

# **TOWN OF DEERFIELD Smart Growth COMPREHENSIVE PLAN**

## **Volume One: Goals, Objectives, and Recommendations**

**October 2009**



Prepared by the  
Town of Deerfield Land Use/Smart Growth Committee

# **Town of Deerfield**

## **Smart Growth Comprehensive Plan**

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## **EXECUTIVE SUMMARY**

### **BACKGROUND**

The Town of Deerfield, located in western Waushara County, lies in central Wisconsin west of the City of Wautoma. Concerned about the impact that development may have on the town, the Deerfield Town Board and Waushara County entered into an agreement with East Central Wisconsin Regional Planning Commission (ECWRPC) to prepare a community management plan. The community management plan was used as the basis for this comprehensive plan and the content of the existing conditions report of this comprehensive plan is primarily from the community management plan.

One of the first steps in the planning process was soliciting input from all town residents. The community management committee along with ECWRPC prepared a survey that was distributed to all property owners within the Town of Deerfield. The results indicated that preservation of farmland, wetlands, forestland and open space, and small businesses opportunities were supported by over seventy percent of all respondents. A summary of the Town of Deerfield's survey results are presented in Volume Two, Appendix A, a full report is available separately.

Another early step in the planning process was the SWOT analysis. During the SWOT analysis, the Deerfield planning committee was asked to identify the strengths, weaknesses, opportunities and threats for the town. This exercise was intended to provide the committees with a better understanding of their perception of the community and some of the issues that the community faces. According to the SWOT analysis, the committee felt that recreational land and an adequate water supply were the greatest strengths that the community offered, while benefits would be gained from a sewer system around the lakes, better enforcement of building codes and environmental regulation (enforcement) of the town's lakes. There is an opportunity to preserve what already exists, practice sustainable forestry and educate residents about farmland preservation and trusts. The committee felt that the greatest threat that the town faced was unregulated development, pollution of the lakes and air and forest diseases.

### **HISTORY**

Settlers began to inhabit the western part of Waushara County, in what is now the Town of Deerfield, in the mid-1850's. The town was named Deerfield in honor of an old New England town and because of the deer seen playing in the fields in the mid-1850's. Rich in history, the town was once home to Native Americans. Evidence of its early history are still seen today near the White River Millpond. Two Indian Mounds can be found in this area, as well as the remains of an earthen enclosure, traces of an old campsite, the grave of Big John, a local Indian chief of some distinction, and a cluster of small pits that may have been used to store food. An old grist and flour mill, known as Cox's, could also be found in this area in the 1860's as well as a school house. During the 1920's, the Dahlke Company of Neshkoro intended to build a dam on the millpond to generate electricity. While this project wasn't successful, it did raise the water level enough to support the many summer and permanent residences that exist on the pond today.

The current town hall, built around 1894 as a basic 50 by 20 feet was enlarged in 1938 to include a stage area and basement. In the early 1990's, when the building needed major repairs, the town decided to restore the town hall instead of replacing it with a new structure. The town hall was completed in time to celebrate its 100<sup>th</sup> anniversary in 1993, after undergoing extensive restoration to restore it to a decorum that was present at the time that it was originally built.

## **OVERVIEW**

The Town of Deerfield is approximately 36 square miles, and its 2000 population, according to the U.S. Census Bureau, was 629. In 1990, 174 occupied housing units out of a total of 360 total housing units (161 seasonal units) existed in the town. By 2000, the number of occupied housing units had risen to 260 and the number of total housing units to 492 (206 seasonal). In 1990, over 90 percent of the town's housing stock was comprised of single family units.

The majority of Deerfield's residents were employed in the service sector in 1990. The service sector is made up of many different categories, with educational, health and social services (25%) and other services (17%) employing the largest percentage of workers from this sector. Comprising a smaller percentage of Deerfield's workforce and not included in the service sector were manufacturing (16%) and agriculture, forestry, fishing, hunting and mining (17%). Census information indicates that Deerfield's residents are primarily working in Waushara County. Preliminary data indicates that in 2000, 72 percent of residents worked within Waushara County and 35 percent of the workers traveled between 10 to 19 minutes to work.

Utilizing responses from the survey and visioning process as well as the inventory of the demographic makeup and physical characteristics of the Town of Deerfield, the committee drafted goals, objectives and recommendations to guide the town and county when making future land use decisions. The plan's goals and recommendations were categorized by major land use topic areas which included community growth and residential development, natural and cultural resources, agriculture, transportation, community facilities and services, commercial and industrial development, and intergovernmental cooperation. Recommendations or implementation statements spell out more specific activities and techniques which potentially could be used by the town and county to implement the town's vision. A proposed land use map (Exhibit 5-1) was developed that represents, to some degree, the ultimate vision for the town's physical layout over the next twenty years. A summary of the plan's recommendations which require specific follow-up tasks is contained in Table 5-1.

## **The Code of Country living**

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 of 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 are likely find, however, is that they are trading the benefits and draw backs of city living for those of the country.

In rural Wisconsin 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 up the country living experience very different from that what may be found in the city.

# 1: INTRODUCTION

## **Plan Purpose and Use**

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

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

## **1.1 Comprehensive Plan Format**

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

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

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

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

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

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

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

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

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

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

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

- 8) **Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.**
- 9) **Promote expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.**
- 10) **Provide an adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.**
- 11) **Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transportation-dependent and disabled citizens.**
- 12) **Build community identity by revitalizing main streets and enforcing design standards.**
- 13) **Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.**
- 14) **Encourage neighborhood designs that support a range of transportation choices.**

**The Committee formulated the following vision statement for the Town:**

**VISION:**

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

**GOALS, OBJECTIVES AND RECOMMENDATIONS:**

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

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

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

## **1.2 Planning Process**

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

## **1.3 Community Participation**

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

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



## 2: Housing

### **2.1 The housing element of a comprehensive plan provides to ensure an adequate supply of housing is available for existing and forecasting housing demand.**

A number of factor influence how well the housing stock meet the needs of Deerfield Township, including design, placement and density.

### **2.2 Summary of Existing Housing Conditions**

Age of Occupied Dwelling Units

Structural Types

Occupancy Status

These issues will be address in Appendix B

## Inventory and analysis

This section provides a broad brush a broad brush of housing characteristics for Deerfield Township. These characteristics further influence the overall cost of housing and efficiency of other plan elements such as roadways, infrastructure and the ability to deliver services to the community.

In Deerfield Township the dominant type of housing is single family homes and most are owner occupied. The housing in Deerfield Township is divided in three main categories: family farms, residential and vocational homes which are only occupied on a part time basis.

