater	85	13.89%	39	6.37%	113	18.46%	152	24.84%	54	8.82%	169	27.61%	612	100.00%
T. Warren	33	12.64%	24	9.20%	33	12.64%	43	16.48%	35	13.41%	93	35.63%	261	100.00%
T. Wautoma	49	9.32%	67	12.74%	86	16.35%	99	18.82%	41	7.79%	184	34.98%	526	100.00%
Waushara County	1,095	11.73%	781	8.37%	1,264	13.54%	1,841	19.72%	745	7.98%	3,610	38.67%	9,336	100.00%
Wisconsin	188,002	9.02%	153,270	7.35%	222,167	10.66%	355,484	17.05%	247,765	11.89%	917,856	44.03%	2,084,544	100.00%

Source: U.S. Census, 2000

Table D-3. Total Dwelling Units by Structural Type, 1990

Jurisdiction	Single Family Units		2 to 4 Units		5 or More Units		Mobile Home, Trailer or Other		Total Housing Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	26	96.30%	0	0.00%	0	0.00%	1	3.70%	27	100.00%
C. Wautoma	584	71.66%	121	14.85%	78	9.57%	32	3.93%	815	100.00%
V. Coloma	151	77.04%	8	4.08%	25	12.76%	12	6.12%	196	100.00%
V. Hancock	187	80.60%	3	1.29%	0	0.00%	42	18.10%	232	100.00%
V. Lohrville	99	56.90%	1	0.57%	0	0.00%	74	42.53%	174	100.00%
V. Plainfield	301	81.35%	31	8.38%	16	4.32%	22	5.95%	370	100.00%
V. Redgranite	327	68.99%	28	5.91%	12	2.53%	107	22.57%	474	100.00%
V. Wild Rose	229	66.76%	26	7.58%	59	17.20%	29	8.45%	343	100.00%
T. Aurora	295	87.02%	12	3.54%	0	0.00%	32	9.44%	339	100.00%
T. Bloomfield	356	85.58%	11	2.64%	0	0.00%	49	11.78%	416	100.00%
T. Coloma	338	75.62%	5	1.12%	0	0.00%	104	23.27%	447	100.00%
T. Dakota	425	65.08%	18	2.76%	1	0.15%	209	32.01%	653	100.00%
T. Deerfield	306	85.00%	4	1.11%	0	0.00%	50	13.89%	360	100.00%
T. Hancock	319	93.55%	0	0.00%	1	0.29%	21	6.16%	341	100.00%
T. Leon	665	82.00%	5	0.62%	0	0.00%	141	17.39%	811	100.00%
T. Marion	1,219	86.03%	14	0.99%	0	0.00%	184	12.99%	1,417	100.00%
T. Mount Morris	753	86.85%	9	1.04%	2	0.23%	103	11.88%	867	100.00%
T. Oasis	245	94.59%	0	0.00%	0	0.00%	14	5.41%	259	100.00%
T. Plainfield	174	76.32%	4	1.75%	0	0.00%	50	21.93%	228	100.00%
T. Poy Sippi	349	83.29%	9	2.15%	19	4.53%	42	10.02%	419	100.00%
T. Richford	212	86.89%	2	0.82%	0	0.00%	30	12.30%	244	100.00%
T. Rose	246	78.34%	2	0.64%	1	0.32%	65	20.70%	314	100.00%
T. Saxeville	524	89.57%	7	1.20%	0	0.00%	54	9.23%	585	100.00%
T. Springwater	880	79.42%	6	0.54%	0	0.00%	222	20.04%	1,108	100.00%
T. Warren	196	67.12%	2	0.68%	0	0.00%	94	32.19%	292	100.00%
T. Wautoma	460	89.32%	11	2.14%	0	0.00%	44	8.54%	515	100.00%
Waushara County	9,866	80.57%	339	2.77%	214	1.75%	1,827	14.92%	12,246	100.00%
Wisconsin	1,392,610	67.74%	277,221	13.48%	256,616	12.48%	129,327	6.29%	2,055,774	100.00%

Source: U.S. Census, 1990

Table D-4. Total Dwelling Units by Structural Type, 2000

Jurisdiction	Single Family Units		2 to 4 Units		5 or More Units		Mobile Home, Trailer or Other		Total Housing Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	17	48.57%	3	8.57%	15	42.86%	0	0.00%	35	100.00%
C. Wautoma	583	67.40%	104	12.02%	142	16.42%	36	4.16%	865	100.00%
V. Coloma	173	84.39%	1	0.49%	12	5.85%	19	9.27%	205	100.00%
V. Hancock	197	76.36%	1	0.39%	13	5.04%	47	18.22%	258	100.00%
V. Lohrville	99	54.10%	7	3.83%	0	0.00%	77	42.08%	183	100.00%
V. Plainfield	298	82.78%	26	7.22%	21	5.83%	15	4.17%	360	100.00%
V. Redgranite	360	71.57%	22	4.37%	23	4.57%	98	19.48%	503	100.00%
V. Wild Rose	253	73.55%	21	6.10%	35	10.17%	35	10.17%	344	100.00%
T. Aurora	349	89.72%	9	2.31%	0	0.00%	31	7.97%	389	100.00%
T. Bloomfield	414	90.99%	13	2.86%	0	0.00%	28	6.15%	455	100.00%
T. Coloma	423	86.86%	2	0.41%	0	0.00%	62	12.73%	487	100.00%
T. Dakota	495	71.95%	13	1.89%	3	0.44%	177	25.73%	688	100.00%
T. Deerfield	447	90.85%	4	0.81%	0	0.00%	41	8.33%	492	100.00%
T. Hancock	348	92.31%	3	0.80%	0	0.00%	26	6.90%	377	100.00%
T. Leon	750	88.13%	0	0.00%	0	0.00%	101	11.87%	851	100.00%
T. Marion	1,456	88.78%	12	0.73%	0	0.00%	172	10.49%	1,640	100.00%
T. Mount Morris	911	91.28%	4	0.40%	2	0.20%	81	8.12%	998	100.00%
T. Oasis	260	98.11%	0	0.00%	0	0.00%	5	1.89%	265	100.00%
T. Plainfield	206	85.12%	6	2.48%	0	0.00%	30	12.40%	242	100.00%
T. Poy Sippi	374	86.37%	20	4.62%	26	6.00%	13	3.00%	433	100.00%
T. Richford	254	90.39%	2	0.71%	2	0.71%	23	8.19%	281	100.00%
T. Rose	267	78.30%	0	0.00%	0	0.00%	74	21.70%	341	100.00%
T. Saxeville	554	90.67%	8	1.31%	0	0.00%	49	8.02%	611	100.00%
T. Springwater	991	69.84%	8	0.56%	2	0.14%	418	29.46%	1,419	100.00%
T. Warren	235	70.36%	5	1.50%	0	0.00%	94	28.14%	334	100.00%
T. Wautoma	574	93.94%	9	1.47%	0	0.00%	28	4.58%	611	100.00%
Waushara County	11,288	82.59%	303	2.22%	296	2.17%	1,780	13.02%	13,667	100.00%
Wisconsin	1,609,407	69.34%	281,936	12.15%	325,633	14.03%	104,168	4.49%	2,321,144	100.00%

Source: U.S. Census, 2000

Table D-5. Occupancy Status, 1990

Jurisdiction	Total Occupied Housing Units		Owner-Occupied Units		Renter Occupied Units		Vacant Housing Units		Total Housing Units
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
C. Berlin (pt.)	22	81.48%	19	70.37%	3	11.11%	5	18.52%	27
C. Wautoma	748	91.78%	474	58.16%	274	33.62%	67	8.22%	815
V. Coloma	159	81.12%	107	54.59%	52	26.53%	37	18.88%	196
V. Hancock	164	70.69%	127	54.74%	37	15.95%	68	29.31%	232
V. Lohrville	142	81.61%	118	67.82%	24	13.79%	32	18.39%	174
V. Plainfield	324	87.57%	227	61.35%	97	26.22%	46	12.43%	370
V. Redgranite	421	88.82%	324	68.35%	97	20.46%	53	11.18%	474
V. Wild Rose	309	90.09%	183	53.35%	126	36.73%	34	9.91%	343
T. Aurora	296	87.32%	249	73.45%	47	13.86%	43	12.68%	339
T. Bloomfield	315	75.72%	263	63.22%	52	12.50%	101	24.28%	416
T. Coloma	181	40.49%	152	34.00%	29	6.49%	266	59.51%	447
T. Dakota	411	62.94%	322	49.31%	89	13.63%	242	37.06%	653
T. Deerfield	178	49.44%	158	43.89%	20	5.56%	182	50.56%	360
T. Hancock	178	52.20%	151	44.28%	27	7.92%	163	47.80%	341
T. Leon	397	48.95%	349	43.03%	48	5.92%	414	51.05%	811
T. Marion	641	45.24%	575	40.58%	66	4.66%	776	54.76%	1417
T. Mount Morris	327	37.72%	288	33.22%	39	4.50%	540	62.28%	867
T. Oasis	136	52.51%	117	45.17%	19	7.34%	123	47.49%	259
T. Plainfield	191	83.77%	148	64.91%	43	18.86%	37	16.23%	228
T. Poy Sippi	354	84.49%	274	65.39%	80	19.09%	65	15.51%	419
T. Richford	150	61.48%	135	55.33%	15	6.15%	94	38.52%	244
T. Rose	192	61.15%	162	51.59%	30	9.55%	122	38.85%	314
T. Saxeville	316	54.02%	265	45.30%	51	8.72%	269	45.98%	585
T. Springwater	434	39.17%	381	34.39%	53	4.78%	674	60.83%	1108
T. Warren	210	71.92%	179	61.30%	31	10.62%	82	28.08%	292
T. Wautoma	420	81.55%	369	71.65%	51	9.90%	95	18.45%	515
Waushara County	7,616	62.19%	6,116	49.94%	1,500	12.25%	4,630	37.81%	12,246
Wisconsin	1,822,118	88.63%	1,215,350	59.12%	606,768	29.52%	233,656	11.37%	2,055,774

Source: U.S. Census, 1990

Table D-6. Occupancy Status, 2000

Jurisdiction	Total Occupied Housing Units		Owner-Occupied Units		Renter Occupied Units		Vacant Housing Units		Total Housing Units
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
C. Berlin (pt.)	36	90.00%	17	42.50%	19	47.50%	4	10.00%	40
C. Wautoma	806	91.90%	452	51.54%	354	40.36%	71	8.10%	877
V. Coloma	185	93.91%	133	67.51%	52	26.40%	12	6.09%	197
V. Hancock	193	75.98%	141	55.51%	52	20.47%	61	24.02%	254
V. Lohrville	168	87.50%	156	81.25%	12	6.25%	24	12.50%	192
V. Plainfield	342	91.69%	239	64.08%	103	27.61%	31	8.31%	373
V. Redgranite	440	89.25%	315	63.89%	125	25.35%	53	10.75%	493
V. Wild Rose	312	92.04%	209	61.65%	103	30.38%	27	7.96%	339
T. Aurora	352	91.67%	318	82.81%	34	8.85%	32	8.33%	384
T. Bloomfield	383	84.36%	342	75.33%	41	9.03%	71	15.64%	454
T. Coloma	254	50.80%	218	43.60%	36	7.20%	246	49.20%	500
T. Dakota	493	71.14%	430	62.05%	63	9.09%	200	28.86%	693
T. Deerfield	263	54.00%	245	50.31%	18	3.70%	224	46.00%	487
T. Hancock	211	54.95%	184	47.92%	27	7.03%	173	45.05%	384
T. Leon	539	63.34%	503	59.11%	36	4.23%	312	36.66%	851
T. Marion	908	55.71%	834	51.17%	74	4.54%	722	44.29%	1,630
T. Mount Morris	481	48.39%	431	43.36%	50	5.03%	513	51.61%	994
T. Oasis	152	58.91%	134	51.94%	18	6.98%	106	41.09%	258
T. Plainfield	198	86.09%	169	73.48%	29	12.61%	32	13.91%	230
T. Poy Sippi	392	89.91%	323	74.08%	69	15.83%	44	10.09%	436
T. Richford	190	67.62%	168	59.79%	22	7.83%	91	32.38%	281
T. Rose	244	69.12%	220	62.32%	24	6.80%	109	30.88%	353
T. Saxeville	393	64.43%	355	58.20%	38	6.23%	217	35.57%	610
T. Springwater	617	43.45%	553	38.94%	64	4.51%	803	56.55%	1420
T. Warren	261	78.14%	233	69.76%	28	8.38%	73	21.86%	334
T. Wautoma	523	86.73%	476	78.94%	47	7.79%	80	13.27%	603
Waushara County	9,336	68.31%	7,798	57.06%	1,538	11.25%	4,331	31.69%	13,667
Wisconsin	2,084,544	89.81%	1,426,361	61.45%	658,183	28.36%	236,600	10.19%	2,321,144

Source: U.S. Census, 2000

D-7. Total Vacancy Status, 1990

Jurisdiction	For Rent		For Sale		Seasonal Units		Other		Total Vacant Units	Vacancy Rates	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		Homeowne	Rental
C. Berlin (pt.)	1	20.00%	3	60.00%	0	0.00%	1	20.00%	5	15.79%	33.33%
C. Wautoma	16	23.88%	9	13.43%	15	22.39%	27	40.30%	67	1.90%	5.84%
V. Coloma	11	29.73%	4	10.81%	8	21.62%	14	37.84%	37	3.74%	21.15%
V. Hancock	6	8.82%	4	5.88%	49	72.06%	9	13.24%	68	3.15%	16.22%
V. Lohrville	0	0.00%	0	0.00%	27	84.38%	5	15.63%	32	0.00%	0.00%
V. Plainfield	19	41.30%	10	21.74%	3	6.52%	14	30.43%	46	4.41%	19.59%
V. Redgranite	4	7.55%	10	18.87%	19	35.85%	20	37.74%	53	3.09%	4.12%
V. Wild Rose	17	50.00%	6	17.65%	5	14.71%	6	17.65%	34	3.28%	13.49%
T. Aurora	6	13.95%	3	6.98%	27	62.79%	7	16.28%	43	1.20%	12.77%
T. Bloomfield	4	3.96%	4	3.96%	84	83.17%	9	8.91%	101	1.52%	7.69%
T. Coloma	3	1.13%	5	1.88%	244	91.73%	14	5.26%	266	3.29%	10.34%
T. Dakota	10	4.13%	17	7.02%	193	79.75%	22	9.09%	242	5.28%	11.24%
T. Deerfield	1	0.55%	5	2.75%	161	88.46%	15	8.24%	182	3.16%	5.00%
T. Hancock	1	0.61%	3	1.84%	156	95.71%	3	1.84%	163	1.99%	3.70%
T. Leon	2	0.48%	6	1.45%	368	88.89%	38	9.18%	414	1.72%	4.17%
T. Marion	1	0.13%	25	3.22%	725	93.43%	25	3.22%	776	4.35%	1.52%
T. Mount Morris	10	1.85%	7	1.30%	502	92.96%	21	3.89%	540	2.43%	25.64%
T. Oasis	0	0.00%	2	1.63%	102	82.93%	19	15.45%	123	1.71%	0.00%
T. Plainfield	1	2.70%	1	2.70%	28	75.68%	7	18.92%	37	0.68%	2.33%
T. Poy Sippi	3	4.62%	4	6.15%	41	63.08%	17	26.15%	65	1.46%	3.75%
T. Richford	2	2.13%	3	3.19%	71	75.53%	18	19.15%	94	2.22%	13.33%
T. Rose	1	0.82%	2	1.64%	28	22.95%	91	74.59%	122	1.23%	3.33%
T. Saxeville	1	0.37%	4	1.49%	244	90.71%	20	7.43%	269	1.51%	1.96%
T. Springwater	6	0.89%	10	1.48%	643	95.40%	15	2.23%	674	2.62%	11.32%
T. Warren	0	0.00%	0	0.00%	74	90.24%	8	9.76%	82	0.00%	0.00%
T. Wautoma	2	2.11%	6	6.32%	69	72.63%	18	18.95%	95	1.63%	3.92%
Waushara County	128	2.76%	153	3.30%	3,886	83.93%	463	10.00%	4,630	2.50%	8.53%
Wisconsin	29,795	12.75%	14,692	6.29%	150,761	64.52%	38,408	16.44%	233,656	1.20%	4.70%

Source: U.S. Census, 1990

D-8. Total Vacancy Status, 2000

Jurisdiction	For Rent		For Sale		Seasonal Units		Other		Total Vacant Units	Vacancy Rates	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		Homeowner	Rental
C. Berlin (pt.)	2	50.00%	0	0.00%	0	0.00%	2	50.00%	4	0.00%	10.53%
C. Wautoma	31	43.66%	9	12.68%	8	11.27%	23	32.39%	71	1.99%	8.76%
V. Coloma	2	16.67%	0	0.00%	6	50.00%	4	33.33%	12	0.00%	3.85%
V. Hancock	3	4.92%	4	6.56%	53	86.89%	1	1.64%	61	2.84%	5.77%
V. Lohrville	0	0.00%	7	29.17%	11	45.83%	6	25.00%	24	4.49%	0.00%
V. Plainfield	7	22.58%	7	22.58%	8	25.81%	9	29.03%	31	2.93%	6.80%
V. Redgranite	7	13.21%	12	22.64%	14	26.42%	20	37.74%	53	3.81%	5.60%
V. Wild Rose	12	44.44%	5	18.52%	5	18.52%	5	18.52%	27	2.39%	11.65%
T. Aurora	2	6.25%	3	9.38%	21	65.63%	6	18.75%	32	0.94%	5.88%
T. Bloomfield	2	2.82%	3	4.23%	53	74.65%	13	18.31%	71	0.88%	4.88%
T. Coloma	0	0.00%	2	0.81%	206	83.74%	38	15.45%	246	0.92%	0.00%
T. Dakota	4	2.00%	12	6.00%	144	72.00%	40	20.00%	200	2.79%	6.35%
T. Deerfield	0	0.00%	7	3.13%	206	91.96%	11	4.91%	224	2.86%	0.00%
T. Hancock	2	1.16%	3	1.73%	156	90.17%	12	6.94%	173	1.63%	7.41%
T. Leon	0	0.00%	10	3.21%	289	92.63%	13	4.17%	312	1.99%	0.00%
T. Marion	6	0.83%	21	2.91%	653	90.44%	42	5.82%	722	2.52%	8.11%
T. Mount Morris	3	0.58%	6	1.17%	468	91.23%	36	7.02%	513	1.39%	6.00%
T. Oasis	0	0.00%	2	1.89%	97	91.51%	7	6.60%	106	1.49%	0.00%
T. Plainfield	2	6.25%	5	15.63%	18	56.25%	7	21.88%	32	2.96%	6.90%
T. Poy Sippi	6	13.64%	3	6.82%	19	43.18%	16	36.36%	44	0.93%	8.70%
T. Richford	3	3.30%	0	0.00%	72	79.12%	16	17.58%	91	0.00%	13.64%
T. Rose	1	0.92%	2	1.83%	94	86.24%	12	11.01%	109	0.91%	4.17%
T. Saxeville	1	0.46%	4	1.84%	209	96.31%	3	1.38%	217	1.13%	2.63%
T. Springwater	1	0.12%	11	1.37%	772	96.14%	19	2.37%	803	1.99%	1.56%
T. Warren	0	0.00%	2	2.74%	48	65.75%	23	31.51%	73	0.86%	0.00%
T. Wautoma	7	8.75%	7	8.75%	63	78.75%	3	3.75%	80	1.47%	14.89%
Waushara County	104	2.40%	147	3.39%	3,693	85.27%	387	8.94%	4,331	1.89%	6.76%
Wisconsin	38,714	16.57%	17,172	7.35%	142,313	60.91%	35,457	15.17%	233,656	1.20%	5.60%

Source: U.S. Census, 2000

D-9. Owner-Occupied Housing Stock Value, 2000

Jurisdiction	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 or More	Specified owner- occupied units	1990 Median Housing Value	2000 Median Housing Value
C. Berlin (pt.)	0	2	2	0	6	0	0	10	\$48,800	\$208,300
C. Wautoma	105	283	20	9	0	0	0	417	\$40,800	\$60,700
V. Coloma	21	81	11	4	0	0	0	117	\$35,600	\$67,900
V. Hancock	44	54	15	0	0	0	0	113	\$26,300	\$56,900
V. Lohrville	19	46	15	0	0	0	0	80	\$28,800	\$66,700
V. Plainfield	60	110	34	6	0	0	0	210	\$37,700	\$64,200
V. Redgranite	88	117	18	0	2	0	0	225	\$33,300	\$59,100
V. Wild Rose	54	104	21	5	2	1	0	187	\$37,900	\$60,100
T. Aurora	18	80	50	14	13	0	0	175	\$55,200	\$94,800
T. Bloomfield	10	68	61	13	6	0	0	158	\$46,300	\$100,600
T. Coloma	16	37	24	10	2	0	0	89	\$50,000	\$85,000
T. Dakota	17	116	57	15	13	2	0	220	\$51,300	\$92,100
T. Deerfield	9	46	57	15	14	2	0	143	\$50,400	\$109,600
T. Hancock	8	48	34	8	3	0	0	101	\$48,200	\$96,100
T. Leon	21	153	59	29	15	0	0	277	\$43,400	\$88,100
T. Marion	39	234	161	95	65	22	3	619	\$57,600	\$111,400
T. Mount Morris	11	117	56	36	45	7	0	272	\$53,500	\$108,000
T. Oasis	6	52	16	2	0	3	0	79	\$48,500	\$79,200
T. Plainfield	26	49	18	15	2	0	0	110	\$46,600	\$67,900
T. Poy Sippi	32	126	36	5	0	2	0	201	\$41,400	\$78,300
T. Richford	10	39	21	0	2	0	0	72	\$40,600	\$79,100
T. Rose	11	64	22	0	3	0	0	100	\$50,000	\$82,400
T. Saxeville	23	72	60	17	20	9	4	205	\$52,700	\$104,500
T. Springwater	14	114	68	55	42	12	2	307	\$61,100	\$119,300
T. Warren	7	55	14	11	0	0	2	89	\$45,500	\$91,300
T. Wautoma	29	168	83	20	7	2	0	309	\$52,100	\$91,500
Waushara County	698	2,435	1,033	384	262	62	11	4,885	\$45,300	\$85,100
Wisconsin	73,450	396,893	343,993	173,519	95,163	30,507	8,942	1,122,467	\$62,100	\$112,200