## HOUSING CHARACTERISTICS

The availability, affordability and quality of housing are key ingredients of a healthy community. The age and type of dwelling units, occupancy characteristics and housing stock values reflect growth trends, economic conditions, household formation rates and housing preferences within communities.

### **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 household formation rates, migration trends and natural disaster impacts. In 1990, the largest share of housing stock for all jurisdictions was 40 years and older, indicating that the majority of growth for all jurisdictions occurred prior to 1950. The second largest category for age of dwelling units was for dwelling units built between 1970 and 1979, which is the period 64% decline. Mobile homes, trailers and other units declined by 3% in Waushara County and 19% in Wisconsin.

Occupancy status reflects the utilization of available housing stock. The total number of housing units include renter-occupied, owner-occupied and various classes of vacant units, including 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.

- **Provide a diversity of affordable housing options for all age and income groups. (Area)** While the Town of Deerfield does not have the infrastructure and services available to support a variety of housing alternatives, the Town recognizes that these options are important to the community and believes that these options are better served in the nearby communities where these services are available.

**RECOMMENDATION 2.1a: The Town will not discourage the development of multi-family housing units and address duplexes on a case by case basis.** The Town of Deerfield is a rural community comprised primarily of single family residences, with some farmsteads. Multi-family housing units (3 units or more) or higher density residential development were not deemed as an appropriate land use within the Town due to concerns regarding the need for infrastructure and the potential loss of rural character will be considered on a case by case basis. The Town should direct these uses to nearby communities where these services are available. While duplex housing is not encouraged, the Town will evaluate any request on a case by case basis. All requests should include a site plan, erosion control plan and drawing of the proposed building. Exterior colors of the building should be submitted by the developer/owner and should blend into the surrounding environment.

**Recommendation 2.1b: The Town has set standards for a Duplex**

Each unit must be a minimum of 1200 square foot livable, all weather floor, excluding the area of a garage or carport. Each unit will be an independent unit.

They will not have connecting doors or common areas.

Each unit will have a separate heating and electrical system. There must be a separate electrical meter for each unit.

A duplex may have a common well and septic system.

The minimum size lot for a duplex will be five acres.

**Meet the need for non-dependent, assisted and semi-assisted elderly housing. (Area)**

**RECOMMENDATION 2.1:c Non-dependent, assisted and semi-assisted elderly housing should be directed to the surrounding incorporated communities.** The Town is mainly comprised of scattered residential development. While the Town recognizes the need for non-dependent, assisted and semi-assisted elderly housing, it feels that these housing alternatives would be better served in areas where health care, transportation and other social services are available.

- **Provide opportunities for rural residential development.**

**RECOMMENDATION 2.1d: The Town should set standards for Single Family Homes.** These standards could include:

- 1,200 minimum square foot livable, all weather floor area, excluding the area of the garage or carport
- 20 foot minimum width, measured from the narrowest part of the dwelling
- All dwellings should have a masonry block or poured concrete basement or four foot high crawl space.
- All dwellings should have a minimum roof pitch of four inches per twelve inches of run and a minimum overhang of 12 inches on the entire perimeter of the structure.
- When an area of a basement is set aside as a room it must have a window of sufficient size to allow ingress and egress.
- Requests for substandard buildings will be considered on an individual request. These structures will be generally use for recreational use. If these structures are sold they must be brought up to all building codes including having a separate lot sized appropriate for its location. This restriction must be part of the original building permit.

**Recommendation 2.1e: Guidelines for substandard structures.**

The Town Board on individual requests will consider requests for substandard buildings. These structures will be used for recreational use. Their septic system must meet and comply with Waushara County codes. If these structures are ever sold they must be brought to all building codes, including having a separate lot, sized appropriate for its location. This restriction must be part of its original building permit.

**Recommendation 2.1f: Guidelines for a Basement Room Addition**

When an area of a basement is set aside as a room it must have a window of sufficient size allowing ingress and egress. A room is defined as an area with a floor with a floor. As with all home additions the room must comply with all building codes.

**GOAL 3: The Town will encourage that new housing stock is constructed in a safe consistent manner.**

- **On December 3, 2003, the Home Safety Act was signed into law. This law required that the state's Uniform Dwelling Code be enforced in all**

**municipalities. The Town of Deerfield has delegated Waushara County to enforce the Uniform Dwelling Code within their town.**

The status of all recommendations of the 2004 Town of Deerfield Land Use Community Plan can be found in table 9.1 of Element 9.

### 3: Transportation

The Township of Deerfield roads does not intersect with any of the major state highways, 21, 22, 23, and 76, which serve Waushara County. That having been said the township realizes the importance and affect that these road systems have on the community. It will wish continued to be informed and have input in any changes in these systems.

**Goal 3.1: The Town will ensure that its local transportation system is will maintain and safe for its residents.**

**Objectives: The town will address current transportation safety issues.**

**All roads**

**RECOMMENDATION 3.1A: The Town will encourage resident living on existing private roads to maintain these roads for emergency vehicle accessibility.**

**RECOMMENDATION 3.1B: All new local roads within the Town of Deerfield will be built to town road standards (subdivisions only).** These roads should not be less than the width specified in Waushara County Ordinance Chapter 42-81-Streets, and shall be cleared of all branches or brush extending into the right of way to a height of 15 feet. The Town will review and approve all roads prior to acceptance. If a road does not meet the standards as specified in the above ordinance, corrections will be made on a timely basis.

**Goal 3.2: The Town should strive to keep pace with necessary repairs and maintenance on its local road system.**

**RECOMMENDATION 3.2A: The Town of Deerfield encourages its residents to report any specific areas within the town where safety or maintenance concerns or issues are evident.**

**RECOMMENDATION 3.2B; The Town will continue to rate local roads in order to plan ahead for future road improvements.** The PASERWARE 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 roadway surfaces on a scale of 1 to 10, with 1 being a road that needs to be reconstructed and 10 being a brand new road. This inventory provides the basis for developing a planned maintenance and reconstruction program and helps the town to track improvements that are necessary. Prompt maintenance can significantly reduce long-term cost for road repair and improvement. As of 2003 local governments are required to submit their PASER ratings every two years to WisDOT.

**RECOMMENDATION 3.2C; The Town will maintain contact with Waushara County and the Wisconsin Department of Transportation to ensure coordination on regional or statewide transportation issues which may effect the town.** The town recognizes the importance of maintaining communication with the county and WDOT and encourages them to continue to inform the town about any regional or statewide transportation issues that may affect the Town of Deerfield.

**RECOMMENDATION 3.2D: The Town of Deerfield encourages the county to continue to provide transportation for elderly and disabled resident in the town.**

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

## 4: Utilities and Community Facilities

**Goal 4.1: The Township of Deerfield is committed to continue supporting the facilities and services that support and provide for its citizens and will make every effort to work with the provides of these services to improve them.**

**4.1A:** The Township Deerfield does not have any communities within its boarders; there are no water treatment or wastewater facilities in the Township. Alliant Energy Adams – Columbia Electric Cooperative, Union Telephone Company and Centurytel Telephone Company serve the Township.

**4.1B:** Deerfield Townships fire protection is provided by the Hancock and Wautoma Fire Departments. Waushara County provides emergency and Police services for the Township. The senior members of the community use the various Waushara County Senior Centers and the County's senior bus transportation. The residents of the Township use the libraries in Hancock and Wautoma; the Township supports these libraries financially.

**4.1C:** The children of the Township go to the schools of Wautoma School System and the Tri County School System.

**4.1D:** Deerfield Township only public building is its town hall, which is used for public meetings, voting and is rented out to the public. The Township has three cemeteries where lots can be purchase. The Township Owens a 40-acre parcel of land on Marl Lake that it rents to Waruhara County, that uses it for a County Park.

**GOAL 4.2: Provide an appropriate level of municipal services and facilities to maintain the public health and welfare and to sustain a viable economy.** According to the citizens questionnaire, about three-quarters of the people feel that the town does an acceptable or above average job providing fire, law enforcement and emergency medical protection to town residents.

### **OBJECTIVE:**

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

**RECOMMENDATION 4.2A: The Town of Deerfield will continue to explore opportunities for shared services with its neighbors.** Sharing services with adjoining communities saves the town money and enables the town to realize efficiencies in services that it could not achieve on its own. Currently fire protection within the town is shared with the adjoining municipalities. The western portion of the town is

served by the Hancock Volunteer Fire Department (Village and Town of Hancock and the Town of Colburn) and the eastern portion of the town is served by the Wautoma Area Fire District (City and Town of Wautoma, and the towns of Mount Morris, Marion, Dakota and Richford). Police protection is provided by the Waushara County Sheriff's department, while the town works with the Town of Hancock to provide a boat patrol for Fish, Lyman's, Hartford and Marl Lakes and the White River Millpond. A community center and library in the Village of Hancock is also utilized by town residents. Maintenance of common town roads is divided between the towns of Wautoma, Hancock and Dakota.

**RECOMMENDATION 4.2B: The Town of Deerfield will continue to monitor the growth occurring in the town and plan appropriately for any necessary public and community facilities.** A Capital Improvement Program (CIP) helps town officials to look toward the community's future needs, remain focused on the improvement goals of the town, and stay organized regarding finances involved in the improvements. Annual updates of the CIP are also needed to better assess the necessary changes in the program.

**RECOMMENDATION 4.2C: The Town will develop a town website.** The website could be used to inform residents and interested people about the town and could include basic information about the community, a copy of the "Community Management Plan", general information about conservation subdivisions, suggestions on architectural designs and materials, building site locating, landscaping, standards for single family homes, and products or services that are available in the town.

**RECOMMENDATION 4.2D: The town encourages the development of the Ice Age and other recreational trails, with the decision resting with the individual property owners.**

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



## 5 Agricultural, Natural & Cultural Resources

Although the Township of Deerfield has experienced growth in residential housing around in lakes and in other areas, those who have chosen to retire or raise their families in it have historically thought of it as a farming community.

**GOAL 5.1: The Town will work to preserve the agricultural heritage of the community and protect important farmland operations.**

**OBJECTIVE:**

- **The Town acknowledges the agricultural heritage of the area and will strongly support the right to farm.** It is important to ensure that existing agricultural and residential land uses are not in conflict with one another, and that new development does not disrupt the existing agricultural community.

**RECOMMENDATION 5.1a: The Town will include on its web page a statement in support of farming and a definition of the nature of farming operations.** Farming operations may exhibit noise, odor, dust; the hours of operation may begin before dawn and extend past dusk; and it may be necessary to apply fertilizers and other crop protection chemicals.

**RECOMMENDATION 5.1b: In order to preserve the “right to farm” for existing and future farming operations, the landowner may place a restrictive covenant or deed restriction on all newly created parcels.** This covenant or deed restriction could request that the land owner, or any future owner, acknowledge that they will not file legal objections which could preclude the activities of traditional farming operations from continuing in the Town of Deerfield. This covenant could allow new homes to be built on properties surrounding farms, while at the same time, provide some measure of protection for existing farming operations from frivolous legal actions.

**RECOMMENDATION 5.1c: The Town requires that any individual who wishes to locate a large animal operation of 250 animal units or more or expand an existing operation to 250 animal units or more in the Town of Deerfield, must first contact the town to discuss their plans. Secondly, the Town will hold a public hearing for input from the residents of the town. The town will review the information from the public hearing prior to either granting approval or denying the permit.** Some criteria that will be used but not limited to review could include the size, scale of operation, visual compatibility, odor, noise, and surface and groundwater impacts.

**GOAL 5.2: The Town should protect important architectural, historical, and other significant cultural resources.** Some localized resources are present within the Town and are considered irreplaceable. These resources contribute much to the history of the Town and Waushara County and should be protected from the impacts of development. According to the citizen's questionnaire, approximately 85 percent of the respondents felt that this was either very important or important to them.

**OBJECTIVE:**

- **Preserve the area's heritage.**

**RECOMMENDATION 5.2a: The Town should encourage owners of potential architecturally or historically significant residences to restore and preserve these properties for future generations.** Preserving these residences benefits both the owners and the community as a whole. Therefore, the Town should contact the Wisconsin State Historical Society and compile an informational packet that can be distributed to all interested property owners.

**RECOMMENDATION 5.2b: The Town should recognize and map existing historic and archeological sites.** Currently no properties are listed on the National Register of Historic Places or the state Architecture & History Inventory in the Town of Deerfield. However, very little work by the State has been done in the town, and the potential for archeological sites, especially Native American burial sites in the town is favorable. In addition, locally significant buildings or structures may also be present in the town. In order to protect these sites from development and loss, the town along with its residents should identify potential buildings and sites and submit a list to both the state and county for review.

**RECOMMENDATION 5.2c: The Town will continue its support of the Ice Age Trail that pass through the Township.**

**NATURAL AND CULTURAL RESOURCES**

Protection of the Town of Deerfield's natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources was very important to 78 percent of the respondents on the citizen questionnaire and was the rated the most important local comprehensive planning goal.