Source: U.S. Census, 2000

D-10. Households Paying a Disproportionate Share of their Income for Housing

	Households for which owner costs are not affordable				Number of Households in Sample		Households for which renter costs are not affordable				Number of Households in Sample	
	1989		1999		1989	1999	1989		1999		1989	1999
	Number	Percent	Number	Percent			Number	Percent	Number	Percent		
C. Berlin (pt.)	0	n.a.	4	40.00%	16	10	0	n.a.	6	37.50%	0	16
C. Wautoma	87	20.71%	59	14.15%	420	417	102	37.50%	90	26.32%	272	342
V. Coloma	13	13.83%	31	26.50%	94	117	18	37.50%	10	20.83%	48	48
V. Hancock	36	34.29%	18	15.93%	105	113	13	32.50%	12	22.22%	40	54
V. Lohrville	9	14.06%	12	15.00%	64	80	5	20.83%	6	54.55%	24	11
V. Plainfield	28	12.79%	31	14.76%	219	210	33	36.67%	23	22.12%	90	104
V. Redgranite	30	14.15%	51	22.67%	212	225	30	31.91%	40	31.75%	94	126
V. Wild Rose	19	13.01%	25	13.37%	146	187	79	59.40%	17	17.71%	133	96
T. Aurora	21	17.80%	18	10.29%	118	175	7	25.00%	6	20.00%	28	30
T. Bloomfield	19	18.45%	41	25.95%	103	158	12	27.27%	5	20.00%	44	25
T. Coloma	21	30.88%	22	24.72%	68	89	13	56.52%	2	7.69%	23	26
T. Dakota	29	18.95%	36	16.36%	153	220	28	35.00%	6	10.53%	80	57
T. Deerfield	4	5.80%	30	20.98%	69	143	2	13.33%	0	0.00%	15	13
T. Hancock	15	17.65%	24	23.76%	85	101	10	52.63%	1	4.76%	19	21
T. Leon	45	26.95%	65	23.47%	167	277	7	21.88%	6	20.00%	32	30
T. Marion	73	18.25%	122	19.71%	400	619	12	21.05%	19	30.65%	57	62
T. Mount Morris	19	10.38%	85	31.25%	183	272	9	30.00%	12	26.09%	30	46
T. Oasis	10	19.61%	21	26.58%	51	79	1	10.00%	4	21.05%	10	19
T. Plainfield	12	17.39%	28	25.45%	69	110	5	17.86%	6	26.09%	28	23
T. Poy Sippi	32	19.88%	48	23.88%	161	201	24	34.78%	16	28.57%	69	56
T. Richford	16	34.04%	7	9.72%	47	72	0	0.00%	2	25.00%	12	8
T. Rose	4	9.09%	16	16.00%	44	100	4	23.53%	5	23.81%	17	21
T. Saxeville	22	16.67%	42	20.49%	132	205	2	9.09%	4	15.38%	22	26
T. Springwater	30	15.87%	48	15.64%	189	307	8	19.05%	9	15.79%	42	57
T. Warren	6	9.84%	15	16.85%	61	89	8	61.54%	6	20.00%	13	30
T. Wautoma	37	15.81%	64	20.71%	234	309	12	29.27%	11	28.21%	41	39
Waushara County	637	17.65%	963	19.71%	3,610	4,885	444	34.61%	324	23.38%	1,283	1,386
Wisconsin	140,026	15.08%	199,967	17.81%	928,494	1,122,467	209,438	35.96%	207,242	32.30%	582,371	641,672

Source: U.S. Census, 1990 and 2000

Table D-11. Plumbing Facilities by Occupants Per Room, 2000

Jurisdiction	1 or Fewer Persons per Room						More than 1 Persons per Room						Total Occupied
	Units Not Lacking		Units Lacking		Total Units		Units Not Lacking		Units Lacking		Total Units		
C. Berlin (pt.)	33	100.00%	0	0.00%	33	100.00%	0	0.00%	0	0.00%	0	0.00%	33
C. Wautoma	773	96.87%	0	0.00%	773	96.87%	25	3.13%	0	0.00%	25	3.13%	798
V. Coloma	175	94.09%	2	1.08%	177	95.16%	9	4.84%	0	0.00%	9	4.84%	186
V. Hancock	180	93.75%	0	0.00%	180	93.75%	12	6.25%	0	0.00%	12	6.25%	192
V. Lohrville	165	100.00%	0	0.00%	165	100.00%	0	0.00%	0	0.00%	0	0.00%	165
V. Plainfield	321	96.98%	0	0.00%	321	96.98%	10	3.02%	0	0.00%	10	3.02%	331
V. Redgranite	442	98.44%	0	0.00%	442	98.44%	7	1.56%	0	0.00%	7	1.56%	449
V. Wild Rose	310	99.04%	0	0.00%	310	99.04%	3	0.96%	0	0.00%	3	0.96%	313
T. Aurora	352	98.88%	0	0.00%	352	98.88%	4	1.12%	0	0.00%	4	1.12%	356
T. Bloomfield	370	97.37%	5	1.32%	375	98.68%	5	1.32%	0	0.00%	5	1.32%	380
T. Coloma	234	95.90%	5	2.05%	239	97.95%	5	2.05%	0	0.00%	5	2.05%	244
T. Dakota	470	95.72%	0	0.00%	470	95.72%	21	4.28%	0	0.00%	21	4.28%	491
T. Deerfield	254	97.69%	0	0.00%	254	97.69%	6	2.31%	0	0.00%	6	2.31%	260
T. Hancock	215	98.62%	0	0.00%	215	98.62%	3	1.38%	0	0.00%	3	1.38%	218
T. Leon	521	97.75%	3	0.56%	524	98.31%	9	1.69%	0	0.00%	9	1.69%	533
T. Marion	891	97.70%	9	0.99%	900	98.68%	12	1.32%	0	0.00%	12	1.32%	912
T. Mount Morris	482	99.38%	3	0.62%	485	100.00%	0	0.00%	0	0.00%	0	0.00%	485
T. Oasis	158	100.00%	0	0.00%	158	100.00%	0	0.00%	0	0.00%	0	0.00%	158
T. Plainfield	195	94.20%	4	1.93%	199	96.14%	5	2.42%	3	1.45%	8	3.86%	207
T. Poy Sippi	390	100.00%	0	0.00%	390	100.00%	0	0.00%	0	0.00%	0	0.00%	390
T. Richford	180	91.84%	3	1.53%	183	93.37%	9	4.59%	4	2.04%	13	6.63%	196
T. Rose	226	94.56%	7	2.93%	233	97.49%	6	2.51%	0	0.00%	6	2.51%	239
T. Saxeville	397	99.00%	0	0.00%	397	99.00%	4	1.00%	0	0.00%	4	1.00%	401
T. Springwater	605	98.86%	1	0.16%	606	99.02%	4	0.65%	2	0.33%	6	0.98%	612
T. Warren	248	95.02%	5	1.92%	253	96.93%	8	3.07%	0	0.00%	8	3.07%	261
T. Wautoma	504	95.82%	6	1.14%	510	96.96%	16	3.04%	0	0.00%	16	3.04%	526
Waushara County	9,091	97.38%	53	0.57%	9,144	97.94%	183	1.96%	9	0.10%	192	2.06%	9,336
Wisconsin	2,025,159	97.15%	9,312	0.45%	2,034,471	97.60%	48,737	2.34%	1,336	0.06%	50,073	2.40%	2,084,544

Source: U.S. Census, 2000

Table D-12. Housing Stress Index

Variables	Variable Weighting Score	Concentration Weight			
		1% to 10% of Units	11% to 25% of Units	26% to 50% of Units	Greater than 50% of units
Vacancy Rates					
Rental Vacancy Rate => 5%	0	0	0	0	0
Rental Vacancy Rate >3%< 5%	1	0	0	0	0
Rental Vacancy Rate >1%< 3%	5	0	0	0	0
Rental Vacancy Rate< 1%	10	0	0	0	0
Owner Occupied Vacancy Rate => 1.5%					
Owner Occupied Vacancy Rate >1%< 1.5%	1	0	0	0	0
Owner Occupied Vacancy Rate >0.5%< 1%	5	0	0	0	0
Owner Occupied Vacancy Rate <0.5%	10	0	0	0	0
Affordability					
Rental Costs <30% of hh Income	0	0	0	0	0
Rental Costs >30% of hh Income	1	1	5	10	15
Homeowner Costs <30% of hh Income					
Homeowner Costs >30% of hh Income	1	1	5	10	15
Age + Value (lowest % prevails)					
% units <\$50,000 & % units >40 yrs <25%	0	0	0	0	0
% units <\$50,000 & % units >40 yrs >25%<50%	1	0	0	0	0
% units <\$50,000 & % units >40 yrs >50%<75%	5	0	0	0	0
% units <\$50,000 & % units >40 yrs >75%	10	0	0	0	0
Overcrowding					
Rental units with <1 persons per room	0	0	0	0	0
Rental units with 1+ persons per room	1	1	5	10	15
Owner-occupied units with <1 persons per room					
Owner-occupied units with 1+ persons per room	1	1	5	10	15
Plumbing					
Housing Units with Complete Plumbing Facilities	0	0	0	0	0
Housing Units Lacking Complete Plumbing Facilities	1	1	5	10	15

D-13. Waushara County Composite Index, 2000

Jurisdiction	Vacancy Index		Affordability Index		Age + Value Index	Overcrowding Index		Plumbing Index	Total Score
	Rental	Owner Occupied	Rental	Owner Occupied		Rental	Owner Occupied		
C. Berlin (pt.)	0	10	10	10	0	0	0	0	30
C. Wautoma	0	0	10	5	1	1	1	1	19
V. Coloma	1	10	5	10	0	1	1	1	29
V. Hancock	0	0	5	5	1	0	1	0	12
V. Lohrville	10	0	15	5	0	0	0	0	30
V. Plainfield	0	0	5	5	1	1	1	0	13
V. Redgranite	0	0	10	5	1	0	1	0	17
V. Wild Rose	0	0	5	5	1	0	1	0	12
T. Aurora	0	5	5	1	0	0	1	0	12
T. Bloomfield	1	5	5	5	0	0	1	1	18
T. Coloma	10	5	1	5	0	0	1	1	23
T. Dakota	0	0	1	5	0	1	1	0	8
T. Deerfield	10	0	0	5	0	5	1	0	21
T. Hancock	0	0	1	5	0	0	1	0	7
T. Leon	10	0	5	5	0	0	1	0	21
T. Marion	0	0	10	5	0	1	1	0	17
T. Mount Morris	0	1	10	10	0	0	0	0	21
T. Oasis	10	1	5	10	0	0	0	0	26
T. Plainfield	0	0	10	5	0	5	1	1	22
T. Poy Sippi	0	5	10	5	0	0	0	0	20
T. Richford	0	10	5	1	0	0	1	1	18
T. Rose	1	5	5	5	0	0	1	1	18
T. Saxeville	5	1	5	5	0	0	1	0	17
T. Springwater	5	0	5	5	0	1	1	0	17
T. Warren	10	5	5	5	0	0	1	1	27
T. Wautoma	0	1	10	5	0	1	1	1	19
Waushara County	0	0	5	5	0	1	1	0	12

Source: ECWRPC, 2003

LAND USE APPENDICES

Table G-1	Equalized Value, 1980
Table G-2	Equalized Value, 1990
Table G-3	Equalized Value, 2000
Table G-4	Equalized Value, 2005
Table G-5	Land Use Acres by Real Estate Class, 1980
Table G-6	Land Use Acres by Real Estate Class, 1990
Table G-7	Land Use Acres by Real Estate Class, 2000
Table G-8	Land Use Acres by Real Estate Class, 2005
Table G-9	Town of Rose – Historic Land Prices, 1980 to 2005
Table G-10	Village of Wild Rose – Historic Land Prices, 1980 to 2005

Table G-2. Equalized Value, 1990

REAL ESTATE	T Aurora	C Berlin pt	T Bloomfield	V Coloma	T Coloma	T Dakota	T Deerfield	V Hancock	T Hancock	T Leon	V Lohrville	T Marion	T Mt Morris	T Oasis	V Plainfield	T Plainfield	T Poy Sippi	V Redgranite	T Richford	T Rose	T Saxeville	T Springwater	T Warren	C Wautoma	T Wautoma	V Wild Rose	Waushara Co.		
RESIDENTIAL																													
LAND	1,110,655	224,800	1,709,700	646,100	6,101,325	4,814,755	4,118,970	811,560	2,949,700	8,446,250	658,150	23,309,740	13,511,800	2,081,750	741,425	680,900	1,113,900	2,109,300	1,857,925	2,053,100	5,599,200	17,043,400	985,700	3,017,700	3,169,280	1,498,300	110,365,385		
IMP	7,173,200	657,600	5,793,500	4,833,325	9,510,700	14,364,000	8,351,870	4,307,700	7,154,240	17,387,800	2,822,475	38,971,150	21,120,300	4,370,700	7,310,850	3,738,800	7,423,658	8,455,450	4,536,730	4,785,400	12,736,450	26,283,300	3,850,150	18,408,600	12,465,830	7,048,100	263,861,878		
TOTAL	8,283,855	882,400	7,503,200	5,479,425	15,612,025	19,178,755	12,470,840	5,119,260	10,103,940	25,834,050	3,480,625	62,280,890	34,632,100	6,452,450	8,052,275	4,419,700	8,537,558	10,564,750	6,394,655	6,838,500	18,335,650	43,326,700	4,835,850	21,426,300	15,635,110	8,546,400	374,227,263		
COMMERCIAL																													
LAND	192,300	16,700	68,700	228,850	139,200	1,051,310	114,000	106,800	76,100	235,400	19,800	134,580	42,100		185,825	196,700	149,500	373,000	238,200	219,200	74,600	1,028,200	30,900	1,038,300	250,750	504,900	6,715,915		
IMP	1,522,860	4,600	345,700	1,789,250	355,875	1,960,790	125,630	694,800	312,300	390,700	158,800	661,675	170,700		2,404,450	2,772,000	1,064,890	2,188,100	213,300	75,600	342,700	819,800	146,000	9,413,300	1,648,520	4,553,900	34,136,240		
TOTAL	1,715,160	21,300	414,400	2,018,100	495,075	3,012,100	239,630	801,600	388,400	626,100	178,600	796,255	212,800		2,590,275	2,968,700	1,214,390	2,561,100	451,500	294,800	417,300	1,848,000	176,900	10,451,600	1,899,270	5,058,800	40,852,155		
MANUFACTURING																													
LAND	0	0	8,500	22,800	13,500	0	0	0	32,100	0	0	29,900	5,800	36,300	0	14,100	3,700	60,300	0	4,600	0	0	5,600	105,500	44,900	30,000	417,600		
IMP			60,600	304,200	161,900				2,049,800			105,100	71,800	126,400		96,300	12,200	887,200		34,200			24,500	1,916,400	228,800	262,200	6,341,600		
TOTAL	0	0	69,100	327,000	175,400	0	0	0	2,081,900	0	0	135,000	77,600	162,700	0	110,400	15,900	947,500	0	38,800	0	0	30,100	2,021,900	273,700	292,200	6,759,200		
AGRICULTURAL																													
LAND	7,224,905	31,700	7,402,900	79,225	6,596,175	4,270,285	7,311,020	107,800	9,571,515	4,395,200	162,340	4,831,360	3,842,600	14,805,400	82,700	12,518,200	6,336,684	367,200	4,708,875	6,219,100	5,334,680	4,499,700	5,287,550	0	5,209,530	143,400	121,340,044		
IMP	6,068,590	62,500	5,345,800	11,400	1,288,500	1,302,800	3,536,850	86,100	2,079,190	1,659,500	18,000	2,431,420	2,044,900	3,859,100	275,400	2,134,400	4,720,549	96,600	2,665,300	2,724,200	3,297,600	1,545,900	3,096,300	0	3,031,190	25,200	53,407,289		
TOTAL	13,293,495	94,200	12,748,700	90,625	7,884,675	5,573,085	10,847,870	193,900	11,650,705	6,054,700	180,340	7,262,780	5,887,500	18,664,500	358,100	14,652,600	11,057,233	463,800	7,374,175	8,943,300	8,632,280	6,045,600	8,383,850	0	8,240,720	168,600	174,747,333		
SWAMP & WASTE																													
LAND	1,483,805	0	322,700	0	31,900	525,925	32,480	0	52,100	192,800	0	116,985	154,900	6,700	0	48,000	517,172	0	229,500	28,100	331,900	19,900	411,350	0	358,000	0	4,864,217		
IMP																	3,000											3,000	
TOTAL	1,483,805	0	322,700	0	31,900	525,925	32,480	0	52,100	192,800	0	116,985	154,900	6,700	0	48,000	520,172	0	229,500	28,100	331,900	19,900	411,350	0	358,000	0	4,867,217		
FOREST																													
LAND	403,175	0	2,303,700	0	3,201,475	2,553,200	2,524,640	0	2,060,900	5,126,450	0	3,202,015	3,620,900	1,606,300	0	1,955,400	1,028,135	0	2,811,728	3,586,600	3,388,200	3,893,100	1,699,250	0	2,754,120	22,500	47,741,788		
IMP	700						7,000		1,900	200			25,400				4,205					52,900					92,305		
TOTAL	403,875	0	2,303,700	0	3,201,475	2,553,200	2,531,640	0	2,062,800	5,126,650	0	3,202,015	3,646,300	1,606,300	0	1,955,400	1,032,340	0	2,811,728	3,586,600	3,388,200	3,946,000	1,699,250	0	2,754,120	22,500	47,834,093		
OTHER																													
LAND	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
IMP																													
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL REAL ESTATE																													
LAND	10,414,840	273,200	11,816,200	976,975	16,083,575	13,215,475	14,101,110	1,026,160	14,742,415	18,396,100	840,290	31,624,580	21,178,100	18,536,450	1,009,950	15,413,300	9,149,091	2,909,800	9,846,228	12,110,700	14,728,580	26,484,300	8,420,350	4,161,500	11,786,580	2,199,100	291,444,949		
IMP	14,765,350	724,700	11,545,600	6,938,175	11,316,975	17,627,590	12,021,350	5,088,600	11,597,430	19,438,200	2,999,275	42,169,345	23,433,100	8,356,200	9,990,700	8,741,500	13,228,502	11,627,350	7,415,330	7,619,400	16,376,750	28,701,900	7,116,950	29,738,300	17,374,340	11,889,400	357,842,312		
TOTAL	25,180,190	997,900	23,361,800	7,915,150	27,400,550	30,843,065	26,122,460	6,114,760	26,339,845	37,834,300	3,839,565	73,793,925	44,611,200	26,892,650	11,000,650	24,154,800	22,377,593	14,537,150	17,261,558	19,730,100	31,105,330	55,186,200	15,537,300	33,899,800	29,160,920	14,088,500	649,287,261		

Source: WI DOR Final Statement of Assessment Report 1990.