**GOAL 3: The Town should maintain and improve the water quality of its lakes and streams.**

**OBJECTIVES:**

- **Reduce non-point nutrient runoff into lakes and streams.**

Non-point nutrients are indirect sources of pollutants that stem from such sources as agriculture and lawn care. Water from rain and snow flows into lakes and streams, carrying nutrients, silt and other wastes. These nutrients promote algae growth and siltation and degrade water quality.

**RECOMMENDATION 5.3a: The Town of Deerfield encourages farmers to utilize protective measures to reduce the effects of wind erosion.** Wind erosion results in the loss of valuable topsoil and nutrients and reduces the soil's natural ability to produce crops. Wind erosion can be reduced by maintaining a protective plant cover, planting wind breaks and by incorporating a variety of tillage practices depending on the specific planting practice.

**RECOMMENDATION 5.3b: The Town of Deerfield will encourage the county to amend the Shoreland Zoning Ordinance to include a mitigation clause.** This clause would apply to legal pre-existing principal structures not meeting shoreline setbacks and would help compensate for lost shore buffer functions within the shore setback area. Basically, when an owner wants to expand or alter a structure that is non-conforming, he or she must (1) have the existing on-site septic system evaluated and brought into compliance, (2) restore native vegetation in the shoreland buffer area, where possible (3) remove non-conforming accessory structures (does not apply to detached garage that is in good repair and is located at least as far from the ordinary high water mark as the principal structure), (4) implement erosion and stormwater runoff control measures and (5) blend exterior building materials with natural ground cover.

- **Minimize nutrient contributions from private on-site septic systems.**

**GOAL 5.4: Preserve the quality and quantity of our groundwater supplies.**

**OBJECTIVE:**

- **Ensure that the right to use groundwater for irrigation purposes is not compromised.**

**RECOMMENDATION 5.4a: The Town should ensure that the right to use groundwater for irrigation purposes is not compromised.** Irrigated cropland comprised over 20 percent of the existing land use in 2000. Protection of the groundwater supply, a limited natural resource, is important to the town. The Town does not support extraction and removal of large quantities of groundwater. They, however, reserve the right to review and comment on any proposal that is to be situated in the town. High capacity irrigation wells would be excluded from this review and comment.

**GOAL 5.5: Maintain a quality forest resource for its citizens.** Over 47 percent of the town is comprised of forestland areas (silviculture, planted woodlands and unplanted woodlands). Forestlands contribute to the overall rural character of the Town, are prime wildlife habitat areas and provide opportunities as both a commercial and recreational resource. According to the citizen questionnaire, about 82 percent of the respondents supported the preservation of forestland; therefore, the protection and management of these areas are important to the community. Forestland areas are shown on Exhibit.

The status of all recommendations of the 2004 Town of Deerfield Land Use Community Management Plan can be found in table 9.1 of Element 9.

EXHIBIT 5-1  
TOWN OF DEERFIELD  
PROPOSED LAND USE PLAN

PROPOSED LAND USES

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

Development Areas:

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

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

EXISTING LAND USES

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

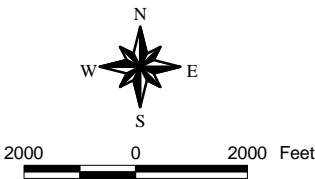
\*Single Family Residences, Duplexes, Accessory Garages, Farmsteads, and Outbuildings.

Other Features:

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

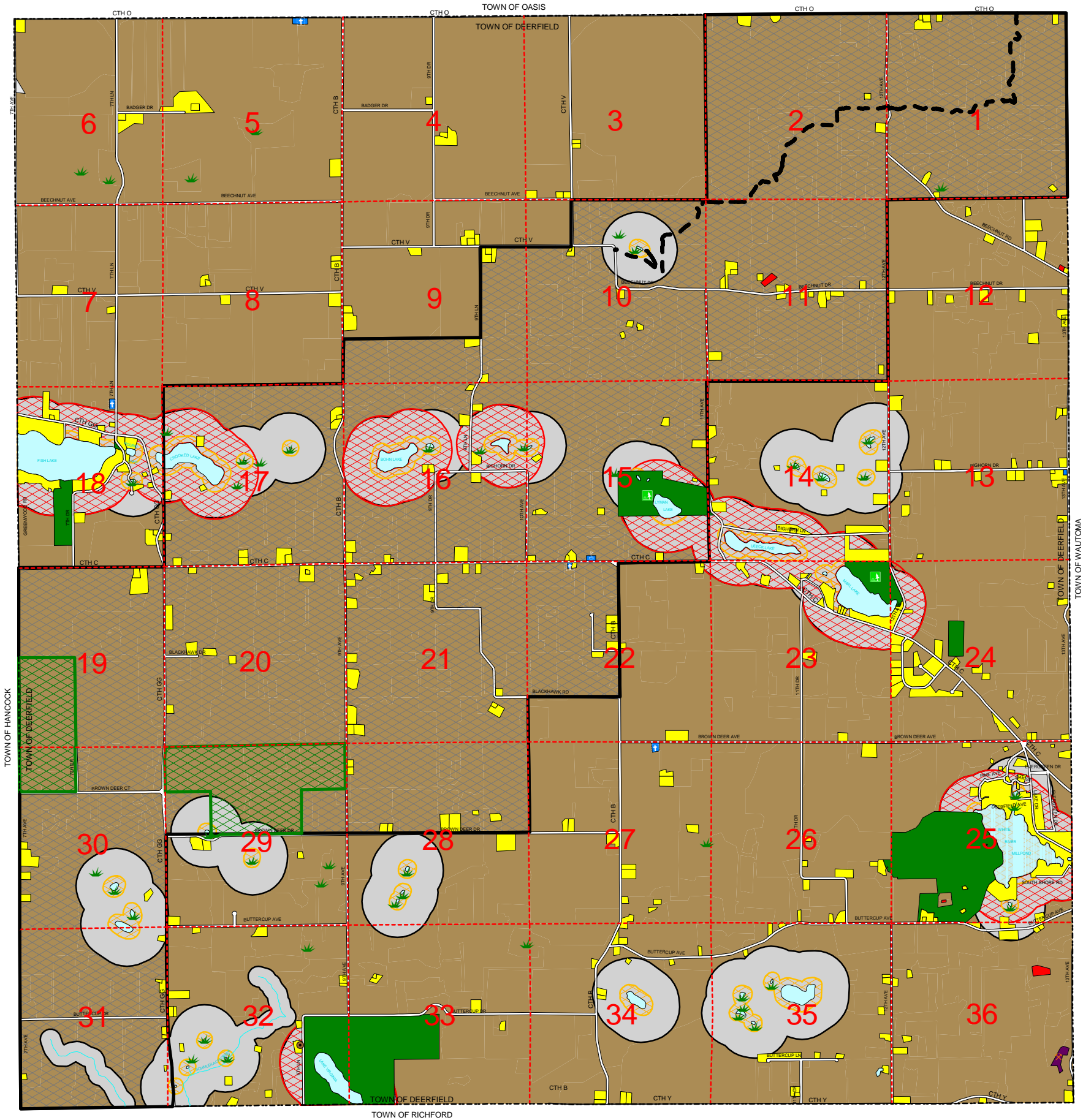
Sources:

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



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 - June, 2004



## 6: Economic Development

While the Township of Deerfield does not feel that all types of economic development is suitable for the Township it does foster and work with entrepreneurs wishing to develop businesses in the community. Examples of businesses that are presently in the community are a sawmill, golf course and a big game hunting operation, which has received national recognition.

### COMMERCIAL AND INDUSTRIAL DEVELOPMENT

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

#### OBJECTIVES:

- **Support existing commercial enterprises and expand the range of goods and services available locally.** To sustain agribusiness and other commercial enterprises within the county, the town feels it is important to work with the county and the other communities in the area to support and promote the local businesses that already exist in the county. However, the town also feels that in order to continue to make agriculture viable within the county, it is also important to bring new commercial businesses to the area. The committee expressed a desire to see a restaurant or supper club locate in the town. This supper club would provide residents with a choice and could be buffered to provide protection for existing residences and farms. A strong local economy will make it possible to retain local college and technical college graduates and a higher percentage of expenditures that are made by local residents.

**RECOMMENDATION 6.1A: The Town of Deerfield will work with the County to promote local businesses and products within the county.** Local products such as beef, elk and finished lumber are grown and produced locally within the town. Promotion of these products not only benefits the local producer but stimulates the economy of both the area and county. Local restaurants should be encouraged to buy, use and promote the use of local products. Local stores could also be encouraged to market and sell products that are produced locally.

**RECOMMENDATION 6.1B: The Town of Deerfield will work with the County to promote the expansion of commercial agribusinesses within the county.** To help keep agriculture viable, farmers need an outlet to market their products. This could include the addition of a cannery or cheese factory in the area or possibly an ethanol plant within the county.

**RECOMMENDATION 6.1c: The Town of Deerfield will work with the County to promote specialized farming methods or products.**

With the addition of hormones, pesticides, antibiotics and genetic engineered crops, people are searching for local sources of food that are organic or free from chemicals. While it would not be cost-effective for every farm to raise organic (natural) food or specialized products there exists a select market for farmers willing to do so. This could include organic foods (both crops and meat), ~~Angus~~ beef, range fed chickens or miniature vegetables to list a few.

**RECOMMENDATION 6.1D: The Town of Deerfield will work with surrounding communities to encourage development of new employment.** The citizen's survey indicated that the expansion or stabilization of the current economic base and the creation or a range of employment issues was either very important or important to 67 percent of the respondents in the Town of Deerfield. Working with the surrounding communities to promote economic development will benefit the area as a whole. New industrial and commercial development can be directed to areas with adequate infrastructure to support this type of development.

- **Attract visitor-dollars into the local economy.**

**RECOMMENDATION 6.1E: The Town will work with the County to promote agriculture as a tourist attraction.** This could include a bed and breakfast that incorporates life on the farm; expansion of "Breakfast on the Farm", which could include additional weekends around the county along with weekend long community activities and the marketing of farm or homemade products or restaurant that promotes farm or Amish cooking, country store, Amish or homemade wood products that are made locally, pumpkin patch, wagon rides, apple orchard, lease tree or hive for a year, life on the farm 100 years ago, etc.

**RECOMMENDATION 6.1F: The Town will work with the County to market the area and area attractions.** The area currently supports a variety of goods, services and activities and is ideally located in the western third of the county near the City of Wautoma, STH 21 and I-39. According to the citizen's questionnaire, people value the quality of life that the area offers. Instead of marketing the goods, services, activities and amenities of the town individually, a county wide marketing campaign would draw more business and people to the area, be more cost effective and benefit the town, area and entire county.

**GOAL 6.2: The Town of Deerfield will help direct new heavy industrial development to areas, which provide adequate levels of service to support these uses.** The Citizen's questionnaire indicated that about a quarter of the respondents felt that there was either about the right amount or too much industrial development in the town. By directing such development to areas with

adequate infrastructure, the Town is trying to maintain and achieve its vision of being a rural community.

- **The Town should discourage the development of new heavy industrial uses within its boundaries, but would consider requests on a case by case basis.**

**RECOMMENDATION 6.2A:** The Town would support heavy industrial development in the City of Wautoma and the villages of Coloma, Hancock and Plainfield which have more adequate infrastructure to accommodate such development. New industries which locate in these communities will also provide additional opportunities for employment for local residents.

**RECOMMENDATION 6.2B:** The Town should be notified of, and have the opportunity to give input on, any new industry locating in an adjacent, or nearby, community which may negatively affect the provision of local services or have impacts on the existing natural resource base.

- **The Town would direct new non-metallic mining activities to appropriate areas to minimize potential land use conflicts and to ensure that they do not negatively impact residents and landowners.** While the geology of the Town does not lend itself as a prime source of aggregate and sand materials for construction, it is possible that new sources will be discovered in the town. These new non-metallic mining operations should be required to work with the town to minimize conflicts between existing residences and property owners.

**RECOMMENDATION 6.2C:** The Town will work with Waushara County to assess and improve existing regulations regarding non-metallic mining activities. Waushara County Zoning Ordinance, Chapter 58-236 lists information that is required for submittal for a conditional use permit; it does not address additional issues which may arise with such uses. Some of these items could include: the adequacy of the existing 300 foot setback from existing residences (committee would like to see a setback of at least 500 feet from existing residences and 1,000 feet from a school or institution); notification procedures for nearby landowners; and requirements for items such as noise levels, hours of operation, traffic control and blasting.



**RECOMMENDATION 6.2D: The Town should review all non-metallic mining reclamation plans submitted to the County under NR-135 Administrative Code for potential conflicts with its proposed land use.**

**GOAL 6.3: The Town would not discourage any particular type of commercial or light industrial development, but would work to assess the impacts of any proposed development on a case by case basis, and direct it to the most appropriate area.** The committee felt that the town should not discourage any type of development that would be considered non-evasive to the environment. Therefore, some types of light industrial development such as wind farms and cell towers could be included for consideration.