Table G-5. Land Use Acres by Real Estate Class, 1980

Minor Civil Division	Residential	Commercial	Manufacturing	Agricultural	Swamp & Waste	Forest Land	Other	Total
Aurora town	186	46		14,898	5,681	944		21,755
Berlin city, pt.	22	3		117				142
Bloomfield town	264	10	3	17,321		4,990		22,588
Coloma village	144	11		251				406
Coloma town	2,101	105	13	8,936	159	8,177		19,491
Dakota town	838	196	4	9,338	3,298	6,045		19,719
Deerfield town	882	12		13,087	6,884			20,865
Hancock village			2	314				316
Hancock town	558		36	13,519	292	3,654		18,059
Leon town	3,150	57		11,399		7,641		22,247
Lohrville village	240	4		319				563
Marion town	114	2		10,506	519	6,694		17,835
Mount Morris town	243			11,244	602	6,607		18,696
Oasis town	348		40	16,862	61	4,212		21,523
Plainfield village	29	16		216				261
Plainfield town	220	35		14,047	665	5,768		20,735
Poy Sippi town	241	10	1	16,851	903			18,006
Redgranite village				37	594			631
Richford town	765	287		11,023	270	7,859		20,204
Rose town	2,314	349	11	11,962	214	5,914		20,764
Saxeville town	1,484	76		14,781	15	6,389		22,745
Springwater town								-
Warren town	471	26	10	11,454	3,624	5,076		20,661
Wautoma city			16					16
Wautoma town	1,141	23	108	11,150	1,347	6,097		19,866
Wild Rose village	2	1	69	195	26	48		341
Waushara County	15,757	1,269	313	219,827	25,154	86,115	0	348,435

Source: Table II, 1980 Clerk's Statement of Assessment as Reported on or Before September 19, 1980; WI DOR 1980 Statistical Report of Property Values

Table G-6. Land Use Acres by Real Estate Class, 1990

Minor Civil Division	Residential	Commercial	Manufacturing	Agricultural	Swamp & Waste	Forest Land	Other	Total
Aurora town	406	41		13,110	6,981	1,335		21,873
Berlin city, pt.	116	10		31				157
Bloomfield town	607	5	4	12,853	3,197	5,727		22,393
Coloma village	138	52	2	157				349
Coloma town	2,300	32	14	9,458	107	5,907		17,818
Dakota town	1,579	190		9,246	2,552	5,110		18,677
Deerfield town	1,689	10		13,079	66	5,307		20,151
Hancock village	30	10		306				346
Hancock town	691	27	18	12,627	214	3,827		17,404
Leon town	2,612	30		7,704	556	9,573		20,475
Lohrville village				339				339
Marion town	2,670	25	39	10,346	465	5,486		19,031
Mount Morris town	1,766	32	2	8,782	840	7,017		18,439
Oasis town	685		40	16,667	50	3,401		20,843
Plainfield village	47	17		231				295
Plainfield town	605	117	8	14,797	218	4,594		20,339
Poy Sippi town	251	19	1	12,789	1,971	2,618		17,649
Redgranite village	155	10	25	685				875
Richford town	1,386	277		9,912	1,114	5,909		18,598
Rose town	1,870	335	5	11,410	136	5,723		19,479
Saxeville town	1,438	67		11,436	1,177	7,277		21,395
Springwater town	1,656	263		7,757	197	6,875		16,748
Warren town	565	27	10	12,114	2,283	4,676		19,675
Wautoma city			36					36
Wautoma town	1,777	40	79	10,850	1,099	5,796		19,641
Wild Rose village	46	58	20	226		48		398
Waushara County	25,085	1,694	303	206,912	23,223	96,206	-	353,423

Source: WI DOR Final Statement of Assessment Report

Table G-7. Land Use Acres by Real Estate Class, 2000

Minor Civil Division	Residential	Commercial	Manufacturing	Agricultural	Undevelop	Ag Forest	Forest	Other	Total
Aurora town	711	72	-	9,604	7,554	-	3,487	121	21,549
Berlin city, pt.	120	9	31	17	17	-	-	-	194
Bloomfield town	995	7	3	11,582	3,297	-	4,796	338	21,018
Coloma village	188	40	15	16	65	-	-	-	324
Coloma town	2,739	28	14	6,447	2,894	-	4,212	45	16,379
Dakota town	2,115	195	4	7,131	3,416	-	4,403	88	17,352
Deerfield town	3,912	10	4	9,544	777	-	3,899	160	18,306
Hancock village	239	26	-	-	47	-	-	-	312
Hancock town	934	85	15	11,438	789	-	3,058	142	16,461
Leon town	2,326	38	-	5,422	3,634	-	7,826	92	19,338
Lohrville village	108	68	2	278	-	-	-	-	456
Marion town	3,526	119	2	7,323	1,421	-	5,762	50	18,203
Mount Morris town	2,249	44	2	4,993	3,249	-	6,582	107	17,226
Oasis town	451	49	-	16,033	917	-	3,040	110	20,600
Plainfield village	149	49	-	139	53	-	43	7	440
Plainfield town	1,094	142	5	13,195	1,909	-	3,629	63	20,037
Poysippi town	475	21	1	8,666	4,718	-	2,642	206	16,729
Redgranite village	260	16	18	504	-	-	-	1	799
Richford town	6,906	149	17	7,169	2,909	-	5,232	80	22,462
Rose town	2,042	333	36	5,896	4,162	-	5,522	31	18,022
Saxeville town	2,925	22	-	7,950	3,630	-	5,347	185	20,059
Springwater town	1,911	342	-	6,873	372	-	5,917	66	15,481
Warren town	644	38	10	8,393	5,584	-	4,512	175	19,356
Wautoma city	-	-	30	9	-	-	-	-	39
Wautoma town	2,389	246	5	6,614	3,248	-	5,436	140	18,078
Wild Rose village	259	88	9	20	-	-	-	-	376
Waushara County	39,667	2,236	223	155,256	54,662	-	85,345	2,207	339,596

Source: Statement of Assessment -- Updated Clerk's Values, WDOR.

Table G-8. Land Use Acres by Real Estate Class, 2005

Minor Civil Division	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Ag Forest	Forest	Other	Total
Aurora town	1,043	66	23	9,355	7,553	869	2,392	178	21,479
Berlin city, pt.	114	23	31	17	17	-	-	-	202
Bloomfield town	1,082	14	3	10,514	4,541	1,270	3,116	274	20,814
Coloma village	187	52	15	14	15	-	-	-	283
Coloma town	3,015	36	14	6,425	2,737	897	2,706	43	15,873
Dakota town	2,136	206	-	6,762	3,295	1,799	2,415	87	16,700
Deerfield town	3,578	10	4	9,986	740	893	2,124	139	17,474
Hancock village	207	27	0	0	0	0	96	0	330
Hancock town	1,027	155	15	10,087	1,565	965	2,617	60	16,491
Leon town	2,605	39	-	6,747	3,683	1,306	5,460	81	19,921
Lohrville village	301	24	2	22	158	4	54	-	565
Marion town	3,632	169	4	6,049	2,295	1,219	4,105	44	17,517
Mount Morris town	2,346	41	2	4,550	3,528	1,311	4,707	67	16,552
Oasis town	486	41	-	16,008	1,046	1,234	1,696	113	20,624
Plainfield village	114	31	-	139	59	14	19	7	383
Plainfield town	1,081	158	5	13,073	1,926	1,287	2,132	84	19,746
Poysippi town	569	24	1	8,321	4,826	906	1,411	180	16,238
Redgranite village	356	40	18	473	-	-	-	1	888
Richford town	2,467	212	17	6,047	2,836	1,619	3,112	98	16,408
Rose town	2,042	312	36	5,196	3,965	1,051	4,952	35	17,589
Saxeville town	2,982	28	-	7,425	3,929	1,415	2,998	182	18,959
Springwater town	2,132	347	-	4,768	1,889	964	5,350	50	15,500
Warren town	788	41	10	7,696	6,387	1,447	2,695	179	19,243
Wautoma city	-	-	26	26	59	-	-	-	111
Wautoma town	2,600	248	9	6,225	3,016	1,152	3,966	124	17,340
Wild Rose village	252	126	9	21	-	-	-	-	408
Waushara County	37,142	2,470	244	145,946	60,065	21,622	58,123	2,026	327,638

Source: WI DOR Final Statement of Assessment Report

Table G-9. Town of Rose - Historic Land Prices, 1980 to 2005

Real Estate Class	Acres	Equalized Value (\$)	\$/Acre
1980			
Residential	2,314	1,371,300	593
Commercial	349	193,100	553
Manufacturing	11	4,000	0
Agricultural	11,962	5,368,400	449
Swamp & Waste	214	54,800	256
Forest	5,914	3,652,800	618
Totals	20,764	10,644,400	513
1990			
Residential	1,870	2,053,100	1,098
Commercial	335	219,200	654
Manufacturing	5	4,600	920
Agricultural	11,410	6,219,100	545
Swamp & Waste	136	28,100	207
Forest	5,723	3,586,600	627
Total	19,479	12,110,700	622
2000			
Residential	2,042	4,072,000	1,994
Commercial	333	400,700	1,203
Manufacturing	0	0	0
Agricultural	5,896	2,231,500	378
Swamp & Waste	4,162	4,297,300	1,033
Forest	5,522	6,607,100	1,197
Other	31	70,000	2,258
Total	17,986	17,678,600	983
2005			
Residential	2,042	5,976,800	2,927
Commercial	312	563,300	1,805
Manufacturing	36	59,400	0
Agricultural	5,196	676,500	130
Undeveloped	3,965	3,907,800	986
Forest	6,003	14,976,300	2,495
Other	35	160,000	4,571
Total	17,589	26,320,100	1,496

Source: 1980 Statistical Report of Property Values, WI DOR

WI DOR Final Statement of Assessment and/or Statement

of Equalized Assessment for 1990, 2000 and 2005.

Table G-10. Village of Wild Rose - Historic Land Prices, 1980 to 2005

Real Estate Class	Acres	Equalized Value (\$)	\$/Acre
1980			
Residential	2	4,969,300	2,484,650
Commercial	1	3,194,000	3,194,000
Manufacturing	69	851,200	12,336
Agricultural	195	59,700	306
Swamp & Waste	26	-	-
Forest	48	-	-
Total	341	9,074,200	26,611
1990			
Residential	46	1,498,300	801
Commercial	58	504,900	1,507
Manufacturing	20	30,000	6,000
Agricultural	226	143,400	13
Swamp & Waste	-	-	-
Forest	48	22,500	4
Total	398	2,199,100	113
2000			
Residential	259	2,462,800	9,509
Commercial	88	809,200	9,195
Manufacturing	-	-	-
Agricultural	20	7,600	380
Swamp & Waste	-	-	-
Forest	-	-	-
Other	-	-	-
Total	367	3,279,600	8,936
2005			
Residential	252	3,141,500	12,466
Commercial	126	1,039,300	8,248
Manufacturing	9	56,900	6,322
Agricultural	21	3,500	167
Undeveloped	-	-	-
Forest	-	-	-
Other	-	-	-
Total	408	4,241,200	10,395

Source: 1980 Statistical Report of Property Valules, WI DOR
 WI DOR Final Statement of Assessment and/or Statement
 of Equalized Assessment for 1990, 2000 and 2005.



Center for Land Use Education

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Managing Rural Residential Development

By Anna L. Haines, Ph.D.
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As many communities begin to prepare their comprehensive plans and consider the various elements required under the comprehensive planning law, the relationship between agricultural or open space preservation with housing can be both confusing and contentious. Especially for those communities that are experiencing growth pressure struggling to manage rural residential development along with other community concerns can be difficult. One primary goal of many communities is to balance residential development with agricultural needs, open space, and natural resources while trying to retain a sense of place. Several plan implementation tools are available that local governments can use including, but not limited to: Large minimum lot size, purchase of and transfer of development rights, overlay zones for shorelands, hillsides, and other environmentally sensitive areas, and conservation subdivisions.

This is the first of two articles addressing rural residential development. In this article, I provide a brief definition of each tool, how each tool works, potential benefits, limitations, and references. In the following article, we will provide a more in-depth look at one of these tools – conservation subdivisions.

Which Tool is “Right” for Our Community?

Each community should decide on the types of tools they want to use. Recognize that your community can use these tools together – they are not mutually exclusive. It

is reasonable, for example, to have a purchase of development rights program in place along with overlay zones and a conservation subdivision ordinance. Below is a list of criteria to consider when choosing plan implementation tools:

- Does your community have an accepted plan that identifies rural residential development or at least sprawl as an issue?
- Does the plan specify goals and objectives that address how your community will contend with rural residential development?
- Will the tool accomplish any of your community's goals and objectives?
- Is the tool politically acceptable?
- Can the local government or some other organization administer the new tool given current personnel or is another position or committee necessary?
- Are there any enforcement issues the local government personnel would need to contend with?
- To be effective, would the same tool need to be used by adjoining communities and is a cooperative effort possible?

Answering the above questions will give you a better idea which tools are appropriate to use in your community. Avoid choosing to use any plan implementation tool before you have done your homework and understand how that tool works and the implications for administering and enforcing it.

[Tools for Managing Rural Residential Development](#)

(See table below.)

For Further Reading

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All comments and suggestions are appreciated for those who reviewed this article.

Tools for Managing Rural Residential Development

Tool	Definition	How it Works	Potential Benefits	Limitations
Large minimum lot size	<p>A common type of agricultural zoning that says that a farm cannot be broken into parcels below a certain size for farming purposes.</p> <p>Daniels and Bowers 1997: 117.</p>	<p>Designate minimum lot size within an agricultural zone.</p> <p>Determined by legal and political acceptance balanced with effective land protection.</p> <p>Examples: some Oregon counties – 80-acre minimum;</p> <p>McHenry County, IL – 40-acre minimum; Pennsylvania – 50-acre minimum.</p>	<p>Can be changed over time as circumstances change.</p> <p>Keep farmland in large blocks to maintain economic viability.</p> <p>Easy to administer.</p>	<p>Can be ineffective if lot size is reduced to a size that makes farming impossible.</p>
Purchase of development rights	<p>A landowner agrees to sell the rights to develop his/her property to a local government, land trust or DNR. The development rights to a piece of property can be separated from the bundle of rights that go with the land. With the sale of that development right, a conservation easement is put into effect which restricts development in perpetuity. The value of the development right is determined by the difference between the market value and agricultural value of the farmland.</p>	<p>Local government or land trust must determine how to buy development rights, bonds, impact fees, additional levy on property are some possibilities.</p> <p>A local ordinance designates how funds are to be allocated and which agency will operate the program.</p> <p>The PDR agency drafts program regulations and guidelines and selects criteria for making decisions on appropriate land to preserve.</p> <p>The PDR agency solicits and receives applications and ranks them.</p> <p>An appraisal of the development rights is conducted by a independent appraiser.</p>	<p>Seller gets sale price and possibly property and estate tax reduction. Voluntary and permanent means of land use control. Avoids property rights outcry that zoning can elicit. Equitable method of containing sprawl, protecting valuable farmland and openspace. Property is retained on tax rolls and is privately owned and managed. Can separate funding and managing conservation easements from administration of program.</p>	<p>Substantial acquisition costs involved.</p> <p>Can result in scattered preservation if only some landowners participate.</p> <p>Property owners may not donate development rights if they know they can be paid.</p> <p>Can undermine the power of regulation by creating incentive-based expectations.</p> <p>A challenge to administer and find funds.</p>

Tools for Managing Rural Residential Development (continued)

<p>Transfer of development rights</p>	<p>Similar to a PDR program in that the property owner agrees to separate his/her development rights from the bundle of rights that go with the land and a conservation easement is put into effect. Rather than the local government purchasing the development rights to a property, a TDR program transfer the "rights to develop" from one area to another. The property owner still sells his/her development rights, but those rights are bought by a developer. In turn, the developer can use those development rights to create a denser subdivision, for example.</p> <p>Daniels and Bowers 1997.</p>	<p>Must have a comprehensive plan in place.</p> <p>Transfer the "rights to develop" from one area – a "sending" or preservation area - to another – "receiving" or development area.</p> <p>The costs of purchasing the easements are recovered from developers who receive the building bonus.</p> <p>Buying development rights is similar to a PDR program, but more controlled than PDR.</p> <p>Designate sending and receiving areas. The components of a TDR program include a preservation zone, a growth area, a pool of development rights, and a procedure for transferring development rights.</p>	<p>Provides certainty about where development will happen</p> <p>Creates incentive for developers to buy development rights rather than the local government needing to find a source of funds to purchase them.</p> <p>Allows higher density (developer incentive) than zoning ordinance might allow.</p> <p>Creates a competitive market between sellers and buyers.</p>	<p>Lack of community willpower to designate a "receiving" area.</p> <p>Misconceptions about the concept of density and meaning of "higher" density.</p> <p>Program depends on a stable and predictable real estate environment.</p> <p>A consensus is necessary to place conservation easements on agricultural areas while allowing for an increase in development densities or "bonuses" in other areas.</p> <p>Can be a challenge to administer.</p>
<p>Overlay zones</p>	<p>A set of zoning requirements that is described in the ordinance text, is mapped, and is imposed in addition to those of the underlying district. It is a technique for imposing more restrictive standards for a certain area than those specified under basic zoning. Development within the overlay zone must conform to the requirements of both zones or the more restrictive of the two. It usually is employed to deal with special physical or cultural characteristics present in the underlying zone, such as flood plains, fragile environments, or historical areas.</p> <p>Schiffman 1999.</p>	<p>In Wisconsin a typical overlay zone is shoreland zoning. Shoreland zoning is overlaid onto usually already zoned areas, such as a residential zone around a lake.</p> <p>The ordinance must specify and map the area that is within the overlay zone.</p> <p>Other types of overlay zones include:</p> <p>Hazards overlay zones, such as floodplains;</p> <p>Hillside/slope overlay zones;</p> <p>Historic preservation overlay zones;</p> <p>Woodland protection overlay zones; and</p> <p>Groundwater overlay zones.</p>	<p>Communities can provide additional protection to environmentally sensitive areas without changing underlying zoning.</p> <p>Straightforward to administer.</p>	<p>Property owners, developers and other may not understand with which regulations they need to work.</p> <p>Like zoning, variances are possible and can dilute the power and usefulness of this type of zoning.</p>

Tools for Managing Rural Residential Development (continued)

<p>Conservation subdivisions</p>	<p>The purpose of a conservation subdivision is to protect natural resources while allowing for the maximum number of residences under current community zoning and subdivision regulations.</p>	<p>Can be formalized within an ordinance.</p> <p>One of the more popular methods advocated by Randall Arendt is a four step process that identifies primary and secondary conservation areas, designs open space to protect them, arrange houses outside of those protected areas and finally lay out streets, lots and infrastructure.</p> <p>Minnesota Land Trust and University of Minnesota 2001.</p>	<p>Achieves a community goal of preserving openspace at the same density standard.</p> <p>None of the land is taken for public use unless the developer/owners want it to be.</p> <p>There are a variety of ownership choices: The original landowner, a farmer, for example, can retain ownership of up to 70% of the land and continue to work that land as a farm; and/or a homeowner's association, a local government, or a land trust can manage the property.</p> <p>If implemented under a plan and with conservation as the motivation, potential benefits include: "does not require public expenditure of funds; does not depend on landowner charity; does not involve complicated regulations for shifting rights to other parcels; does not depend upon the cooperation of two or more adjoining landowners to make it work.</p> <p>Better Designs for Development in Michigan</p>	<p>It is not a panacea.</p> <p>Conservation subdivision design should take place with a planning framework and conservation goals in place.</p> <p>These subdivisions should connect to a broader network of conservation areas, if not a community will have a chopped up landscape.</p> <p>Conservations subdivisions not attached to already developed areas and not connected to services result in poor land use practices.</p> <p>May not provide any affordable housing.</p>
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Center for Land Use Education

The Land Use Tracker

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An Innovative Tool for Managing Rural Residential Development: A Look at Conservation Subdivisions

by Anna Haines, Ph.D.

This is the second of two articles addressing rural residential development. The [previous article on rural residential development](#) provided a definition of four related management tools (large minimum lot size, purchase of and transfer of development rights, and conservation subdivisions), and explained briefly how each tool worked, its potential benefits and limitations, and provided a list of references. In this article, I will provide a more in-depth look at conservation subdivisions.

The comprehensive planning law (or "Smart Growth" law) specifies nine elements that must be in the comprehensive plan. Among them is the implementation element that needs to outline the types of plan implementation tools a community will use to implement its plan. One primary goal of many communities is to balance residential development with agricultural needs, open space, and natural resources while trying to retain a sense of place. This kind of goal can make an important link between the housing, and agriculture, cultural and natural resources element of the comprehensive plan.

Consideration of the goals and objectives within the comprehensive plan is necessary as the community considers the types of tools it will use to achieve its plan. One potentially useful tool to achieve the above goal is to describe conservation subdivisions as a *floating* zoning district or a conditional use in residential districts in the local zoning or land division code.

A model conservation subdivision ordinance was prepared by UW Extension. Local governments are not required to adopt this ordinance (see Ohm 2000), but may find it useful in crafting their own conservation subdivision ordinance.

Conservation Subdivisions: A Definition

Conservation subdivisions are characterized by common open space and clustered compact lots. The purpose of a conservation subdivision is to protect farmland and/or natural resources while allowing for the maximum number of residences under current community zoning and subdivision regulations. In

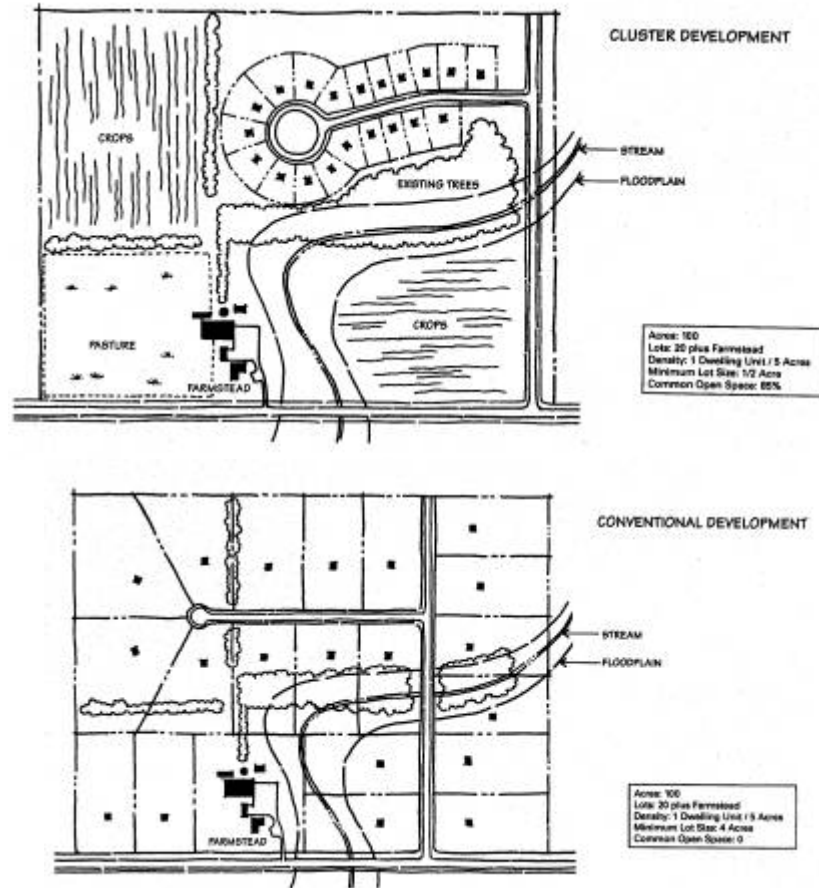
some cases a greater density (density bonus) may be offered in the local ordinance to encourage this approach to residential development planning. Generally, this tool is used for parcels 40 acres or larger.