**OBJECTIVES:**

- **Provide additional local employment opportunities.**

**RECOMMENDATION 6.3A: The Town will adopt a system for evaluating which commercial development proposals should be promoted.** Each developer and/or property owner should submit a site plan to the town that specifies the following:

- Lot dimensions
- Location and dimensions of all buildings and freestanding signs on the lot, as well as the distances all buildings and freestanding signs are set back from property lines, streets or street right-of-ways.
- Principal side(s) building elevations for new buildings or exterior remodeling of existing buildings, showing building heights and proposed wall sign or window sign areas.
- Vehicle accommodations areas (including parking area, loading areas and circulation areas), all designated by surface material and showing the dimensions and layout of proposed parking spaces and the dimensions and direction of travel lanes, aisles and driveways.
- Proposed plantings or construction of screening devices. Plans should label shrubbery by common or scientific name, show the distance between plants and indicate the height at the time of planting and expected mature height and width.

The Town will also adopt a set of criteria that can be used to evaluate each proposal. These criteria could include the following:

- Conflict with existing land uses. The Town Board's first responsibility should be to existing residents.
- Traffic volumes. Commercial development can increase traffic volumes and could have an adverse impact on surrounding property owners. The town should also investigate bonding authority, user fees and/or impact

fees for businesses with high traffic volumes or heavy loads of materials that could cause excessive damage to local roads.

- Hours of Operation. The town should ensure that the hours of operation will not adversely impact surrounding property owners.
- Buffer area (as needed). A buffer area should be considered in certain instances to protect existing uses such as residences and farms from proposed development.

**RECOMMENDATION 6.3B: The Town will work with Waushara County Economic Development Company to sell the areas amenities to attract business development to the area.**

- **Support the creation of small and “home-based” businesses that would be compatible with the rural nature of the area and would provide economic opportunities for local residents.** The survey indicated that 82 percent of respondents would either support or accept small home based businesses. These businesses, if properly regulated, can reduce the need for more standard commercial structures within the Town, thus keeping it more rural in nature.

**RECOMMENDATION 6.3C: The Town will work with Waushara County to assess current zoning requirements to promote small and home-based businesses, which compliment the community.**

Items for consideration could include:

- Allowance in other zoning districts
- Distance from existing residences
- Intensity of use
- Number of employees
- Signage requirements
- Parking requirements
- Hours of operation
- Noise/Waste/Noxious odors
- Inclusion of larger facility size (2000sf)
- Expand list of acceptable uses

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

# 7: Intergovernmental Cooperation

**GOAL 7.1: The Town of Deerfield will work together with neighboring municipalities and Waushara County when opportunities and/or issues arise that can be more effectively addressed cooperatively.**

## **OBJECTIVES:**

- **Create cost efficiencies through economies of scale.**

**RECOMMENDATION 7.1A: The Town will continue to work with adjoining towns and municipalities to coordinate road work.** Cooperation between adjoining municipalities has resulted in cost savings for both the Town and its taxpayers.

- **Take advantage of technical expertise and opportunities for better and/or more diverse equipment and training.**
- **Provide a unified voice in securing funding, new business development, etc.**

**RECOMMENDATION 7.1B: The Town will participate in a countywide effort to bring business into the Deerfield area.** New business in the area benefits not only the municipality in which it is located in but the area and county as a whole.

- **The Town will establish cooperative agreements with all adjacent municipalities.** Development that occurs on the fringe of a community has an impact (positive and negative) on the adjacent community. Consequently, the Town of Deerfield should be in communication with adjacent municipalities, such as the Village of Hancock and the towns of Hancock, Coloma, Richford, Plainfield, Oasis, Wautoma, and Dakota, in order to minimize land use conflicts along common borders.

**RECOMMENDATION 7.1C: The Town will contact its neighbors to establish a method of communication so that they, as well as their neighbors, are notified when development is proposed along or within 1000 feet of joint borders.**

**RECOMMENDATION 7.1.D: The Town will continue to work with adjoining towns and municipalities to coordinate road work.** Cooperation between adjoining municipalities has resulted in cost savings for both the Town and its taxpayers.

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

# 8: LAND USE

## GOALS, OBJECTIVES AND RECOMMENDATIONS:

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

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

## COMMUNITY GROWTH AND RESIDENTIAL DEVELOPMENT

**GOAL 8.1: Preserve the visual qualities of the area's landscape that defines its rural character.**

### OBJECTIVE:

- **Minimize the visual impact of non-farm residential development on the rural landscape.** Rural atmosphere was very important to the respondents on the citizen's questionnaire. In order to achieve this, the Town should consider various methods to ensure that new development is visually compatible with its surroundings.

•  
**RECOMMENDATION 8.1a: Newly created, individual lots (CSM's) on lands within shoreland areas that front upon a lake, river or stream will have a minimum one (1) acre parcel size and should meet the other current minimum requirements as set forth by the Waushara County Zoning Ordinance.** After a lengthy discussion the committee decided to leave the status quo for individual lots within the shoreland areas.

**RECOMMENDATION 8.1b: Newly created, individual lots (Certified Survey Maps) on backlots within shoreland areas will have a minimum three (3) acre parcel size and should meet the other current minimum requirements as set forth by the Waushara County Zoning Ordinance.** Larger lot sizes in these areas will reduce the overall density of

development and the potential impacts from non-point source pollution. The Town will also make landowners/developers aware that a "conservation subdivision" option also exists within the current County zoning requirements.

**RECOMMENDATION Ac: Newly created, individual lots (Certified Survey Maps) on lands outside of shoreland areas and not covered under recommendation A1a or A1b will have a minimum 5 acre parcel size and should meet the other current minimum requirements as set forth by the Waushara County Zoning Ordinance except as outlined below.** In order to protect the rural character of the Town, the Committee felt that a minimum five-acre lot size will be more appropriate and will further limit the total number of homes in any given area. The Town has petition the County to rezone this area to AG-5. This zoning district will retain all the permitted uses and conditional uses of the current A-G General Agricultural Zone.

**RECOMMENDATION 8.1c: The Town has set a minimum building set-back of 75 feet from the road right-of-way for roads, Class B and C.** This will exclude lake lots and lots within subdivisions. Special requests for variance will be considered by the town on a case by case basis.

**RECOMMENDATION 8.1d: The Town has set a minimum side yard setback to 25 feet for single family residential development.** This setback includes ancillary structures (detached garages, sheds, etc.) as well as single family and duplex units. One acre lots are excluded. Special requests for variance will be considered by the town on a case by case basis.