Development Density

One interesting feature of conservation subdivisions is that they are density neutral (except where a density bonus is offered). What does density neutral mean? Many people assume that a conservation subdivision automatically implies a reduction in the number of lots allowed on a parcel of land. Actually, the same numbers of lots are built in a conservation subdivision as would be built in a conventional subdivision. Thus, a conservation subdivision maintains the same level of density as a conventional subdivision. Conventional lot-by-lot subdivisions spread development evenly throughout a parcel without consideration to environmental or cultural features (Ohm 2000).

The primary difference between conservation subdivisions and conventional ones involves the location of the homes on one part of the parcel, i.e., the homes are clustered. Other changes involve management and ownership of the land that has been left for preservation.

Figure 1: Conservation vs. Conventional Subdivision Layout



Source: SEWRPC. 2002. "Model Zoning Ordinance For Rural Cluster Development"
www.sewrpc.org/modelordinances/default.htm

Open Space Design, Use and Ownership Options

Conservation subdivision ordinances generally require permanent dedication of 40% or more of the total development parcel as open space. Open space design requirements often include contiguity and connection to other open space or conservation areas. Open space uses may include agriculture, forestry or outdoor recreation and in some cases has included use for waste water disposal or sports facilities in urbanizing areas. There are a variety of ownership choices for the open space (individual residential lots are owned as in conventional subdivisions): The original landowner can retain ownership of the land and continue to use it as a farm, for example (usually agricultural use is limited; a confined animal feed lot is an inappropriate use, while a vegetable farm is appropriate); a homeowner's association could manage it, it can be held as individual outlots for each of the building lots, or a local government or a land trust can manage the property for conservation purposes or outdoor recreation.

Consolidated infrastructure and reduced development costs

Clustering homes reduces the amount of infrastructure. For example, the linear miles of road are reduced; thus, the associated costs of construction, operations and maintenance are also reduced. As well it is possible to share wells and septic systems in these clustered developments. However, placement of wells and septic systems must be carefully designed to prevent unwanted uptake of wastewater into private wells.

Marketing amenities

Conservation subdivisions are desirable from a developer/realtor perspective. They appeal to potential homeowners who want easy access to open space for the views and/or for a range of outdoor activities, i.e., a "golf course" development without the golf course.

How it works

One of the more popular methods is advocated by Randall Arendt who has outlined a four step process. The process begins with the community identifying the cultural and natural resources that are valued on a specific parcel earmarked for development. This communication results in (i) identifying primary and secondary conservation areas, (ii) designing open space to protect them, (iii) arranging houses outside of those protected areas, and (iv) finally laying out streets, lots and infrastructure. Often between 40% to 80% of the site is permanently set aside for open space (Arndt 1992, Minnesota Land Trust 2000, Natural Lands Trust).

Potential Benefits

Conservation development or subdivisions **potentially** can benefit a community in a variety of ways:

- Achieves a community goal of preserving open space at the same density standard as is outlined in current ordinances.
- Establishes an open space network, if done within the context of a comprehensive plan and these types of developments/subdivisions are purposefully linked together. Continuous open space (farmland, forest or other natural resources) allows for greater benefits for the environment, i.e., habitat preservation for wildlife, and for a local economy if

dependent on agriculture and/or tourism. This open space network also can extend and join recreational trails.

- None of the land is taken for public use unless the developer/owners want it to be.
- Does not require public expenditure of funds.
- Does not depend on landowner charity.
- Does not involve complicated regulations for shifting rights to other parcels.
- Does not depend upon the cooperation of two or more adjoining landowners to make it work.
- Provides a quality residential and recreational environment.

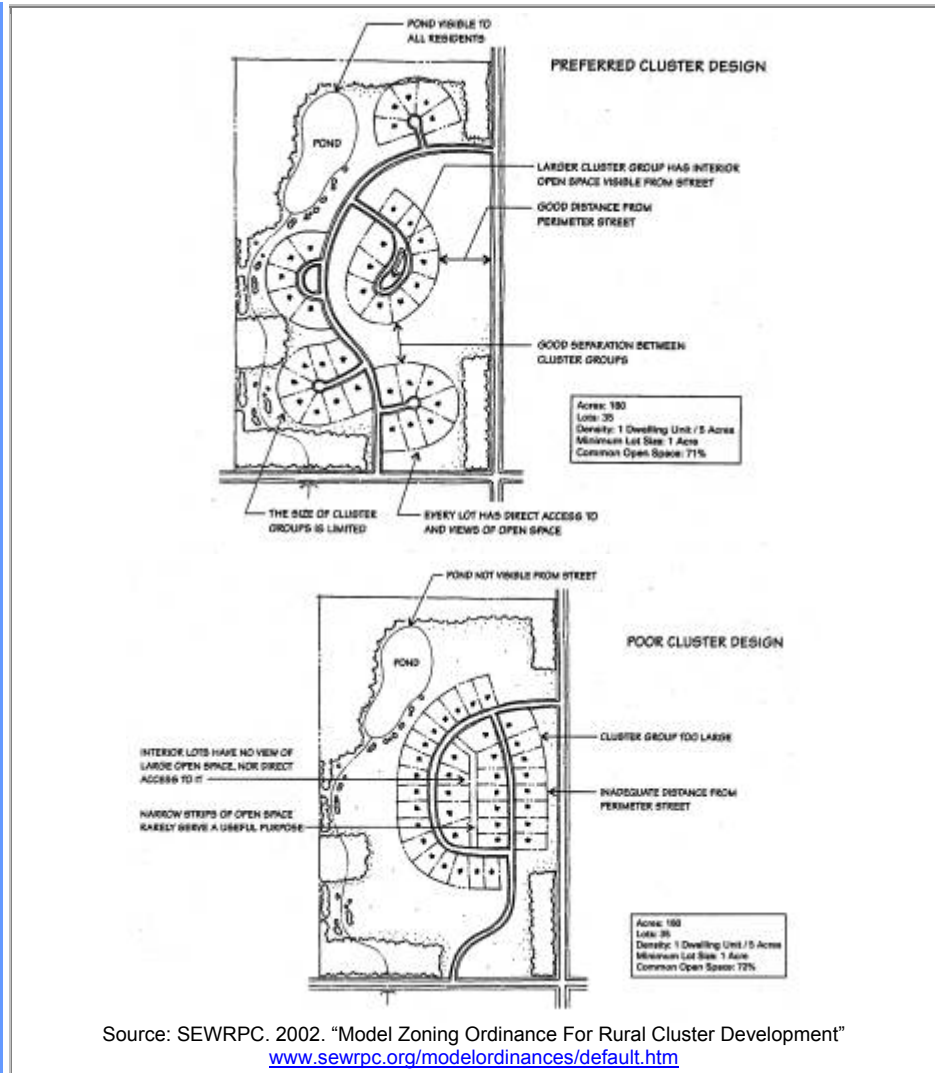
Source: Better Designs for Development in Michigan and Minnesota Land Trust and University of Minnesota 2001.

Limitations

While conservation subdivisions can achieve a variety of benefits, there are a number of limitations to consider:

- Conservation subdivisions are not a panacea. Used alone they cannot fully accomplish goals related to establishing and preserving open space or managing residential development.
- These subdivisions should connect to a broader network of conservation areas, if not a community will have a chopped up landscape.
- Conservations subdivisions not attached to already developed areas and not connected to services can result in poor land use practices.
- If one goal of your community is to create affordable housing, conservation subdivisions may not provide this housing option. Many conservation subdivisions are expensive, and are marketed to “high end consumers.” On the other hand, there is no reason why these types of subdivisions cannot include more affordable housing.
- If a goal of the community is to promote development that is less dependent on the automobile, conservation subdivisions may not help.
- Technical assistance is important. Poorly designed conservation subdivisions may not achieve open space goals of the community.

Figure 2: Good vs. Poor Cluster Design



Guidelines for conservation subdivision development and design:

- Conservation design is not a panacea
- Setting goals in the community's planning framework is critical.
- It is important to have good resource information
- Think big and plan for a large open space network
- Ordinances should create incentives and reduce barriers
- Open space should be diligently designed, not just set aside
- Water quality and quantity is paramount
- The management of the protected areas is critical
- Conservation development must be profitable
- Many of the barriers to change are not technical, but institutional

Source: Minnesota Land Trust, 2000.

Is This Tool "Right" for Our Community?

Each community should decide on the types of land management tools they

want to use. Recognize that your community should choose a number of tools rather than rely on one exclusively. The reason to choose a group of tools is to bring strength where one tool is weak and to send consistent signals to the development community and property owners regarding appropriate and planned uses for particular parcels. It is reasonable, for example, to have a purchase of development rights program in place along with overlay zones and a conservation subdivision ordinance. Below is a list of criteria to consider when choosing plan implementation tools, including conservation subdivisions:

- Does your community have an accepted plan that identifies rural residential development, open space, or sprawl as an issue?
- Does the plan specify goals and objectives that address how your community will contend with rural residential development?
- Will the tool accomplish any of your community's goals and objectives?

Is the tool politically acceptable?

Can the local government or some other organization administer the new tool given current personnel or is another position or committee necessary?

Are there any enforcement issues local government personnel would need to contend with?

To be effective, would the same tool need to be used by adjoining communities and/or is a cooperative effort possible?

Answering the above questions will give you a better idea which tools are appropriate to use in your community. Avoid choosing any plan implementation tool before you have done your homework. Understand how that tool works and the implications for administering and enforcing it.

Resources

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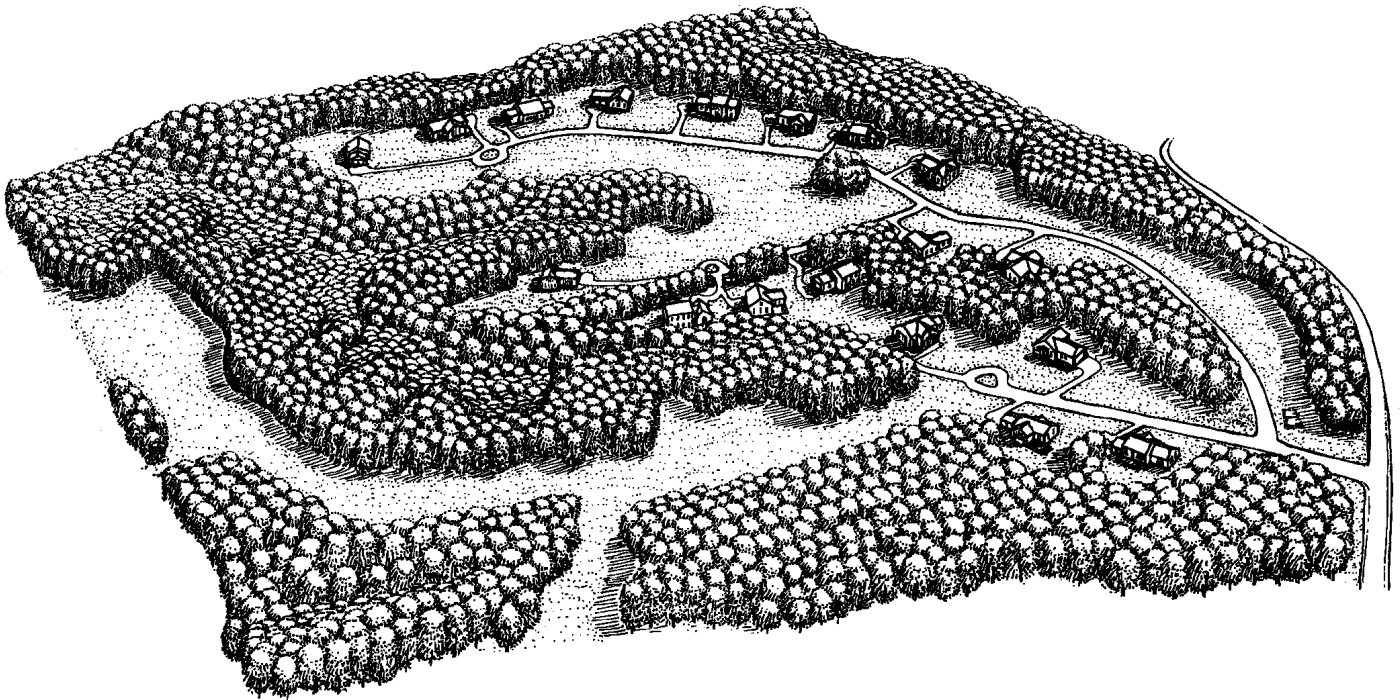
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Alicia Acken contributed to an earlier draft of this article. DNR’s Land Use Team, Michael Dresen, Gary Korb, Lynn Markham and Brian Ohm reviewed this article for form and content. Any errors, mistakes and omissions remain the responsibility of the author.

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BETTER DESIGNS FOR DEVELOPMENT IN MICHIGAN

PUTTING CONSERVATION INTO LOCAL LAND USE REGULATIONS



Local communities can take control of their destinies so that conservation goals will be achieved simultaneously with development objectives, in a manner that is fair to all parties concerned. This “bird’s-eye” perspective shows a new way of designing residential developments which differ dramatically from the current land consumptive approach typical of most Michigan communities. In the subdivision shown above, the developer can build the maximum number of homes permitted under the community’s zon-

ing, while at the same time permanently protecting over half of the property, adding it to an interconnected network of conservation lands. The property illustrated above has been used elsewhere in this booklet to demonstrate the principles of “conservation planning/design.” If you would prefer to see new development create more livable communities and in the process conserve irreplaceable natural resources such as prime farmlands, forest land and wildlife habitat, this approach may be right for your community.

THE CONSERVATION PLANNING/DESIGN CONCEPT

Each time a property is developed (especially for residential purposes), an opportunity exists for adding land to a community-wide network of conservation lands. Although such opportunities are seldom taken in most communities, this situation could be reversed fairly easily by making several small but significant changes to a community's land use plan and regulations

Simply stated, Conservation Planning/Design rearranges the development on each parcel as it is

being planned so that only half (or less) of the buildable land is consumed by lots and streets. Without controversial "down zoning," the same number of lots can be developed, but in a less land consumptive manner, allowing the balance of the property to be permanently protected and added to an interconnected network of conservation lands. This "density neutral" approach provides a fair and equitable way to balance conservation and development objectives.

FOUR KEY CONSERVATION TOOLS

Experience around the country has shown communities which are likely to be successful at conserving significant amounts of land on an on-going basis incorporate the following techniques into their community planning:

1 *Envisioning the Future: Performing "Community Audits"*

Successful communities have a realistic understanding of their future. The audit projects past and current development trends into the future so that officials and residents may easily see the long-term results of continuing with current land use regulations. Communities use this knowledge to periodically review and adjust their goals and strategies for conservation and development.


2 *Identifying Networks of Conservation Lands*

Successful communities have a good understanding of their important natural, scenic and historic resources. They establish reasonable goals for conservation and development that reflect their special resources, existing land use patterns and anticipated growth. Their Land Use Plans document these resources, goals and policies. The plan contains language about the kinds of ordinance updating and conservation programs necessary for those goals to be realized. A key part of the Land Use plan is a Map of Potential Conservation Lands that is intended to identify the location of potential conservation lands in each development as it is being laid out.

3 *Conservation Zoning: A "Menu of Choices"*

Successful communities have legally defensible, well-written zoning regulations that meet their "fair share" of future growth and provide for a logical balance between community goals and private landowner interests. They incorporate resource suitabilities, flexibility, and incentives to require the inclusion of permanent conservation lands into new development. The four zoning options summarized in this publication, and described in detail in the Better Designs for Development manual, respect the property rights of landowners and developers without unduly impacting the remaining natural areas that make our communities such special places in which to live, work and recreate.

4 *Conservation Design: A Four Step Process*

Successful communities recognize that both design standards and the design process play an important part in conserving a community's natural and scenic resources. Such communities adopt land use regulations which require site planning while identifying the special features of each property, and introduce a simple methodology showing how to lay out new development, so that the majority of those special features will be permanently protected in designated conservation areas or preserves. To a considerable extent, these areas can be pre-identified in the Land Use Plans' Map of Potential Conservation Lands so that as each area is developed it will form an integral part of a community-wide network of protected conservation lands, as noted above. 

ENVISIONING THE FUTURE

PERFORMING "COMMUNITY AUDITS"

The future that faces most communities in Michigan under current zoning practices is the systematic conversion of every unprotected acre of buildable land into developed uses. Most local ordinances allow, encourage and in many cases mandate standardized layouts of "wall-to-wall lots." Over a period of time this process produces a broader pattern of "wall-to-wall sprawl" (see Figure 1). The "community audit" visioning process helps local officials and residents see the ultimate result of continuing to implement current land-use policies. The process helps start discussions about how current trends can be modified so that a more desirable future is ensured.

No community active plans to become a bland expanse of suburban-type "sprawl." However, most zoning codes program exactly this outcome. Communities can perform audits to see the future before it happens, so that they will be able to judge whether a mid-course correction is needed. A community audit entails:

Numerical Analysis

The first step involves a numerical analysis of growth projections, both in terms of the number of dwelling units and the number of acres that will probably be converted into houselots and streets under present codes.

Written Evaluation

The second step consists of a written evaluation of the land-use regulations that are currently on the books, identifying their strengths and weaknesses and offering constructive recommendations about how they can incorporate the conservation techniques described in this booklet. It should also include a realistic appraisal of the extent to which private conservation efforts are likely to succeed in protecting lands from development through various non-regulatory approaches such as purchases or donations of conservation easements or fee title interests.

"Build-Out" Maps

The third step entails mapping future development patterns on a map of the entire community (see Figure 2). Alternatively, the "build-out map" could focus only on selected areas in the community where development is of the greatest immediate interest, perhaps due to the presence of special features identified in the Land Use Plan or vulnerability due to development pressures.

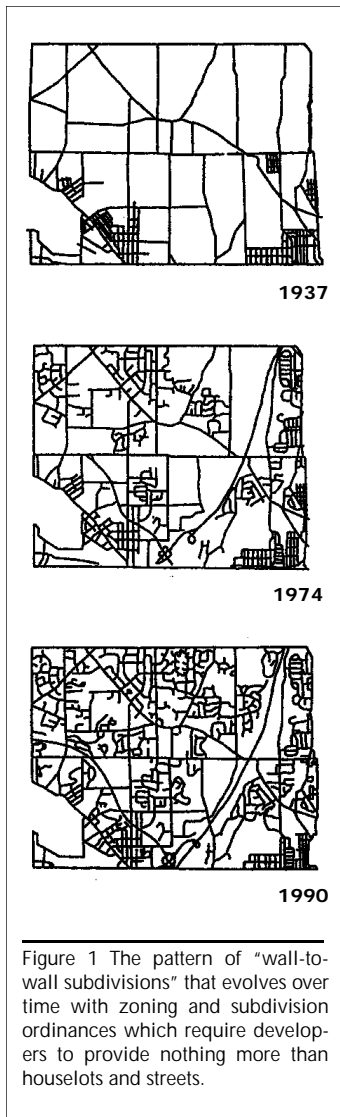


Figure 2 A matching pair of graphics, taken from an actual "build-out map," showing existing conditions (mostly undeveloped land) contrasted with the potential development pattern of "checkerboard suburbia" created through conventional zoning and subdivision regulations.

The following parts of this booklet describe practical ways in which communities can take control of their destinies so that conservation goals will be achieved simultaneously with development objectives, in a manner that is fair to all parties concerned.

IDENTIFYING NETWORKS OF CONSERVATION LANDS

Although many communities in Michigan have adopted Land Use Plans which outline the need to protect their natural, aesthetic and historic resources, very few have taken the next logical step of identifying these areas and creating a Map of Potential Conservation Lands

Such a map is the first step for any community interested in conserving natural and aesthetic resources in an interconnected network. The Map of Potential Conservation Lands serves as the tool which guides decisions regarding which land to protect in order for the network to eventually take form and have substance.

A Map of Potential Conservation Lands usually starts with information contained in the community's existing planning documents. The next task is to identify two kinds of resource areas. Primary Conservation Areas comprise only the most severely constrained lands, where development is typically restricted under current codes and laws (such as wetlands, flood plains, and areas where slopes exceeding 20-25% predominate). Secondary Conservation Areas include all other locally noteworthy or significant features of the natural or cultural landscape. This may include features such as mature woodlands, wildlife habi-

tats and scenic roadways, prime and unique farmlands, prime timberlands, groundwater recharge areas, greenways and trails, river and stream corridors, historic sites and buildings, and scenic viewsheds. These Secondary Conservation Areas are often best understood by the local residents who may be directly involved in their identification. Usually under most community land use regulations these resource areas are totally unprotected and are simply zoned for one kind of development or another.

A base map is then prepared on which the Primary Conservation Areas have been added to an inventory of lands which are already protected (such as parks, land trust preserves, and properties under conservation easement). Clear acetate sheets (or GIS Data Layer) showing each kind of Secondary Conservation Area are then laid on top of the base map in an order reflecting the community's preservation priorities (as determined through public discussion).

This "sieve mapping" process will reveal certain situations where two or more conservation features appear together (such as woodlands and wildlife habitats, or farmland and scenic viewsheds). It will also reveal gaps where no features appear.

Although this exercise is not an exact science, it frequently helps local officials and residents visualize how various kinds of resource areas are spatially related to one another, and enables them to tentatively identify both broad swaths and narrow corridors of resource land that could be protected in a variety of ways. Figure 3 illustrates a portion of a township map which has followed this approach.

The planning techniques which can best implement the community-wide Map of Potential Conservation Lands are **Conservation Zoning** and **Conservation Design**. These techniques, which work hand in hand, are described in detail below. Briefly stated, **Conservation Zoning** expands the range of development choices available to landowners and developers. And just as importantly, it also eliminates the option of creating full-density suburban sprawl layouts that convert all land within new developments into new lots and streets.

The second technique, **Conservation Design**, devotes half or more of the buildable land area within a development as undivided permanent conservation lands. Not surprisingly, the most important step in designing a new development using this approach is to identify the land that is to be preserved. By using the community-wide Map of Potential Conservation Lands as a template for the layout



Figure 3 Part of a Map of Potential Conservation Lands showing roads, parcel lines, historic structures (large dots), and the following resource areas: wetlands/floodplains (dark gray), woodlands (medium gray), open fields and pastures (white), and prime farming soils (diagonal hatched lines).

and design of conservation areas within new developments, an interconnected network of conservation lands spanning the entire community is eventually created.

Figure 4 shows how the conservation lands in three adjoining developments has been designed to connect, and illustrates the way in which the Map of Potential Conservation Lands can become a reality.

Figure 5 provides a bird's-eye view of a landscape where an interconnected network of conservation lands has been gradually protected through the steady application of conservation zoning techniques and conservation design standards.

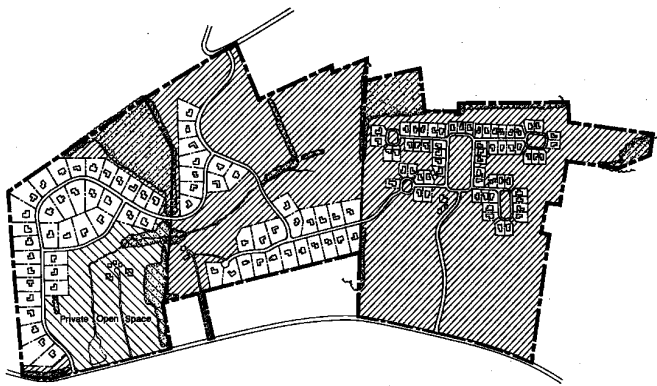


Figure 4 The conservation lands (shown in gray) were deliberately laid out to form part of an interconnected network of open space in these three adjoining subdivisions.

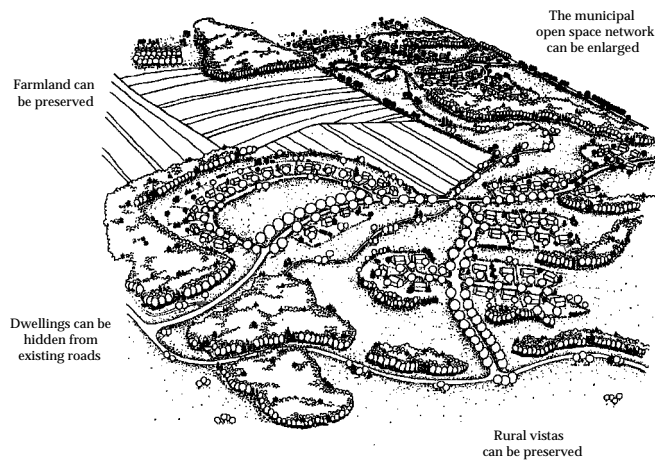


Figure 5 The end-result of applying the techniques described in this booklet is illustrated in this perspective sketch prepared by the Montgomery County Planning Commission.

CONSERVATION ZONING

A "MENU" OF CHOICES

As mentioned previously the main reason that most new development in Michigan consists of nothing more than new lots and streets is that most communities have adopted a very limited planning model whose sole purpose is to convert natural lands into developed properties. Little if anything is asked in respect to conserving natural resources or providing neighborhood amenities (see Figure 9).

Communities wishing to discourage this type of development pattern need to consider modifying their zoning to require new development to set aside at least 50 percent of the buildable land as permanently protected conservation lands. The development potential that could normally be realized in this area is "transferred" to the remaining 50 percent of the buildable lands on the property.

Following this approach, a municipality would first calculate a site's yield using traditional zoning. A developer would then be permitted full density only if at least 50 percent (or more) of the buildable land is maintained as undivided conservation lands (illustrated in Figure 6: "Option 1"). Under certain conditions communities might also consider offering as much as a 100 percent density bonus for protecting 70 percent of the land (Figure 7: "Option 2").

It is noteworthy that the 36 village-like lots in Option 2 occupy less land than the 18 lots in Option 1, and that Option 2 therefore contributes more significantly to the goal of creating community-wide networks of conservation lands. The village-scale lots in Option 2 are based on traditional neighborhood design principles and are modeled after historic hamlet and village layouts. This type of development has proven to be particularly popular with empty nesters, single-parent households, and couples with young children.

Developers wishing to serve the large lot market have a "country properties" option (Figure 8: "Option 3"). Under this option up to 20 percent of the properties gross area (10 acres in this case) may be split into small lots. The average size of these small lots may be no less than two acres. The remainder of the property may remain as a single contiguous parcel or if area allows this parcel may be split into large lots a minimum of 25 acres in area..

Under conservation zoning, absent from this menu of choices is the conventional full-density development providing no conservation lands (Figure 9). Because that kind of development causes the largest loss of resource lands and poses the greatest obstacle to conservation efforts, it is not included as an option under this approach.

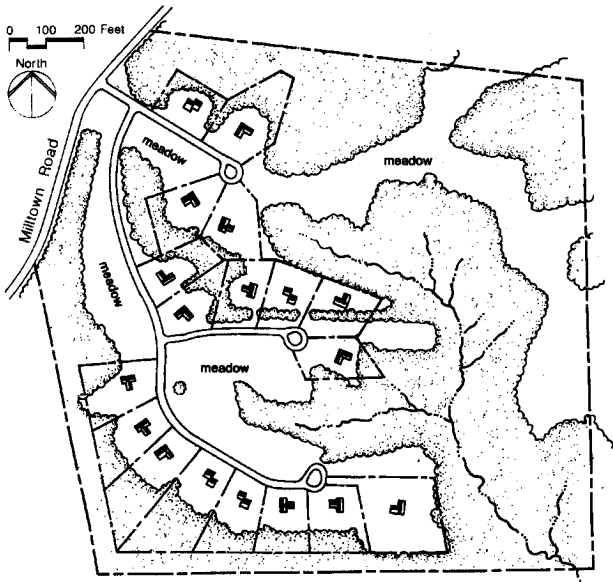


Figure 6
 Option 1 Density-neutral with Pre-existing Zoning
 18 Lots Lot Size Range: 20,000 to 40,000 sq. ft.
 50% undivided open space

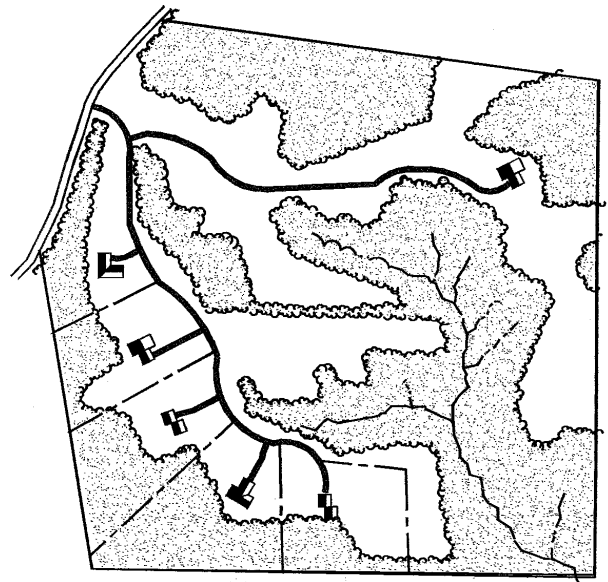


Figure 8
 Option 3 County Properties
 A maximum of 5 lots may be created on 10 acres
 The remainder of the land remains as a single parcel or may be divided into lots 25 acres or greater in area

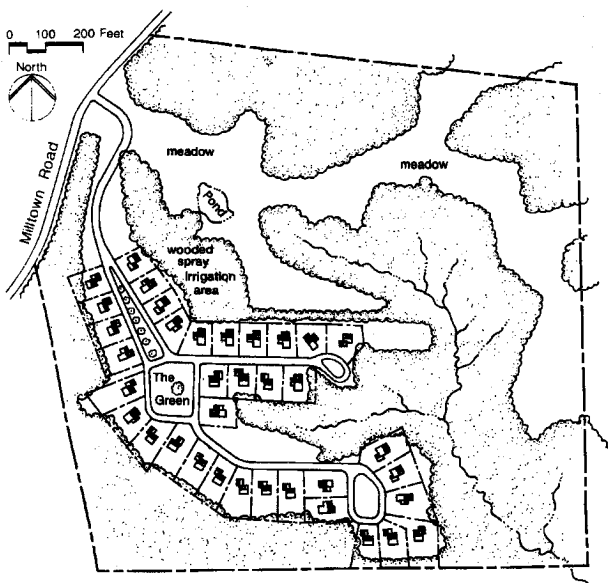


Figure 7
 Option 2 Hamlet or Village
 36 Lots Lot Size Range: 6,000 to 12,000 sq. ft.
 70% undivided open space

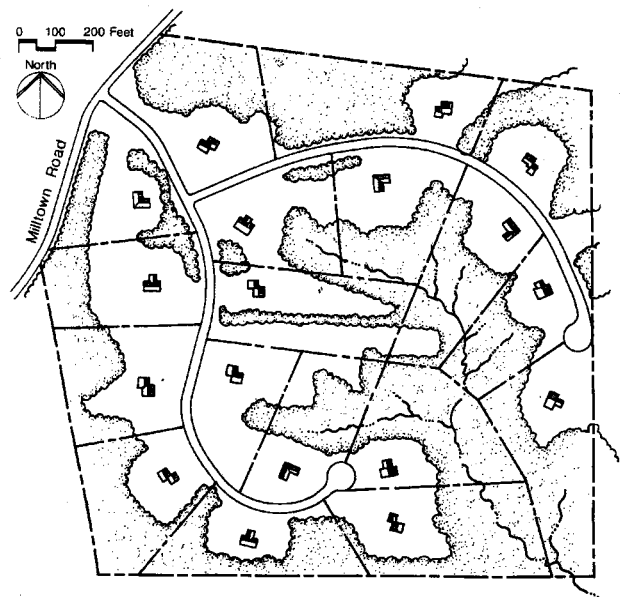


Figure 9 The kind of subdivision most frequently created in Michigan is the type which blankets the development parcel with houselots, and which pays little if any attention to designing around the special features of the property. However, such a sketch can provide a useful estimate of a site's capacity to accommodate new houses at the base density allowed under zoning—and is therefore known as a "Yield Plan."

CONSERVATION DESIGN, A FOUR-STEP PROCESS

Designing developments around the central organizing principle of land conservation is not difficult. However, it is essential that ordinances contain clear standards to guide the conservation design process. The four-step approach described below has been proven to be effective in laying out new full-density developments where all the significant natural and cultural features have been preserved.

Step One consists of identifying the land that should be permanently protected. The developer incorporates areas pre-identified on the community-wide Map of Potential Conservation Land and then performs a site analysis in order to precisely locate features to be conserved. The developer first identifies all the Primary Conservation Areas (Figure 10). He then identifies Secondary Conservation Areas (Figure 11) which comprise noteworthy features of the property that are typically unprotected under current codes. These include: mature woodlands, greenways and trails, river and stream corridors, prime farmland, hedgerows and individual free-standing trees or tree groups, wildlife habitats and travel corridors, historic sites and structures, scenic viewsheds, etc. After “greenlining” these conservation elements, the remaining

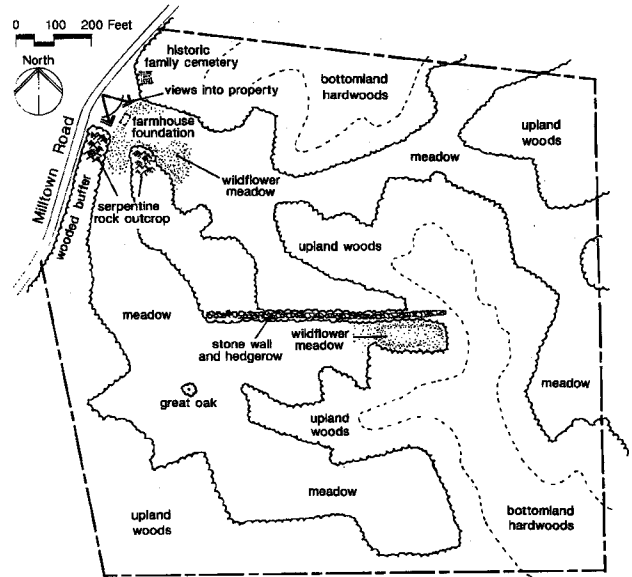


Figure 11
Step One, Part Two
Identifying Secondary Conservation Areas

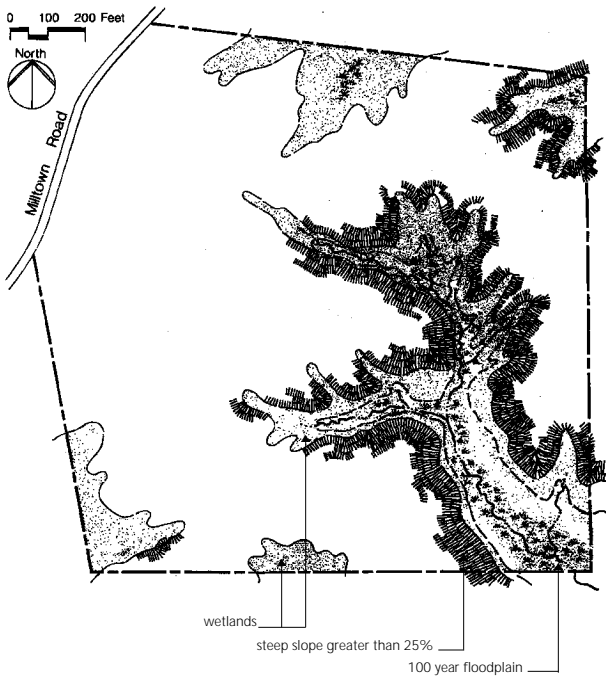


Figure 10
Step One, Part One
Identifying Primary Conservation Areas

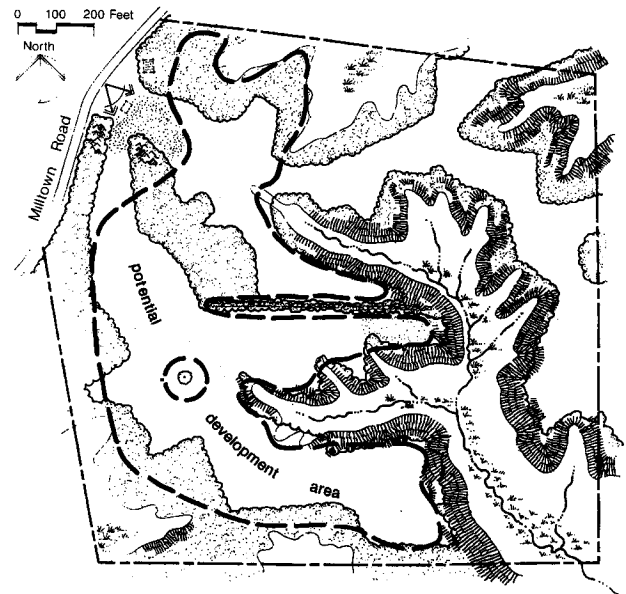


Figure 12
Outline Potential Development Areas
for Options 1 & 2

part of the property becomes the Potential Development Area (Figure 13).

Step Two involves locating sites of individual building envelopes within the Potential Development Area so that their views of the conservation lands are maximized (Figure 13). The number of building envelopes is a function of the density permitted within the zoning district, as shown on a Yield Plan (Figure 9).

Step Three simply involves “connecting the dots” with streets and informal trails (Figure 14), while **Step Four** consists of drawing in the lot lines (Figure 15).

This approach reverses the sequence of steps in laying out conventional developments, where the street system is the first thing to be identified, followed by lot lines fanning out to encompass every square foot of ground into new lots. When communities require nothing more than “new lots and streets,” that is all they receive. By setting community standards higher and requiring 50 to 70 percent conservation lands as a precondition for achieving full density, officials can effectively encourage the conservation of natural and scenic resources in their community. The protected conservation lands in each new development become building blocks that add new acreage to a community-wide network of interconnected conservation lands each time a property is developed.

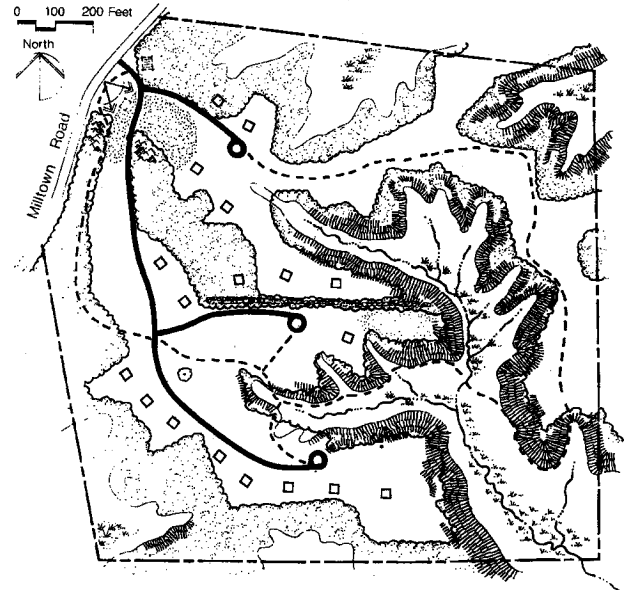


Figure 14
Step Three
Aligning Streets and Trails

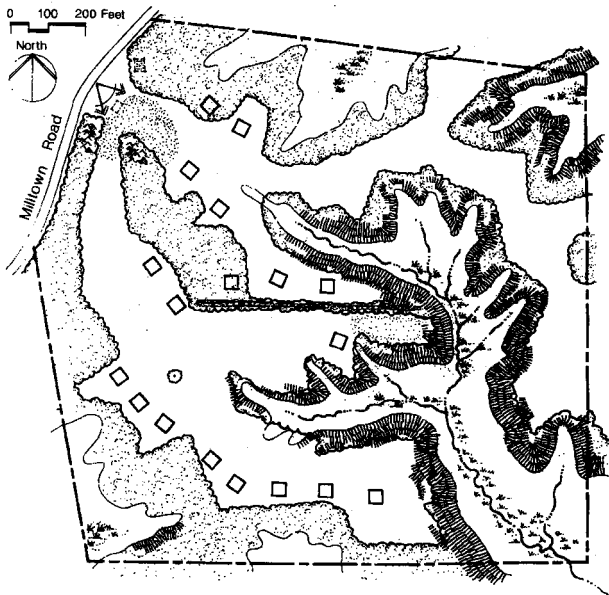


Figure 13
Step Two
Locating House Sites

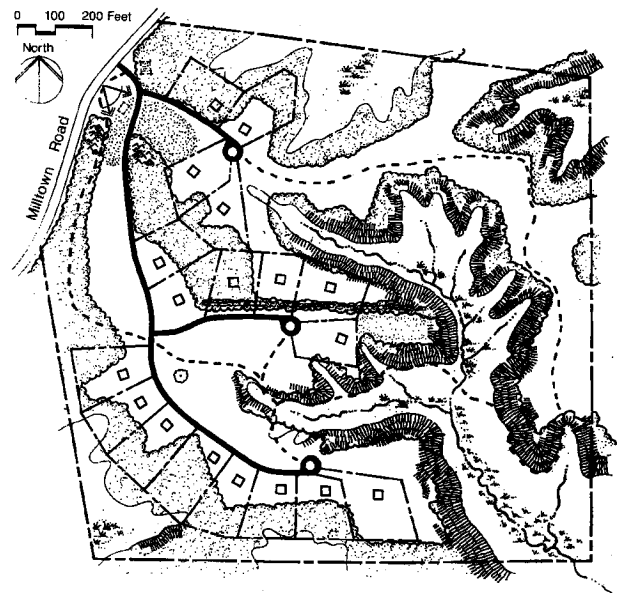


Figure 15
Step Four
Drawing in the Lot Lines

FREQUENTLY ASKED QUESTIONS

ABOUT CONSERVATION DEVELOPMENT DESIGN

Q. Does conservation planning/design involve a “takings”?

A. No. People who do not fully understand this conservation-based approach to development may mistakenly believe that it constitutes “a taking of land without compensation.” This misunderstanding may stem from the fact that conservation developments, as described in this booklet, involve either large percentages of undivided conservation lands or lower overall building densities.

There are two reasons why this approach does not constitute a “takings.”

First, no density is taken away. Conservation zoning is fundamentally fair because it allows landowners and developers to achieve full density under the municipality’s current zoning and, in some cases even to increase that density significantly through several different “as-of-right” options. Of the three options previously described, two provide for either full or enhanced densities. The other option offers the developer the choice to lower densities and increased lot sizes. Although conservation zoning precludes full density layouts that do not include conservation

lands, this is legal because there is no constitutional “right to sprawl.”

Second, no land is taken for public use. None of the land which is required to be designated for conservation purposes becomes public (or even publicly accessible) unless the landowner or developer wants it to be. In the vast majority of situations, communities themselves have no desire to own and manage such conservation land, which they generally feel should be a neighborhood responsibility. In cases where local officials wish to provide community recreational facilities (such as ballfields or trails) within conservation developments, the community must negotiate with the developer for the purchase of that land on a “willing seller/willing buyer” basis. To facilitate such negotiations, conservation zoning ordinances can be written to include density incentives to persuade developers to designate specific parts of their conservation land for public ownership or for public access and use.