**RECOMMENDATION 8.1e: The Town will consider conservation subdivision design as a means of preserving open space or productive farm lands.** Clustered residential development is more compact and orderly than scattered single lot development or traditional subdivisions. Clustered development is a form of residential development that preserves open space while permitting the same amount or more residential development. Conservation subdivisions should be used to protect existing natural features, preserve open space adjacent to existing roadways and to screen new housing with topography or existing or new vegetation. Typically, services can be provided more efficiently to development clusters than in traditional subdivisions. Smaller lot sizes for conservation subdivisions will be considered by the town on a case by case basis.

**Goal 8:2 Accommodate residential growth without compromising the quality of life for existing residents.**

**OBJECTIVES:**

- **Protect and enhance the value of existing housing stock.**

**RECOMMENDATION 8.2a: All minor and major subdivisions within the Town of Deerfield must meet the approval of the town and must include the Town "Proposed Restrictions and Covenants".**

**Recommendation 8.2b:** In certain instances, it may be beneficial to allow two addresses to share a common driveway. Requests for shared driveways shall be reviewed on a case by case basis by the town and county and shall not exceed 200 feet and shall meet the requirements of Waushara County Ordinance 58.828.

**RECOMMENDATION 8.2c: The Town of Deerfield has requesting that the County Planning Agency waive the requirements that the subdivider complete all required improvements before final plan approval in the town. The town is instead requesting that the county require a fiscal surety to cover the incomplete portion of the required improvements.** The town recognizes that the developer must pay for improvements before any lots are sold within his development. The Town, however, is concerned that improvements within a development are completed within a reasonable amount of time and that roads are built to “town road standards” per the Waushara County zoning ordinance. Therefore, in order to encourage quality development within the Town of Deerfield, the town is requesting that the County allow the developer to delay completion of the road for a period of two years depending on the percentage of the lots that have been sold.

**RECOMMENDATION 8.2d: The Town of Deerfield has petition the County to revise Chapter 58 to exclude flag lots.** Minimum lot width should be measured at both the high water mark and the building. A flag lot is defined as the shape of the property, where access to a road is provided along the narrow “flag pole” and the usable land itself is the parcel of Land connected to the end of the shaped pole. This system had often use to connect back lots to allow Lake access. As in all cases lots must meet Township standards.

The status of all recommendations of the 2004 Town of Deerfield Land Use Management Plan can be found in table 9.1 Element 9.

## 9: Plan Implementation

**GOAL 9.1:** The Town will implement, to the extent possible, the recommendations contained within this community management plan.

**OBJECTIVE:**

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

**RECOMMENDATION 9.1A:** The Town will discuss the progress of the plan at the annual town meeting. This discussion should include the content and the progress of implementing the community management plan.

- The Town has adopt regulations which implement the land use plan for the good of the community while still allowing for flexibility in specific development situations.

**RECOMMENDATION 9.1B:** The Town will ensure that residents and landowners are meeting existing codes and regulations pertaining to land use and environmental resources.

**RECOMMENDATION 9.1C:** The Town will consider the individual rights of landowners when assessing development proposals while encouraging development that fits in, and benefits, the community as a whole.

**RECOMMENDATION 9.1D: THE TOWN BOARD WILL FORM A PLAN COMMISSION** The Deerfield Town Board will appoint and determine the number of members of the Plan Commission. The members of the commission would be made up of, but not limited to the present members of the Land Use/Smart Growth Committee.

**Responsibilities of the Plan Commission**

- At the Town's yearly meeting the Plan Commission would review, listen to recommendations and update the Comprehensive Plan.
- Help plan public policy
- Help draft ordinances
- Respond to requests of the Town Board and the community
- The members of the Planning Commission would serve at the pleasure of the Town Board.

## PLAN IMPLEMENTATION

The Town of Deerfield's Comprehensive Plan is intended to provide direction as the town moves into the future. It should be viewed as a planning tool which can be used to assist the town and county when decisions regarding town growth and development need to be made.

Adoption of the plan by the Town Board provides confirmation that the goals, objectives and corresponding recommendations of the proposed comprehensive plan are consistent with the wishes of its citizens in achieving their vision for the town in the coming years. In adopting this plan, it is important that the Town Board recognizes that the proposed recommendations as well as the future land use plan are suggested tools the town can utilize, rather than mandated tools the town is required to use as it responds to issues which arise. This is consistent with the intent of a plan, i.e. to provide guidance rather than to dictate specific actions.

Table 9-1 identifies the implementation recommendations, a time frame for accomplishing these recommendations and whose responsibility it is to complete them. The number in front of the implementation recommendations, is the same as the numbers found under Goals, Objectives and Recommendations. The first step in implementing the comprehensive plan is to prioritize those actions which should be taken to address key issues. While the plan makes no attempt to determine priority issues, those dealing with residential development should be addressed in the near future so that the pattern of future growth desired by town residents is not compromised.

The comprehensive plan is not a static document. Even though the plan is intended to provide a blueprint for the town during the next twenty years, as the town grows and components of the plan are implemented, the potential for deviation from the town's current vision increases with each passing year. It is recommended that the Town of Deerfield reassess its plan in five years to determine if changes which have occurred during the intervening years remain consistent with the updated vision of its citizens. If the current plan has been successfully implemented, the sound planning it brought about will be reflected by the continuity made in the transition to an updated plan. The community should also be aware that it will be necessary to amend the plan at least once every ten years to bring it into compliance with the Smart Growth laws.

**Table 5-1. Community Management Plan Implementation Summary**

<b>Task (Recommendation)</b>	<b>Timeframe</b>	<b>Responsibility</b>
8.1A: Newly created lots in the shoreland area will have minimum size of 1 acre.	completed	<ul style="list-style-type: none"><li>○ Town Board</li><li>○ Waushara Co. Zoning</li></ul>
8.1B: Work with Waushara Co. Zoning staff to develop appropriate ordinances/changes to implement minimum 3 acre parcel size recommendation.	completed	<ul style="list-style-type: none"><li>○ Town Board</li><li>○ Waushara Co. Zoning</li></ul>