Q. How can a community ensure permanent protection for conservation lands?

A. The most effective way to ensure that the conservation of land in a new development will

remain undeveloped forever is to place a permanent conservation easement on it. Such easements run with the chain of title, in perpetuity, and specify the various uses that may occur on the property. These restrictions supersede zoning ordinances and continue in force even if legal densities rise in future years. Easements are typically held by land trusts and units of government. Sometimes adjacent property owners are also easement co-holder in conjunction with the local unit of government or land trust. Deed restrictions and covenants are, by comparison, not as effective as easements, and are not recommended for this purpose. Easements can be modified only within the spirit of the original agreement, and only if all the co-holders agree.

Q. What are the ownership, maintenance, tax and liability issues?

A. Among the most commonly expressed concerns about developments with permanently protected conservation lands are questions about who will own and maintain the conservation land, and who will be responsible for the potential liability and payment of property

taxes. The short answer is that whoever owns the conservation land is responsible for the above.

Q. But who owns this land?

A. *Ownership Choices*

There are basically four options, which may be combined within the same development where that makes the most sense.

1. *Individual Landowner*

At its simplest level, the original landowner (a farmer, for example) can retain ownership of 70 to 100 percent of the conservation land to keep it in the family. (In these cases up to 30 percent of the conservation lands could be reserved for common neighborhood use by development residents.) That landowner can also pass this property on to sons or daughters, or sell it to other individual landowners, with permanent conservation easements running with the land and protecting it from development under future owners.

2. *Homeowners’ Associations*

Most conservation land within developments is owned and managed by homeowners’ associations

(HOAs). A few basic ground rules encourage a good performance record. First, membership must be automatic, a precondition of property purchase in the development. Second, zoning should require that bylaws give such associations the legal right to place liens on properties of members who fail to pay their dues. Third, facilities should be minimal (ballfields and trails rather than clubhouses and swimming pools) to keep annual dues low. And fourth, detailed maintenance plans for conservation areas should be required by the community as a condition of approval. The community should have enforcement rights and may place a lien on the property should the HOA fail to perform their obligations to maintain the conservation land.

3. Land Trusts

Although homeowners' associations are generally the most logical recipients of conservation land within developments, occasionally situations arise where such ownership most appropriately resides with a land trust (such as when a particularly rare or significant natural area is involved). Land trusts are private, charitable groups whose principal purpose is to protect land under its stewardship from inappropriate change. Their most common role is to hold easements or fee

simple title on conservation lands within new developments and elsewhere in the community.

To cover their costs in maintaining land they own or in monitoring land they hold easements on, land trusts typically require some endowment funding. When conservation zoning offers a density bonus, developers can donate the proceeds from the additional "endowment lots" to such trusts for maintenance or monitoring.

4. Municipality or Other Public Agency

In special situations a local government might desire to own part of the conservation land within a new development, such as when that land has been identified in a Land Use Plan as a good location for a neighborhood park or for a link in a community trail network. Developers can be encouraged to sell or donate certain acreage to communities through additional density incentives, although the final decision would remain the developer's.

5. Combinations of the Above

As illustrated in Figure 18, the conservation land within new developments could involve multiple ownerships, including (1) "non-common" conservation lands such as cropland retained by the original farmer, (2) common conservation lands such as ballfields owned by an

HOA, and (3) a trail corridor owned by either a land trust or by the community.

Tax Concerns

Property tax assessments on conservation developments should not differ, in total, from those on conventional developments. This is because the same number of houses and acres of land are involved in both cases (except when part of the conservation lands is owned by a public entity, which is uncommon). Although the conservation lands in conservation developments is usually taxed at a lower rate because easements prevent it from being developed, the adjacent lots usually are taxed at a higher rate since their location next to permanently protected conservation lands usually result in them being more desirable.

Q. How does this conservation approach differ from "clustering"?

A. The conservation approach described in the previous pages differs dramatically from the kind of "clustering" that has occurred in many communities throughout Michigan over the past several decades. The principal points of difference are as follows:
Higher Percentage and Quality of Conservation lands

In contrast with typical cluster codes, conservation

zoning establishes higher standards for both the quantity and quality of conservation lands that is to be preserved. Under conservation zoning, 50 to 70 percent of the unconstrained land is permanently set aside. This compares with cluster provisions that frequently require only 25 to 30 of the gross land area be conserved. That minimal land area usually ends up including all of the most unusable land as conservation lands, and sometimes also includes undesirable, left-over areas such as stormwater management facilities and land under high-tension power lines.

Conservation lands Pre-Determined to Form Community-wide Conservation Network

Although clustering has at best typically produced a few small "green islands" here and there in any community, conservation zoning can protect

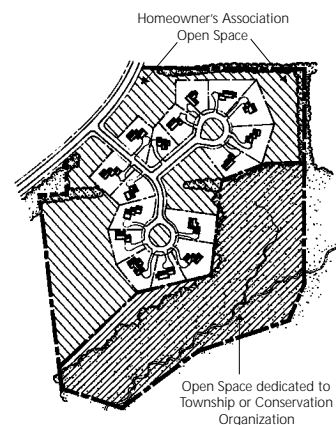


Figure 16 Various private and public entities can own different parts of the open space within conservation subdivisions, as illustrated above.

blocks and corridors of permanent conservation lands. These areas can be pre-identified on in the community's Map of Potential Conservation Lands so that each new development will add to rather than subtract from the community's conservation lands acreage.

Eliminates the Standard Practice of Full-Density with No Conservation lands

Under this new system, full density is only achievable for layouts in which 50 percent or more of the unconstrained land is conserved as permanent, undivided conservation lands. By contrast, cluster zoning provisions are typically only optional alternatives within ordinances that permit full density, by right, for stan-

dard "cookie-cutter" designs with no conservation lands.

Q. How do residential values in conservation developments compare to conventional developments?


A. Another concern of many people is that homes in conservation developments will differ in value from those in the rest of the community. Some believe that because so much land is set aside as conservation lands, the homes in a conservation development will be prohibitively priced and the community will become a series of elitist enclaves. Other people take the opposite view, fearing that these homes will be smaller and less expensive than their own because of the

more compact lot sizes offered in conservation developments.

Both concerns are understandable but they miss the mark. Developers will build what the market is seeking at any given time, and they often base their decision about selling price on the character of surrounding neighborhoods and the amount they must pay for the land.

In conservation developments with substantial open space, there is little or no correlation between lot size and price. These developments have sometimes been described as "golf course communities without the golf course," underscoring the idea that a house on a small lot with a great view is frequently worth as much or more than the same house on a

larger lot which is boxed in on all sides by other houses.

It is a well-established fact of real estate that people pay more for park-like settings, which offset their tendency to pay less for smaller lots. Successful developers know how to market homes in conservation developments by emphasizing the conservation lands. Rather than describing a house on a half-acre lot as such, the product is described as a house with 20 and one-half acres, the larger figure reflecting the area of conservation land that has been protected in the development. When that conservation area abuts other similar land, as in the township-wide conservation lands network, a further marketing advantage exists. 


RELATIONSHIP OF THE BETTER DESIGNS

APPROACH TO OTHER PLANNING TECHNIQUES

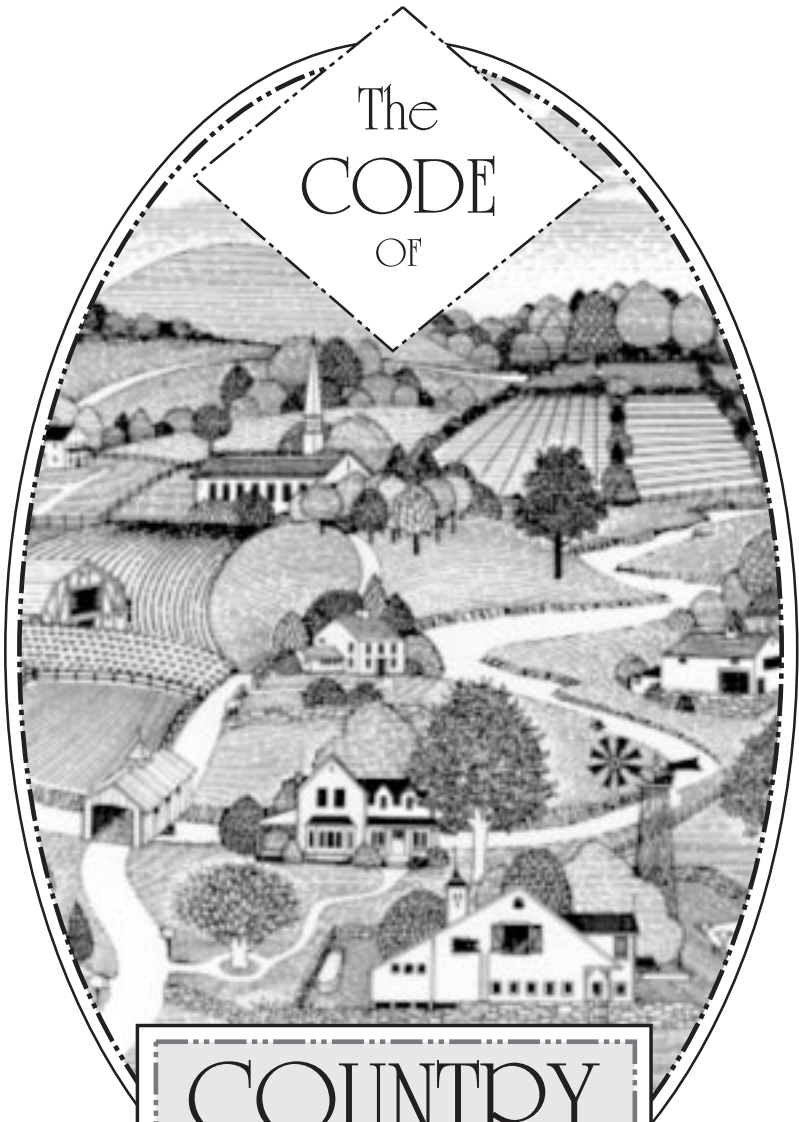
Successful communities employ a wide array of conservation planning techniques simultaneously, over an extended period of time. Communities should continue their efforts to preserve special properties in their entirety whenever possible, such as by working with landowners interested in donating easements or fee title to a local conservation group, purchasing development rights or fee title with county, state or federal grant money, and transferring development rights to certain "receiving areas" with increased density. While these techniques can be effective, their potential for influencing the "big picture" is limited.

The conservation approach outlined above offers great potential because it:

1. does not require public expenditure of funds
2. does not depend upon landowner charity
3. does not involve complicated regulations for shifting rights to other parcels
4. does not depend upon the cooperation of two or more adjoining landowners to make it work

The conservation planning/design approach offers communities a practical way of protecting large acreages of land in a methodical and coordinated manner. 

The
CODE
OF



COUNTRY
LIVING

A look at the realities of living in the
countryside of rural Illinois.



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February 1999

The Code of Country Living

Settlers on the Illinois prairie lived by a code suited to their own livelihood and lifestyle in the rural countryside. Though that way of life has evolved over two centuries, there remains a code, a way of living, that rural Illinois residents still honor.

Living in the country can be a wonderful way of life—if your expectations are in-line with reality. Reality seldom measures up to the romanticized version of almost any idea or ideal—as is frequently discovered by those who move from an urban setting to the country. People often intend to get away from it all and enjoy the serenity of an agrarian countryside. What they'll likely find, however, is that they are only trading the benefits and drawbacks of city living for those of the country.

In rural Illinois, you'll find working farms. You'll also find a level of infrastructure and services generally below that provided through the collective wealth of an urban community. Many other factors, too, make the country living experience very different from what may be found in the city.

This booklet is provided to help you make an informed lifestyle decision about purchasing a home or a homesite in rural Illinois. Though it cannot convey the entirety of the understanding borne from a lifetime of rural living, it can give you a glimpse of what it takes to live by what might be called the Code of Country Living.





Access

1

You'll enjoy the lower traffic volumes on rural roads. That makes walking more enjoyable and allows you to observe the growing crops and the beautiful sunrises. The major purpose of the road—to provide a way to get to and from your rural property—will vary with road types. Changing conditions and generally lower design level roads mean that you, your guests and emergency service vehicles will not necessarily have easy access at all times.

Rural Roads

Don't expect rural roads to be maintained at the same level as city streets. Counties, townships and road districts have primary responsibility for road maintenance in rural areas. Some roads may be privately owned—requiring private maintenance funding. Seldom do rural roads include the amenities found in urban settings such as: wide lanes, curb and gutter, striping and lighting. And, the funds to maintain those roads will come primarily from the property taxes you and your neighbors pay.

Narrow roads and bridge weight limits often restrict travel. Large construction vehicles cannot navigate in some areas. If you plan to build, it's best to check out construction access well in advance.

Gravel roads generate dust and dings. Some road jurisdictions treat gravel roads to suppress the dust when traffic levels reach specific volumes, but dust is still a fact of life for many rural residents. Loose gravel on these roads regularly chips vehicle paint, at times may crack windshields and can pose dangerous travel conditions. If your homesite is located along a gravel road, know that dust will invade your home and your vehicles.

Whatever the design of your road, don't expect that it will be improved in the foreseeable future. Check carefully with officials of the road jurisdiction to verify any claim that a road will be paved, bridges replaced, or other improvements made in the near term.

Weather Impacts

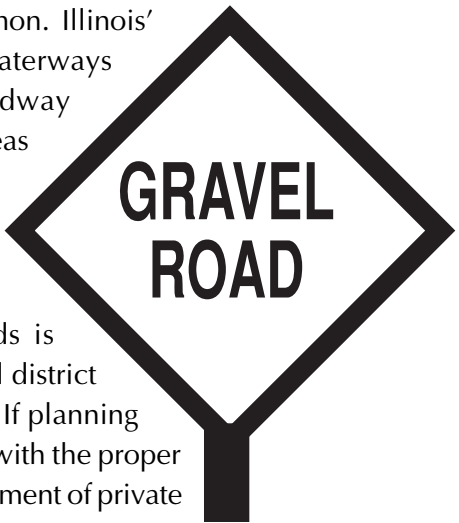
Illinois' fluctuating weather conditions can destroy roads. Midwestern spring freeze/thaw cycles leave low-grade roads subject to heavy damage and can even temporarily close some roads. Vehicle weights are often severely limited during the spring thaw period. In the summer, the hot sun can soften oil and chip road surfaces leaving them subject to damage by traffic and causing oil splatters on vehicles.

In extreme winter weather, rural roads can become impassable. The Illinois prairie is subject to drifting snow that closes roads, causes delays and creates serious travel hazards. Depending on the degree of drifting, it could be days before roads are cleared. Freezing rain, too, can create extremely dangerous travel conditions. Few rural road jurisdictions can afford the widespread use of salt to fight icy conditions.

Roadway flooding is not uncommon. Illinois' abundance of rivers, creeks and waterways makes its rural areas prone to roadway flooding. Heavy rains in flatland areas can easily cover roads with water, blocking or even destroying them.

Private Drives

Access to or from public roads is regulated by the state, county or road district jurisdiction responsible for the road. If planning to build, be sure to check in advance with the proper officials about authorization and placement of private drives and culverts.



Emergency Service Access

Response times of emergency service providers (sheriff, fire fighters,

medical care, etc.) will likely be longer than in the city. Distances traveled and the volunteer nature of most rural services can add to that response time. Under some extreme conditions, you may find that emergency response is slow and expensive. A 9-1-1 emergency call-in service may not be available in all areas.

A few rural areas are not covered by fire protection or ambulance services. Besides the obvious problems that could create, your property insurance premiums might also be higher because of it.

Easements

The legal aspects of access can cause problems, especially if you gain access across property belonging to others. Get legal advice prior to purchasing and understand the easements that may be necessary when these questions arise.

Pickups & Deliveries

Building a residence in a rural area may be more expensive and time consuming due to delivery fees and the time required for contractors and construction workers to reach your building site.

School buses generally can reach most rural homes, though long private lanes or rural subdivision settings may force school children to walk to the pickup site. And those trips to school can be long. Consolidation of school districts in rural areas means your children's school could be half a county from your home. Learn which school district serves your area.

Mail delivery is generally available in all rural areas though timing may suffer in some locations.

Direct, daily newspaper delivery is not always available in rural areas. US Postal delivery of newspapers is an option but generally causes a one-day delay. Check with the newspaper of your choice before assuming you can get same-day delivery.

Standard parcel and overnight package delivery in the country may vary from city standards. Check with the carrier to find what service level can be expected.



Utilities

2

The fresh air and sunshine in the country is plentiful and free. And, when utilities are functioning properly, they help to make life in the country as comfortable and modern as anywhere else. But, water, sewer, electric, telephone and other utilities may be unavailable or operate at lower than urban standards – and they can often cost you more

Locating Utilities

In order to get electric power or other utilities to your home site, it may be necessary to cross property owned by others. It is important to make sure that the proper easements are in place or can be secured to allow lines to be built to your own property.

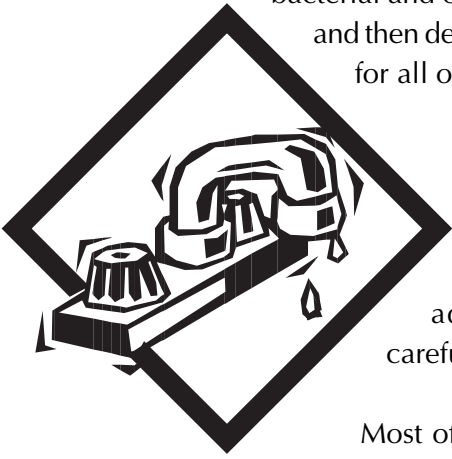
Electrical power lines, telephone lines and pipelines may cross over, under, or nearby your property. Be aware of easements to the property and those nearby and what they allow the utility providers to do in the way of access, maintenance and expansion.

At least 48 hours prior to doing any digging, call *JULIE* (Joint Utilities Locating Information for Excavators) in order to locate underground utility lines. You can reach *JULIE* 24 hours a day, seven days a week at 800-892-0123.

Water Supply

You will have to locate a supply of potable water adequate to serve your needs. The most common method is through the use of a water well. Permits for wells may be required by the county health department or a local water authority serving your area. The cost for drilling and pumping can be considerable. Be sure to use a licensed well driller.

The quality and quantity of well water can vary significantly from location to location and from season to season. Mineral, bacterial and other quality issues should be measured and then determine whether practical solutions exist for all of the problems you might discover.



In some areas of the state water wells are wholly impractical or unreliable. Because of your absolute reliance on a good supply of water, it is strongly advised that you research this issue carefully before purchasing!

Most often well water will require some form of treatment. Having a water softening system is almost always advisable. In extreme cases, some form of chemical treatment may be required to deal with high levels of bacteria.

Some areas of the state are served by water districts. These districts supply potable water through a rural network of supply lines. In these areas, certain additional taxes and/or fees may be required. Expect to pay a tapping fee. You may also find that your monthly cost of service can be more expensive when compared to urban systems.

As a last resort, your potable water may need to be trucked to your property and stored in a tank or cistern. Depending on the supplier and their distance from your property, buying and trucking water could prove to be the most expensive and least reliable method in the long run.

Sewer & Septic

Sewer service is rarely available. If it is, it may be relatively expensive to connect to the system and routine fees could be relatively high compared to city rates.

If sewer service is not available, you will need to use an approved septic system or other waste treatment process. These can add substantial cost to establishing your homesite. The type of soil you have available for a

leach field will be very important in determining the cost and function of your system. Ask for planning assistance from the County Health Department if one exists and have existing systems checked—or a new system installed—by a reliable installer.

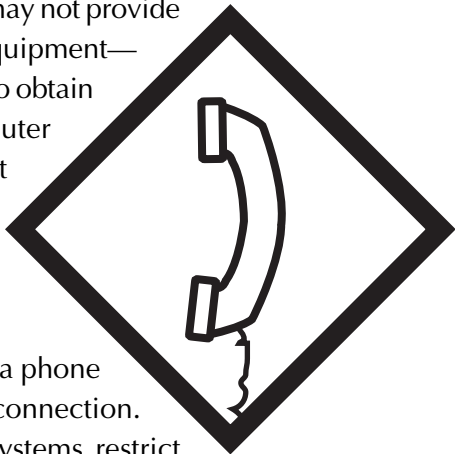
Septic system requirements vary. Some counties may have significant regulations stipulating the type and size of the septic or treatment system you must have. Conditions could dictate that a sand filter system be installed – an expensive addition to the cost of the home. In some cluster housing settings or on certain soil types, septic systems may not be allowed at all.

Locating the septic system requires careful planning. Sufficient area will be needed for locating the septic tank and drain field a suitable distance from the residence. Floodplains, wetlands, trees and manmade structures may limit where the septic system can be placed. Also, access will be needed to the septic tank for future clean out operations. Location of the septic system in relation to wells is also an important consideration.

Telephone

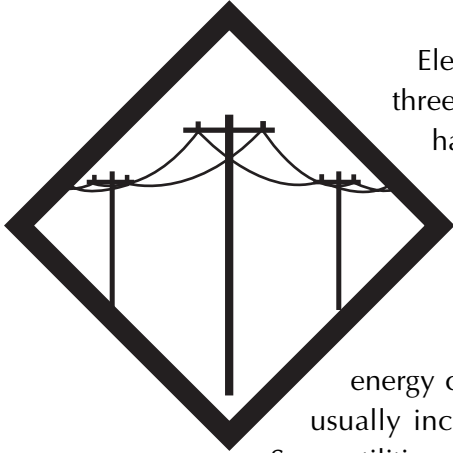
Telephone communications can pose certain problems. Small, local area phone service suppliers may not provide the most modern telecommunications equipment—limiting your options. It could be difficult to obtain a second line for phone, FAX or computer modem uses. Even cellular phones will not work well in all rural areas because of the often greater distances to cell phone towers.

Links to Internet provider services via phone line may require a long-distance phone connection. Often older rural telecommunications systems restrict computer modems to operating at less than top speeds. Not all rural communities have a local Internet access provider, though many school systems and libraries do offer some connection options.



Electricity

Electric service is generally available to all rural areas. However, a power company asked to serve some remote areas may demand a share of the infrastructure cost be borne by the user. It is important to determine the proximity of an electrical power supply. It can be very expensive to extend power lines to remote areas.



Electric power may not be available in a three-phase service configuration. If you have special power requirements, it is important to know what level of service can be provided and at what cost.

In addition to a monthly charge for energy consumed, the cost of electric service usually includes a fee to hook into the system. Some utilities charge further for the cost of establishing service lines and poles on your property. Check to see what supplier provides power to the area then consider all costs before making a decision to purchase property in the country.

Power outages can occur with more frequency in rural areas than in urban settings. A loss of electric power can interrupt your well, furnace, and other appliances dependant on electrical power. If you live in the country, it is important to be prepared to survive for several days or longer in severe cold without electrical power. Depending on the duration of the outage, you might also lose food in freezers or refrigerators. Such outages or current spikes can cause problems with computers and other home electronics.

Gas

Natural gas may not be available. You could, instead, rely on electric power which is often more expensive (for heat-producing appliances.) The common alternative is having Liquid Propane Gas or heating oil delivered by truck and stored in a tank on your property. The cost of such fuel is often higher on a BTU basis than is natural gas. If relying on gas deliveries,

you must be certain that your supply is adequate to get you through winter's periodic snow storms when access for replenishing supplies may be limited.

Gas appliances may need to be converted. If you choose to use Liquid Propane Gas as your energy source, all appliances set up to operate on natural gas will need to be converted to operate on the Liquid Propane Gas.

Trash & Recycling

Routine trash removal may not be available in all rural areas. Where it is, it most often requires a separate fee. Trash pickup is seldom provided as a government service in rural areas and is not covered by the taxes you pay. It is illegal to create your own trash dump, even on your own land. Burning of trash may be prohibited and risks fire damage to mature crops and nearby buildings. In some cases, your only option may be to haul your trash to the landfill yourself.

Recycling may be difficult in rural areas. Recycling pick-up is not likely available and rural areas generally have few recycling centers.



Property

3

Property ownership is a treasured right in rural areas. The wide open expanses there generally allow you to own a larger tract than you might otherwise be able to in urban areas. And the open space can give you a sense of freedom not available in a crowded city setting. However your rural property can be impacted by a myriad of issues—some commonly shared in urban areas, and some quite different.

Zoning

Building a home may not be possible on all sites. The area may not be suitable for building or may not be zoned residential. Where there is zoning you must check with the county or township zoning, planning and/or building department(s) to know whether a parcel of land may be developed. A building permit may be required. In those counties that are zoned, that requirement is likely for all structures and improvements. Check with the county or township zoning, planning and/or building department(s) for additional information.

Zoning can be a mixed bag. Only about half the counties in Illinois are zoned. In some unzoned counties, townships have established zoning. While zoning imposes limitations, it also provides some safeguards against undesirable use of neighboring property. In those counties or townships which are not zoned, there may be virtually no local restriction on what your adjoining neighbors may do on their property—regardless of its impact on you and the value of your property.

The view from your property may change. Nearby properties will probably not remain as they are indefinitely. Check with the county or township zoning, planning and/or building department(s) to find out how

the properties are zoned and to see what future developments may be planned.

City zoning may apply in rural areas. In un-zoned counties, a municipality that is zoned may generally impose its zoning regulations for up to one and one half miles outside its corporate limits.

Easements

Easements should be considered. These could limit how you can use your property and may require you to allow construction rights-of-way across your land. Roads, railroads, habitat protection, view sheds, power lines, gas lines, water lines, and sewer lines are a few of the things for which easements can be established.

Be aware of easements on nearby parcels, too. Learn what the easement allows the easement owner to do in the way of access, maintenance and expansion and check for limits the easement may imposed on the use of your own property. Not all contracts are in writing. There may be verbal commitments to easements that are not of record.

Mineral Rights

The mineral rights under your property may be owned by someone else. Owners of mineral rights generally have the ability to change the surface characteristics in order to extract their minerals. It is very important to know what minerals may be located under the land and who owns them. Much of the rural land in Illinois can be used for coal or aggregate mining or for oil drilling—however, a special review by the county board is usually required.

Property Lines & Fences

Respect private property rights. Many people are unaware of property boundaries when first arriving in the area. It is your responsibility to know who's land you are on – whether or not it is fenced.



You may be provided with a plat of your property, but unless the land

has been surveyed and pins placed by a licensed surveyor, you should not assume that the plat is accurately reflected by your current boundary markings.

What appear to be boundary fences are not necessarily accurately placed. Some merely approximate those boundaries. A survey of the land is the only way to confirm the location of your property lines. The Illinois law of “Adverse Possession” could actually cause you to lose some land to an adjacent owner over a period of years if property boundaries are not properly determined and defended.

What you think of as your neighbor’s fence may cost you money. Illinois’ fence law requires that adjoining landowners share in a “just proportion” of the cost of constructing and maintaining a property line fence. That applies despite the fact that you may have no use for nor desire for the fence.

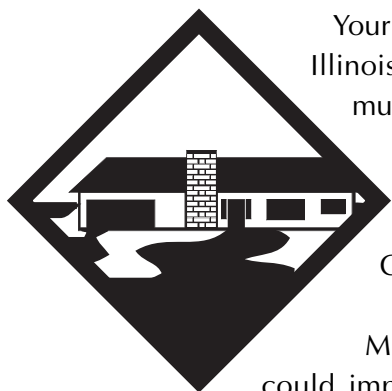
Local Covenants

Many rural subdivisions have covenants that limit the use of the property. It is important to obtain a copy of the covenants (or confirm there are none) and make sure you can live with those rules. Not having a covenant doesn’t eliminate all problems, it simply means you’ll lack a powerful tool that could be used to settle disputes between neighbors.

Homeowners’ Associations (HOAs) in some rural subdivisions are required to take care of common elements, private roads, open space, etc. A dysfunctional homeowners’ association or poor covenants can cause problems for you and even involve you in expensive litigation. Dues are almost always a requirement for those residing in areas served by an HOA. The by-laws of the HOA should tell you how the organization operates and how the dues are set.

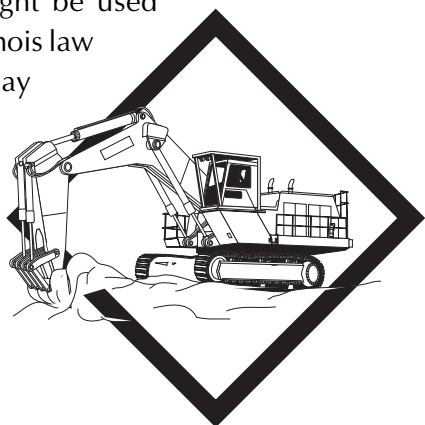
Floodplains & Drainage

Watch for areas designated as “floodplains.” Local, state and federal regulations may prohibit or limit the types of structures built in floodplains. If allowed at all, certain—often expensive—modifications to the design may be required. Also, your mortgage lender could require you to purchase government flood insurance.



Your drainage practices must conform with the Illinois Drainage Code. Generally, landowners must accept the natural flow of water onto their property and discharge it from their property at its natural point and rate of flow. Contact your county Soil and Water Conservation District for information.

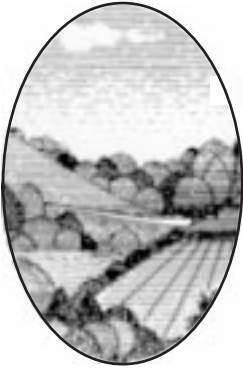
Maintenance of others' drainage structures could impact you. If there is a drainage ditch or underground drainage tile crossing your property there is a good possibility that the owners have the right to come onto your property to maintain it. Heavy equipment might be used leaving considerable damage. While Illinois law generally requires compensation, you may have to negotiate settlement for damages. On the other hand, if you disturb the drainage ditch or tile—during construction or otherwise—you could be held responsible for damages that result to crops and property.



Your property may be situated within a drainage district. If so, your property would be subject to the taxes levied by the district for maintenance of local drainage systems.

Fire Protection

Fire protection is a serious property issue. Though most rural areas of the state are served by a volunteer fire protection unit, some pockets remain without any coverage. Buildings and other structures on property that is not within a fire protection district may be subject to higher insurance rates and be at greater risk in the event of fire than those within a district. As a general rule, property protected by a volunteer fire protection unit is subject to higher insurance rates than that served by a full-time professional force.



Nature

4

The country is prized for giving its residents the ability to witness the flora and fauna of nature firsthand. But, when the elements and earth turn unfriendly, rural residents can experience more problems than their city cousins.

Soils

Illinois soils vary from deep, rich silt loam to shallow, rocky clay. Each requires special building considerations. Some may hinder the construction of basements due to drainage restrictions. Building in many areas requires an engineered foundation. You can learn the soil conditions on your property if you have a soil test performed. Check with a qualified contractor for foundation needs which will influence building design.

Storms & Wind

Tornadoes and other severe storms are not unique to rural areas, but you will find that few rural areas are provided with the advanced warning systems found in many urban communities.

The predominant wind direction in Illinois is from southwest to northeast. Situate and plan your homesite accordingly.

Flooding

The lay of the land can tell you where the water will flow. However, runoff from the flat prairie lands of Illinois is often difficult to predict. "Sheet" drainage over flat land may cause stormwater to spread over wide areas. The lack of significant slope also makes the area slow to drain. Property owners who want to fill in low areas may first be required to obtain proper local, state, and federal permits and provide for wetland mitigation.

Flash flooding can occur during the heavy rains of the spring or summer months, turning a dry low-lying area into a lake. Spring run-off can cause a small creek to become a fast-flowing river. Consider this before planning your building site.

Residents sometimes use sand bags to protect their homes. Local governments are not generally obligated to provide sand bags, equipment or people to protect private property from flooding.

Animals

Wild animals can make wonderful neighbors. However, even the most attractive of such animals can cause serious problems. Rural development encroaches on the traditional habitat of coyotes, deer, ticks, raccoon, opossum and other animals that can be dangerous and you need to learn how to deal with them. In general, it is best to enjoy wildlife from a distance.

Wild animals can pose serious threats to pets, livestock, vegetation, and vehicles. Waterfowl can be particularly damaging to vegetation along flyways. Deer are ubiquitous in Illinois. They damage vegetation and often bolt across a road unexpectedly causing traffic accidents. Fox and coyote can be serious threats to livestock and pets. Raccoon have little fear of human surroundings and are insistent visitors to anything that resembles food — no matter how close to your home or well protected. Snakes, opossum, field mice, groundhogs and skunks are some of nature's other inhabitants in rural Illinois.

Dog packs pose a threat to pets, livestock, and potentially to humans. These are often formed by free roaming pets, stray dogs or even coydogs (the offspring of coyotes and domesticated dogs). The packs roam freely through the countryside looking for food. Where dog pack problems can be identified, counties may offer some form of assistance in eradication or monetary compensation for damages.



Agriculture

5

Through hard work and perseverance of the early settlers, the Illinois prairie has become one of the richest food-producing areas on earth. Its rich soils and abundant rainfall are unique to the Midwest making this a vital agricultural region on a global scale. Illinois farmers make their living from the land—making their good stewardship of the land an integral part of their livelihood. Owning rural land means learning how to care for it. It also means your neighbors may be farmers. There are a few things you need to know about Illinois agriculture.

This is Farm Country

Agriculture is an integral part of Illinois. If you choose to live in the country, you choose to live among the farms of our rural countryside. Do not expect government to intervene in the normal day-to-day operations of your agri-business neighbors. In fact, Illinois has “*Right to Farm*” legislation that helps to protect established farm operations using good management practices from nuisance and liable suits. It helps enable them to responsibly continue producing food and fiber for the nation and the world.

Having a rural residence means you’re part of farm country. Here, farmers sometimes work around the clock. Often that work involves the use of large farm implements. Your daytime and night-time peace and quiet can be disturbed by common agricultural practices, especially during the spring and fall field work seasons.

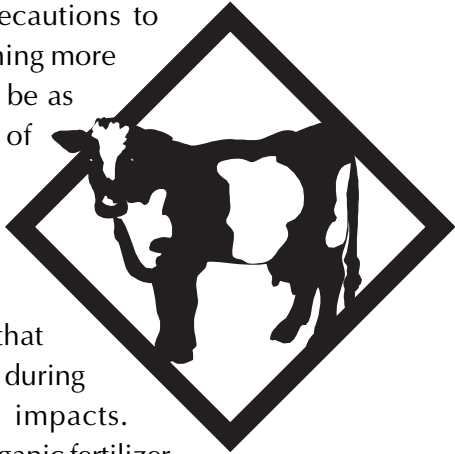
Sights, Smells and Sounds

Tillage, harvesting, haying and other operations can result in dust, especially during windy and dry weather. That dust can easily invade your home and vehicles.

Some farmers occasionally burn their ditches and grassy areas to keep them free of weeds or to promote growth of plants native to the Illinois prairie. This burning may create smoke that you could find objectionable.

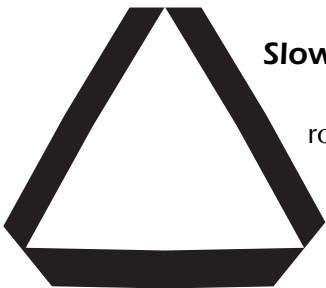
Crop production and protection products are used in growing Illinois' abundant and healthy crops. These products are applied by licensed applicators who take precautions to properly handle and apply them. Learning more about the safety of these products can be as simple as contacting the University of Illinois Extension Service.

Animals and their manure can cause objectionable odors. Farmers use best management practices to limit that odor and follow government guidelines during field application to minimize odor impacts. Manure serves as a valuable source of organic fertilizer and its use lowers dependency on synthetic nutrients. Still, the uninitiated nose may find it disagreeable. Check carefully before buying a rural homesite to be sure it is located a reasonable distance from livestock operations. Keep in mind prevailing winds.



Weed Control

Before buying land you should know whether it has noxious weeds that you may be required to control. Some plants are even poisonous to livestock, pets or humans. Illinois' "Noxious Weed Law" requires the land owner to control or eradicate certain weeds on their own property.

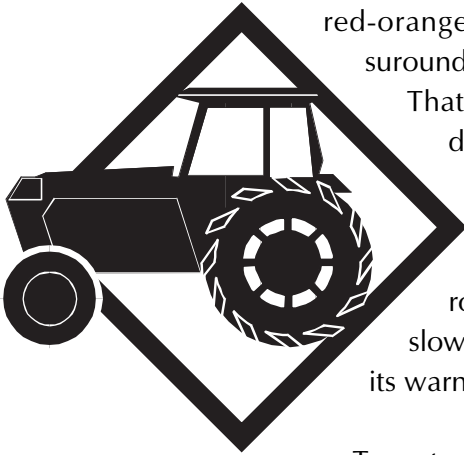


Slow Moving Vehicles

Farm equipment may slow your travel on rural roads. These large, slow-moving pieces of machinery help to make Illinois one of the leading food producing areas of the world. Farm tractors generally move at top speeds of from 15 to 20 miles per hour so you can over take them quickly

from the rear. Watch for them and be patient—farmers will let you pass as soon as it's safe for them to pull over.

Look for the Slow Moving Vehicle (SMV) emblem displayed on the rear of farm equipment. The SMV emblem has a red-orange fluorescent triangle at its center surrounded by a highly reflective red border.



That's a sign you need to know when driving rural roads. Farm equipment and certain other slow moving vehicles are required to display the SMV emblem when they share the road with other traffic. It warns you to slow down. Learn to recognize it and heed its warning.

To protect the meaning and significance of the SMV emblem for traffic safety, Illinois law prohibits the use of that emblem for other purposes. For instance, it is illegal to use the SMV emblem as a lane marker or gate sign.



Government

6

Illinois has more than 6,600 units of local government—far more than any other state in the nation. In rural areas, your home may be found to be in a dozen or more taxing districts—each one providing some service and taxing your property to fund it. That fact generates a number of things you should consider.

Property Taxes

Illinois is a high property tax state—in part, due to its reliance on local government. Local government relies heavily on the property tax for its revenue—especially where sales taxes and other revenue sources are not available to special purpose governmental units. That means rural property owners often incur a large share of the cost of providing local government services, especially in the less-densely populated areas.

Keeping Track

Illinois counties most often encompass dozens of local governmental units. It is sometimes difficult to know which unit to turn to for a particular service or to address a particular problem. Unlike urban areas in which the city is the primary provider of most services, in rural areas, different services may each be provided by a separate unit of government. Exercising your civic duty to keep an eye on all those units can be a daunting task.

Service Levels

Few rural governmental units have the financial resources of their urban counterparts. Generally, fewer services can be offered and the level of service may be less than that found in cities.



Neighbors

7

Illinois' rural residents are generally very friendly and open. Neighborliness is practiced and expected in return. They do ask, however, that privacy and private property rights be respected.

Interact

Get to know your new neighbors. Don't wait—meet those folks living near your new home as soon as you decide to buy in the country, or even before. Knowing your neighbors and letting them get to know you will speed your acceptance as a new arrival in the neighborhood and boost your own comfort level.

Learn to wave to your neighbors—it's the country thing to do. Whether you meet them on the road or driving by their home, be sure to give a friendly wave. You'll come to recognize and appreciate each neighbor's individual style.

Be a Good Neighbor

Keep your property neat. The vast majority of farmers and rural residents take pride in keeping their homesites presentable. Be a good neighbor and do your share.

Become a part of the neighborhood. Don't merely keep a house in the country while spending your time and money in some distant urban or commercial center. Get involved in local community events and organizations and patronize the local businesses.



Information

8

Where do you turn for more information about the considerations noted in this booklet? Here are some very general suggestions. Of course, resources will differ by locale so you may need to do a little research on your own.

Not all services listed are available in all counties. When in doubt, start with the county Farm Bureau or the University of Illinois Extension Service for general information about rural areas.

Local Government

- County (or Township) Office of Zoning, Planning and/or Building
- County Recorder of Deeds
- County Highway Department
- Township (or Road District) Highway Commissioner
- Local Drainage District
- County Health Department
- County Animal Control Unit
- County Sheriff's Office
- County Emergency Services and Disaster Agency/Officer
- County & Township Assessors
- Soil and Water Conservation District

Businesses

- Utilities
- Fuel contractors
- Refuse/waste haulers
- Building contractors
- Realtors

Other

- University of Illinois Extension Service
- Local Postmaster

Associations

- County Farm Bureau®
- Local Chamber of Commerce

Rare, Threatened, and Endangered Species and Natural Communities

The Wisconsin Department of Natural Resources Natural Heritage Inventory (NHI) is an on-line database which provides statewide inventory of KNOWN locations and conditions of rare and endangered species. All areas of the state have not yet been inventoried. Thus, the absence of a species within this database does not indicate that particular species or communities are not present within the listed towns. Nor does the presence of one element imply that other elements were surveyed for but not found. Despite these limitations, the NHI is the state's most comprehensive database on biodiversity and is widely used. Species are listed by their type, scientific name, and common name; the last observed record is indicated.

Table F-1. Town of Rose NHI Inventory

Type	Common Name	Scientific Name	Date
COMMUNITY	DRY PRAIRIE	DRY PRAIRIE	1978
COMMUNITY	INLAND BEACH	INLAND BEACH	2000
INVERTEBRATE	A TIGER BEETLE	CICINDELA PATRUELA HUBERI	2000
INVERTEBRATE	KARNER BLUE BUTTERFLY	LYCAEIDES MELISSA SAMUELIS	2002
PLANT	MANY-HEADED SEDGE	CAREX SYCHNOCEPHALA	1977
PLANT	FEW-FLOWER SPIKERUSH	ELEOCHARIS QUINQUEFLORA	2000
PLANT	LESSER FRINGED GENTIAN	GENTIANOPSIS PROCERA	1998

Source: WDNR Natural Heritage Inventory County Data by Township. [Http://www.dnr.wi.gov/org/land/er/nhi/countydata/pdfs/waushara-County.pdf](http://www.dnr.wi.gov/org/land/er/nhi/countydata/pdfs/waushara-County.pdf). Downloaded from site on 5/15/07

* In most cases, locations for species and natural communities surveyed and listed in the NHI are available down to the town level. The exception are those species whose locations are considered to be sensitive (particularly vulnerable to collection or disturbance). Locations of these species or natural communities are generalized down to the county level in order to minimize impacts to them.

VILLAGE OF WILD ROSE NOTICE OF PUBLIC HEARING COMPREHENSIVE PLAN

PLEASE TAKE NOTICE THAT the Village of Wild Rose Plan Commission will hold a formal public hearing/information meeting on Thursday, July 5, 2007 at 7:00 p.m. at the Village of Wild Rose Hall, located at 500 Main Street, in the Village of Wild Rose, Waushara County, WI. to present the Village of Wild Rose Comprehensive Plan 2030. Village residents are encouraged to ask questions and offer comments on the plan to the Village Plan Commission and Comprehensive Plan 2030 committee members. The Village of Wild Rose Plan Commission will also take written public comments at this hearing. If comments of merit from the public hearing can be addressed by the Village Board as conditions of approval, the Village of Wild Rose Board may take action on the proposed adoption of the Village of Wild Rose Comprehensive Plan 2030 at the regular monthly meeting of the Village Board on July 11, 2007.