8.1C: Work with Waushara Co. Zoning staff to develop appropriate ordinances/changes to implement minimum 5 acre parcel size recommendation.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>
8.1D: Work with Waushara Co. Zoning staff to set min. bldg. setback at 75'.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>
8.1E: Work with Waushara Co. Zoning to increase min. side yard setback to 25'.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>
8.1F: Consider conservation subdivision design.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
8.2A: Develop information packet – basic information about Town, County, landscaping, architectural designs, materials, & bldg. site locations.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ UW-Extension</li> <li>○ Waushara County</li> </ul>
8.2B: Review & approve/deny all minor & major subdivisions in Town.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
8.2C: Allow 2 addresses to share a common driveway in a case by case basis.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
8.2D: Develop driveway/private road ordinance.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
8.2E: Work with Waushara County Zoning staff regarding land development in the Town.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>
8.2F: Petition Waushara County Zoning staff to revise Chapter 58 to exclude flag lots.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>
2.1G: Compile list of funding sources & encourage renovation of older &/or deteriorated residences.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ ECWRPC</li> </ul>
2.1A: Direct multi-family housing to adjoining communities with public infrastructure & evaluate duplex housing.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
2.1C: Direct non-dependent, assisted and semi-assisted elderly housing to surrounding incorporated communities.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
2.1D: Set standards for single family housing.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>

5.3A: Encourage farmers to utilize protective measures to reduce effects of wind erosion.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
5.3B: Petition Waushara County Zoning staff to amend the Shoreland Zoning Ordinance to include mitigation clause.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>
5.3C: Petition Waushara County Zoning staff to require a comprehensive evaluation of existing septic systems prior to real estate transfer.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara Co. Zoning</li> </ul>
5.4A: Review and comment on petitions for large quantity groundwater extraction in the Town.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
5.2A: Compile informational packet on preservation and restoration of historic or architecturally significant residences.	Long Term	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
5.2B: Work with town residents & Waushara County to identify potential historic & archeological sites. Submit list to both state & county.	Long Term	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> </ul>
5.2D: Encourage the development of the Ice Age & other recreational trails.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
8.2G: Recommend fire safety considerations for subdivisions in wooded areas.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
5.5A: Encourage woodlot owners to educate themselves on various state woodland management programs & services.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Land Owners</li> </ul>
5.5B: Work with the WDNR & local landowners to monitor the forest resource for insects, diseases, invasive & exotic species.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ WDNR</li> <li>○ Land Owners</li> </ul>
5.5C: Work with UW-Extension & Waushara Co. Land Conservation Dept. to share forest health information with the public.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ UW-Extension</li> <li>○ Waushara Co. Land Conservation Department</li> </ul>

5.5D: Work with UW-Extension to develop an informational sheet regarding native vegetation in landscaping and distribute.	2005-2006, ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ UW-Extension</li> </ul>
5.5E: Work with UW-Extension to develop an informational sheet regarding alternatives to traditional land subdivisions.	2005-2006, ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ UW-Extension</li> </ul>
5.6A: Work with the WDNR to identify unique areas in the town that should be protected & preserved.	2005-2006	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ WDNR</li> </ul>
5.1A: Develop statement of support of farming & a definition of the nature of farming & include on town website.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
5.1B: Inform landowners of the ability to place restrictive covenants or deed restrictions on newly created parcels.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
5.1C: Update Town ordinances to allow for the review and approval of large scale animal operations of 250 animal units or greater.	completed	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
3.1A: Encourage residents living on substandard private roads to maintain these roads for emergency vehicles.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
3.1B: Ensure that all new roads are built per town road standards prior to acceptance. (For subdivisions)	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
3.2A: Encourage residents to report any specific areas in the town where safety or maintenance concerns or issues exist.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
3.2B: Continue to rate local roads.	Biennially	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
3.2C: Maintain contact with Waushara County and Wisconsin Department of Transportation (WisDot) to ensure coordination on regional & statewide transportation issues that may affect the town.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County Highway Dept</li> <li>○ WisDot</li> </ul>
3.2D: Encourage County participation in elderly & disabled transportation programs.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> </ul>

4.2A: Continue to share in service and facility provision for fire, police, community center and road maintenance with the county and adjoining municipalities.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> <li>○ Village of Hancock</li> <li>○ City of Wautoma</li> <li>○ Towns of Hancock, Wautoma, Colburn, Mount Morris, Marion, Dakota, Richford</li> </ul>
4.2B: Continue to monitor growth in the town & do annual updates of Capital Improvement Plan (CIP).	Annually	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
4.2C: Develop a town website & update.	As necessary	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
6.1A: Work with Waushara County to promote local businesses and products.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> </ul>
6.1B: Work with Waushara County to promote the expansion of commercial agribusiness within the county.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> </ul>
6.1C: Work with Waushara County to promote specialized farming methods or products.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> </ul>
6.1D: Work with surrounding communities to encourage development of new employment.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Surrounding communities</li> </ul>
6.1E: Work with Waushara County to promote agriculture as a tourist attraction.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> </ul>
6.1F: Work with Waushara County to market the area & area attractions.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County</li> </ul>
6.2A: Support heavy industrial development in the City of Wautoma & villages of Coloma, Hancock and Plainfield.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> </ul>
6.2B: Work with surrounding communities regarding notification of the location of any prospective industries within the area.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Surrounding municipalities</li> </ul>
6.2C: Work with Waushara County Zoning staff to minimize potential conflicts with new non-metallic mining operations.	Completed	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County Zoning</li> </ul>
6.2D: Work with Waushara County Zoning staff to review non-metallic mining reclamation plans.	Ongoing	<ul style="list-style-type: none"> <li>○ Town Board</li> <li>○ Waushara County Zoning</li> </ul>

6.3A: Adopt a system and criteria for evaluating commercial development proposals.	Completed	○ Town Board
6.3B: Work with Waushara County Economic Development Company to sell area amenities.	Ongoing	○ Town Board ○ Waushara County Economic Development Corp.
6.3C: Work with Waushara County Zoning Staff to assess current zoning requirements in regard to small & home based businesses.	Ongoing	○ Town Board ○ Waushara County Zoning
7.1D: Continue to work with adjoining town and municipalities to coordinate road work.	As necessary	○ Town Board ○ Surrounding municipalities
7.1B: Participate in countywide effort to bring business into the Deerfield area.	Ongoing	○ Town Board ○ Waushara County Economic Development Corp.
7.1C: Contact & establish method of communication with neighbors.	ongoing	○ Town Board ○ Surrounding municipalities
9.1A: Discuss content of comprehensive plan and implementation progress.	Annually	○ Town Board
9.1B: Ensure that town residents & landowners are meeting existing codes & regulations.	Ongoing	○ Town Board
9.1C: Consider individual rights when assessing development proposals.	Ongoing	○ Town Board
2.1B: Set standards for duplexes	Short Term	Town Board
2.1E: Set standards for Substandard structures	Short Term	Town Board
2.1F: Set standards for basement Room additions	Short Term	Town Board
9.1D: Form a Planning commission	Short Term	Town Board