The Comprehensive Plan is a statement of public policy concerning the future development of Wild Rose and the conservation and protection of its natural resources. The plan provides a guide for where future growth and development should occur within and around the Village over the next 23 years. When the Village Board Supervisors make future decisions concerning land use development, the plan will be consulted. The plan inventoried and analyzed the Village's physical setting, natural features, land use, population figures, economics, housing stock, transportation, and community facilities. Using these inventories and the plan's goals and objectives, the Village developed a preferred land use plan for the Village of Wild Rose. The plan is advisory to the Village Board and is used as a guideline for decision making.

The Village of Wild Rose Comprehensive Planning Committee together with the East Central Wisconsin Regional Planning Commission and UW-Extension Staff, worked to develop the Village of Wild Rose Comprehensive Plan 2030 over an extended period, utilizing responses from a public survey, and extensive data and mapping resources. If anyone would like additional information, please feel free to contact Patrick Nehring at the Waushara County UW-Extension office, phone: (920)-787-0416 or email: Patrick.nehring@ces.uwex.edu or Ed Kleckner at the East Central Wisconsin Regional Planning Commission, phone (920)-751-4770 or email: ekleckner@eastcentralrpc.org.

Copies of the proposed Village of Wild Rose Comprehensive Plan 2030 are available for public viewing at the following locations:

- The Village of Wild Rose Hall located at 500 Main Street in Wild Rose
- The Patterson Memorial Library, 500 Wisconsin, Wild Rose, WI.
- University of Wisconsin Extension Offices (Room 34 in the Waushara County Courthouse), 209 S. St. Marie Street in Wautoma, WI; and
- East Central Wisconsin Regional Planning Commission, 132 Main Street, Menasha, WI.

If special arrangements are necessary to accommodate individuals with disabilities, please contact Vickie Sage, Village Clerk (920) 622-4183 at least 2 days prior to the hearing.

Ordinance No. 2007-7-11

AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE VILLAGE OF WILD ROSE, WISCONSIN

The Village Board of the Village of Wild Rose, Wisconsin, do ordain as follows:

SECTION 1. Pursuit to sections 62.23(2) and (3) of the Wisconsin Statutes, the Village of Wild Rose is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.10001(2) of the Wisconsin Statutes.

SECTION 2. The Village Board of the Village of Wild Rose, 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.

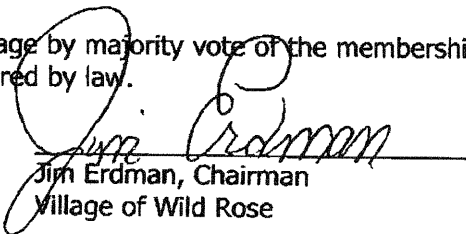
SECTION 3. The Plan Commission of the Village of Wild Rose, by a majority vote of the entire commission as recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the document entitled "Village of Wild Rose Comprehensive Plan 2030", containing all of the elements of section 66.1001(2) of the Wisconsin Statutes.

SECTION 4. The Village has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The Village Board of the Village of Wild Rose, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "Village of Wild Rose Comprehensive Plan 2030", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage by majority vote of the membership of the Village Board and the publication/posting as required by law.

ADOPTED this 11th day of July, 2007.


Jim Erdman, Chairman
Village of Wild Rose

Ayes 7 Nays 0 Absent

(Published/Posted: 7/12/07
(Date)

Attest: 
Vickie Sage, Village Clerk

RESOLUTION NO. 2007-3
VILLAGE OF WILD ROSE, WISCONSIN

RECOMMENDING THE ADOPTION OF THE VILLAGE OF WILD ROSE COMPREHENSIVE PLAN 2030, BY THE VILLAGE BOARD OF THE VILLAGE OF WILD ROSE.

WHEREAS, pursuant to section 62.23 (2) and (3) of the Wisconsin Statutes, the Village of Wild Rose is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

WHEREAS, the Plan Commission held a public meeting on the Comprehensive Plan at its meeting on July 5, 2007.

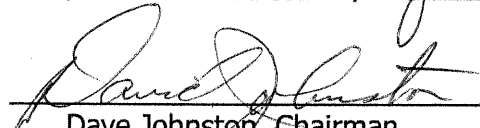
NOW, THEREFORE, BE IT RESOLVED that the Plan Commission recommends to the Village Board of the Village of Wild Rose that the "**Village of Wild Rose Comprehensive Plan 2030**", including all maps and supporting materials and all elements of the document be adopted.

BE IT FURTHER RESOLVED, one copy of the adopted comprehensive plan shall be sent to all of the following: The Village Chairman and Trustees, the clerk of every local governmental unit that is adjacent to the Village; the Wisconsin Department of Administration; the Wild Rose and Wautoma Public Libraries, and other public agencies with an expressed interest

Upon a call of votes thereon, the result was as follows:

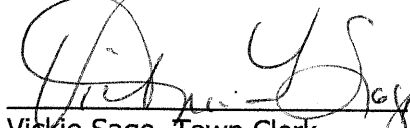
<u>4</u>	Votes Aye
<u>0</u>	Votes Nay
<u>1</u>	Absent

Passed and adopted on this 5th day of July, 2007.



Dave Johnston, Chairman
Village of Wild Rose Plan Commission

ATTEST:



Vickie Sage, Town Clerk
Village of Wild Rose Plan Commission

WAUSHARA COUNTY GROUP E QUESTIONNAIRE RESULTS
Village of Wild Rose and Town of Rose

A questionnaire was conducted for the Village of Wild Rose and the Town of Rose Comprehensive Planning Committees to gather opinions from residents and landowners regarding land use and development issues. Questionnaires were sent out to all landowners and residents in the two communities. Additional questionnaires were available within the respective municipalities for renters and other residents or landowners who did not receive a questionnaire by mail. Each household was asked to complete one questionnaire. Between the two municipalities, 905 questionnaires were distributed and 334 were returned. This resulted in an overall response rate of 36.9 percent.

Waushara County Group E

Municipality	No. of Questionnaires		Response Rate
	Sent	Returned	
T. Rose	625	228	36.5%
V. Wild Rose	280	106	37.9%
Total	905	334	36.9%

The questionnaire contained 16 questions. There was one open-ended question which solicited written comments and input from questionnaire participants. Some respondents did not answer all the questions.

SUMMARY OF FINDINGS

General Information

- Sixty-two (62) percent of the respondents indicated that they were year-round (permanent) residents of their respective municipalities.
- About 37 percent (36.6%) of the respondents indicated that they were retired, corresponding to the 31 percent of the respondents who indicated they were 65 years or older.
- Over 66 percent (66.4%) of the respondents signified that they had lived in their municipality for 11 or more years and 61.3 percent own more than 5 acres.
- The majority of respondents indicated that they live on a rural property of more than 5 acres (38.7%), a typical village lot (27.6%), or farmstead (9.6%).

Rate Your Municipality

- The majority of respondents rated the quality of environment (86.3%), park and recreational lands (86.0%), and recreational opportunities (64.2%) as good or very good.

- Respondents felt that municipalities were doing a good or very good job at providing fire protection (75.7%), school facilities (71.8%), emergency medical services (68.6%), road maintenance (68.1%), library facilities (67.2%), and law enforcement (65.0%).
- 62.2 percent of the respondents evaluated economic opportunities as poor to fair.
- People indicated that small town living/rural atmosphere, quiet/peaceful ambiance, scenery/environment, and friendliness of the area were the most valued aspects of their municipalities.
- Citizens considered lack of job opportunities, lack of new businesses, rising taxes, increasing land prices, and low wages to be the most urgent issues facing their municipalities.

Planning for the Future

- Protection of natural resources was the number one overall issue and the most important issue in the Town of Rose.
- Protection of agricultural lands and woodlands was the second most important overall goal.
- Promotion of economic growth was the most important issue in the Village of Wild Rose.
- Shared interests between the town and village included protection of private property rights and creating a unique, attractive community.

Existing Development

- Generally, the majority of respondents indicated that there was about the right amount of all housing types in both their respective municipality and the overall area.
- Respondents of both the town and village believe there is a need for low to moderate income housing as well as assisted living facilities for the elderly.
- More than one-third of the respondents from the Village of Wild Rose indicated that the need for more low income housing, duplexes, apartments, and condominiums were needed.
- Over 45 percent of all respondents felt there were too many mobile homes.
- Nearly half (49.6%) of respondents suggested that additional assisted living facilities for elderly will be needed.

Future Development

- Approximately 80 percent (78.5%) of the respondents supported small scale industrial and retail (83.3%) development. Support was higher in the village than in the town.
- Over 80 percent of the respondents indicated that they would support or accept service (65.3%/19.8%), tourism (65.1%/19.7%), and small scale agricultural (69.1%/14.0%) development.
- Large scale agricultural development garnered the lowest support among all developments.
- Support and acceptance of all remaining development types was dependent on the municipality in which participants resided.

CHARACTERISTICS OF RESPONDENTS

Overall, 62 percent of the respondents indicated that they were permanent year-round residents; this represented the highest percentage of respondents in both municipalities. A quarter (24.7%) of the respondents from the Town of Rose indicated seasonal status compared with only 2.8 percent in the Village of Wild Rose. A significant number of people (36.6%) indicated they were retired. This corresponds to the 31 percent of respondents who noted that they were 65 years old and over. Long term residents (residing 11 years or more) comprised about two-thirds of the respondents. Over three-quarters of the respondents from the village resided in typical village lots while over 50 percent of town respondents lived on 5 acres or greater.

RATE YOUR MUNICIPALITY

Respondents were asked to rate their municipality on the quality of the environment; economic, educational, and recreational opportunities; access to goods and services; and the quality of public facilities and services. In addition, respondents were asked to rank the aspects they value most about their community as well as the most pressing issues facing their municipalities.

The majority of respondents rated the quality of the environment (86.3%), public parks and recreational lands (76.0%), fire protection (75.7%), schools (71.8%), emergency medical services (68.6%), libraries (67.2%), law enforcement (65.0%), recreational opportunities (64.3%), snow removal (63.4%), and garbage/recycling (57.0%) as good to very good. Slightly lower approval ratings (fair to good) were given to access to goods and services (74.5%), snow removal (70.1%), hospitals and medical services (70.0%), community attractiveness (67.4%), educational opportunities (60.5%), and community involvement (59.0%). On the other hand, economic opportunities were rated poor to fair by 62.2 percent of the respondents. High rates of no opinion were expressed on the quality of a community center (46.5%) percent and adult education opportunities (37.4%).

The three most valued community aspects included: small town living/rural atmosphere (73.1%), quiet peaceful (61.7%); scenery/environment (38.6%), and friendliness of the area (35.6%).

Respondents were in basic agreement regarding the most critical issues facing their communities. Common issues facing both the town and village included: lack of job opportunities (first overall), lack of new businesses (second overall), increasing taxes (third overall), increasing land prices (fourth overall), and low wages. Village residents were also concerned about the lack of activities for youth.

PLANNING FOR THE FUTURE

The State of Wisconsin requires that municipalities address 14 specific goals in their comprehensive plans. Respondents were asked to rate the importance of these goals on how they related to the current comprehensive planning process. These goals involve promoting redevelopment of land with existing infrastructure; promoting neighborhood designs that support a range of transportation choices; protection of groundwater, wetlands, surface waters, farmlands, and woodlands; encouraging land use patterns that promote cost-efficient government services; preserving cultural, historic, and archaeological sites; encouraging coordination and cooperation between communities; building community identity by improving its appearance and attractiveness; providing an adequate supply of affordable housing for all income levels; providing adequate infrastructure for future growth; promoting economic growth; balancing individual property rights with community interests; creating land use patterns that preserve a pleasing and unique setting; and providing a variety of affordable transportation options.

While residents indicated that all goals were important, some emerged as a higher priority than others. Overall, the most important issues, within the study area, included: protection of natural features; protection of agricultural lands and woodlands; promoting economic growth; and balancing individual property rights with community. The town stressed the importance of developing a land use pattern that preserves the pleasing, unique setting of the local area, while village respondents emphasized building community identity by improving its appearance and attractiveness.

Although town and village respondents share common planning interests, the importance of the individual goals varied between the municipalities. People from the Town of Rose ranked the protection of natural resources as their main goal, while respondents from the Village of Wild Rose stressed the promotion of increased economic growth.

EXISTING DEVELOPMENT

Respondents were asked to evaluate both the overall availability and selection of housing types within their municipality. Participants rated housing availability as too much, about right, or not enough for each of the following housing types: single family; low to moderate income; duplexes; multi-unit apartments; condominiums; assisted living/elderly; mobile home parks; and high income development. Generally, the majority of respondents indicated that there was

about the right amount of all housing types in both their respective municipality and the overall area.

Several trends were noticed for both municipalities. Residents of both the town and village believe there is a need for low to moderate income housing as well as assisted living/elderly facilities. Participants from the Village of Wild Rose also indicated a need for duplexes (34.8%) and multi-unit apartments (36.1%). An additional 38.4 percent thought condominiums would be a viable option. Over 45 percent (45.7%) of all respondents felt there were too many mobile home parks. Respondents were split over of high income development; a quarter (25.1%) felt that there was too much, while a fifth (20.3%) felt that there wasn't enough.

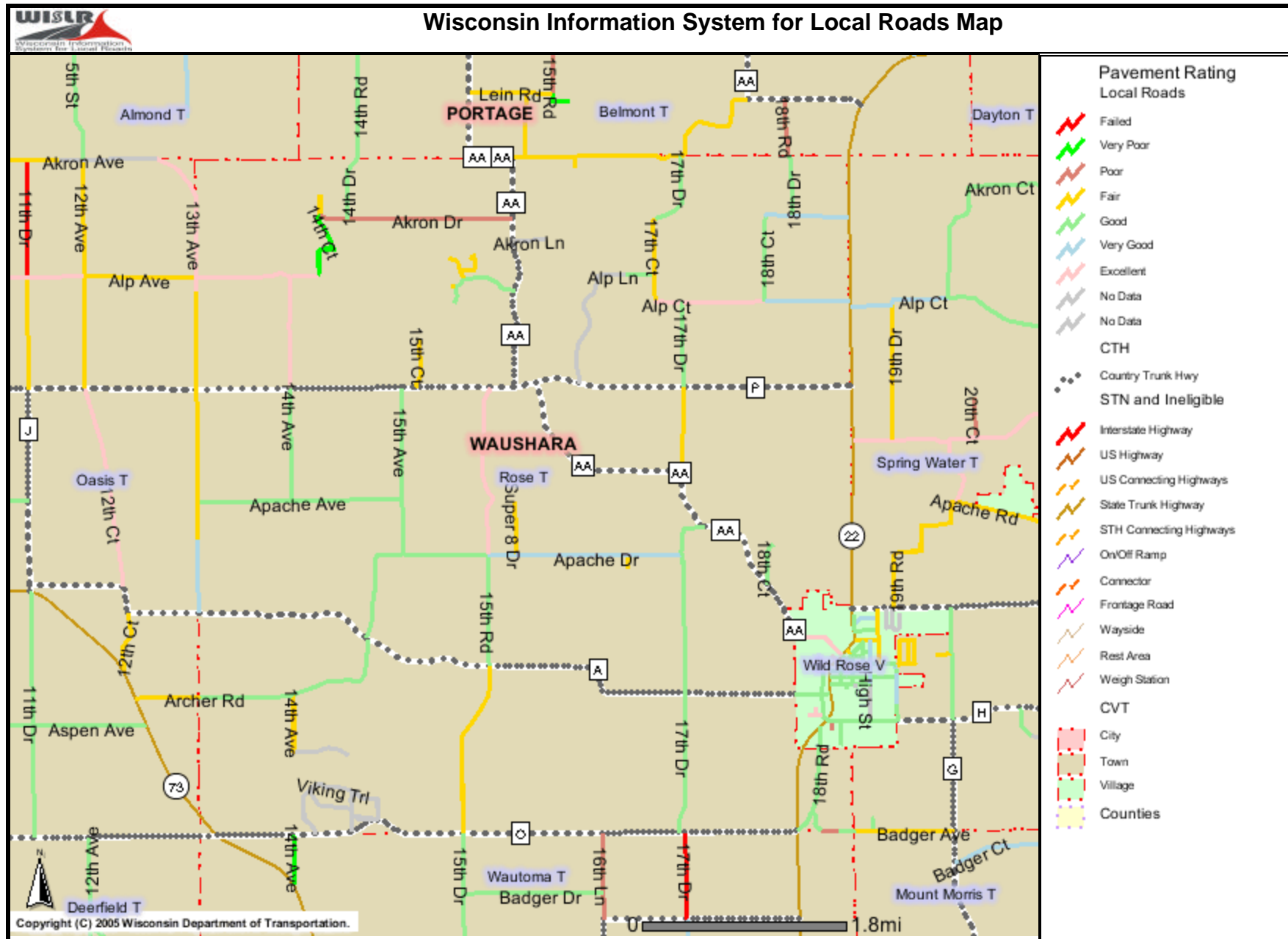
Between 8 and 25 percent of the respondents failed to answer individual questions in this category. However, a lower response rate is not calculated into the overall response rate for questions in this section.

FUTURE DEVELOPMENT

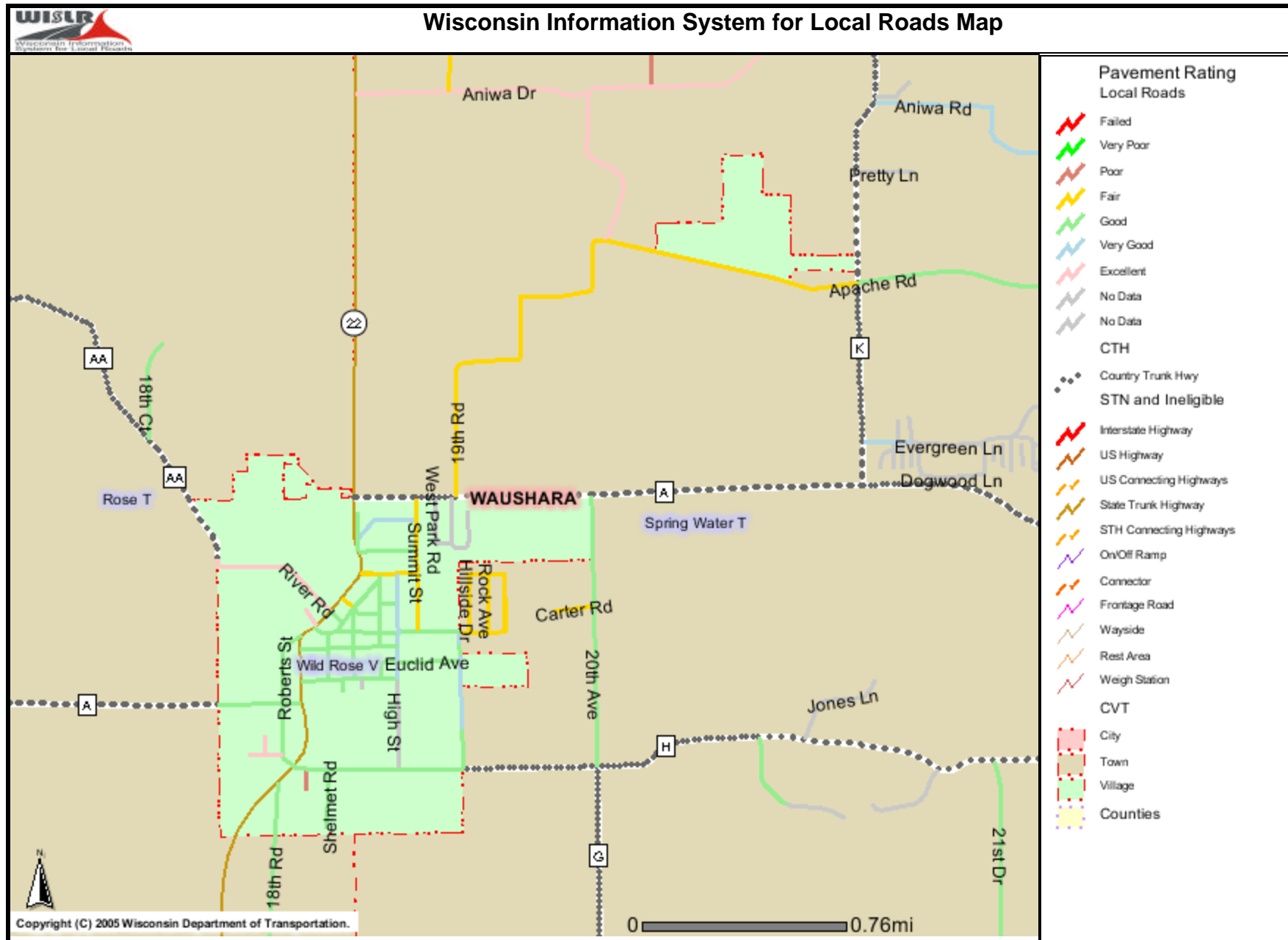
Respondents were asked their opinions on the current level of development within the area and what types of new development would be best suited to the area. Questionnaire participants were asked if they supported; did not support, but accepted; did not support; or had no opinion on the following types of development: large, moderate, and small scale industrial development; service and tourism development; small and moderate to large agricultural development; and small and large retail development.

Respondents from both municipalities overwhelmingly supported small scale industrial (78.5 percent) and retail (83.3 percent) development. Although people were willing to support larger industrial and retail development, support and acceptance declined as the scale of the development increased. Over 80 percent of the respondents indicated that they would support or accept service (65.3%/19.8%), tourism (65.1%/19.7%), and small scale agricultural (69.1%/14.0%) development. Large scale agricultural development garnered the lowest support among all developments. Only 16.7 percent supported these operations while 46.8 percent opposed them.

Support and acceptance was also dependent on the municipality in which participants resided. Village residents were more likely to support moderate and large scale industrial, service, tourism, and large scale retail developments. Town residents were more likely to support small scale agricultural development.



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