

TOWN OF MOUNT MORRIS

20-Year Comprehensive Plan

Volume One: Goals, Objectives and Recommendations

Town of Mount Morris
Waushara County, WI

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Schreiber Anderson Associates, Inc
Project Number 2342.03



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Town of Mt. Morris

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

Waushara County / Waushara County UW-Extension

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East Central Wisconsin Regional Planning Commission (ECWRPC)

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

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

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

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TABLE OF CONTENTS

1. Introduction	1-1
1.1 Plan Purpose and Use	1-1
1.2 Comprehensive Plan Format.....	1-1
1.3 Planning Process	1-1
1.4 20-Year Vision.....	1-4
1.5 Key Demographic Findings and Projections.....	1-5
 2. Housing.....	 2-1
2.1 Housing Chapter Purpose and Contents	2-1
2.2 Summary of Existing Housing Conditions	2-1
2.3 Housing Issues Identified Through the Planning Process.....	2-2
2.4 Housing Goals, Objectives, and Recommendations.....	2-2
 3. Transportation.....	 3-1
3.1 Transportation Chapter Purpose and Contents	3-1
3.2 Summary of Existing Transportation Conditions	3-1
3.3 Transportation Issues and Opportunities Identified Through the Planning Process	3-2
3.4 Transportation Goals, Objectives, and Recommendations.....	3-2
 4. Utilities & Community Facilities	 4-1
4.1 Utilities & Community Facilities Chapter Purpose and Contents	4-1
4.2 Summary of Existing Conditions for Utilities & Community Facilities.....	4-1
4.3 Utilities & Community Facilities Issues Identified Through the Planning Process.....	4-4
4.4 Utilities & Community Facilities Goals, Objectives, and Recommendations.....	4-4
4.5 Timetable for Expansion of Utilities & Community Facilities.....	4-6
 5. Agricultural, Natural & Cultural Resources.....	 5-1
5.1 Agricultural, Natural & Cultural Resources Chapter Purpose and Contents.....	5-1
5.2 Summary of Existing Conditions for Agricultural, Natural & Cultural Resources	5-1
5.3 Agricultural, Nat. & Cultural Resources Issues Identified Through the Planning Process	5-3
5.4 Agricultural, Natural & Cultural Resources Goals, Objectives, and Recommendations	5-4
5.5 Agricultural, Natural & Cultural Resources Programs	5-6
 6. Economic Development	 6-1
6.1 Economic Development Chapter Purpose and Contents	6-1
6.2 Summary of Existing Conditions for Economic Development	6-1
6.3 Economic Development Issues Identified Through the Planning Process.....	6-2
6.4 Strengths and Weaknesses for Economic Development	6-3
6.5 Economic Development Goals, Objectives, and Recommendations.....	6-3
6.6 Economic Development Programs	6-6

7. Intergovernmental Cooperation	7-I
7.1 Intergovernmental Cooperation Chapter Purpose and Contents	7-1
7.2 Summary of Existing Conditions for Intergovernmental Cooperation.....	7-1
7.3 Intergovernmental Cooperation Issues and Opportunities.....	7-2
7.4 Existing or Potential Conflicts and Process to Resolve Conflicts.....	7-2
7.5 Intergovernmental Cooperation Policies.....	7-3
7.6 Intergovernmental Cooperation Goals, Objectives, and Recommendations.....	7-3
 8. Land Use.....	 8-I
8.1 Land Use Chapter Purpose and Contents.....	8-1
8.2 Summary of Existing Conditions.....	8-1
8.3 Opportunities for Redevelopment	8-2
8.4 Existing or Potential Land Use Conflicts.....	8-2
8.5 Land Use Goals, Objectives, and Recommendations	8-2
8.6 Land Use Projections.....	8-5
8.7 Proposed Land Use Categories and Map.....	8-5
 9. Implementation	 9-I
9.1 Implementation Chapter Purpose and Contents.....	9-1
9.2 Summary of Key Planning Issues and Opportunities.....	9-1
9.3 Regulatory Measures.....	9-2
9.4 Non-Regulatory Measures.....	9-5
9.5 Consistency Among Plan Elements.....	9-6
9.6 Plan Adoption, Monitoring, Amendments and Update	9-6
9-7 Ten-Year Action Plan.....	9-7

Appendices

Appendix A: Public Participation Plan

Appendix B: Resolution for Adoption

Appendix C: Adopting Ordinance

1

INTRODUCTION: ISSUES AND OPPORTUNITIES

1.1 Plan Purpose and Use

The Town of Mt. Morris's Comprehensive Plan has been developed to establish a strategy for community development while conserving natural resources within the Town. It updates and replaces the *Town of Mt. Morris Land Management Plan (2002)*. Substantial portions of this comprehensive plan are direct carryovers from the land management plan. This was done to preserve the efforts and intent of that document while updating to conform to the requirements set forth by the State of Wisconsin.

The purpose of this comprehensive plan is to provide direction to Mt. Morris's decisionmakers on matters related to the use and prosperity of Town resources. It has been prepared under the State of Wisconsin's Comprehensive Planning Law under section 66.1001 of the Wisconsin State Statutes to meet all elements and requirements. The law requires that all Town land use decisions be consistent with the plan. It is a working document that is intended to be reviewed and updated as necessary. The review serves as a checkpoint to ensure that the document is providing clear direction and that it remains consistent with community goals, values, and needs.

1.2 Comprehensive Plan Format

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

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

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

1.3 Planning Process

Public input is a fundamental component of any planning process. Public participation is especially important for this document because Mt. Morris's plan, along with other municipalities in Waushara County, will comprise the countywide comprehensive plan. This “bottom-up” approach is based on

consensus building and plan preparation at the local level. The result is a stronger countywide plan because each locality within the county has the opportunity to identify the issues, needs, and goals that will drive the overall development of the plan. The following formal public participation activities contributed to the development of Mt. Morris's plan. All public meetings and events were properly noticed.

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

1.3.1 Public Participation Plan

The purpose of the Public Participation Plan is to outline the process and ways in which the public will be invited to participate in developing a comprehensive plan in accordance with 66.1001 of the Wisconsin Statutes. The Town of Mt. Morris adopted a Public Participation Plan on February 10, 2009. It is located in Appendix A.

1.3.2 Citizen Questionnaire

The Citizen Questionnaire was completed in 1999 during the previous land use planning process for the Town of Mt. Morris. 600 questionnaires were mailed out and 289 were returned. This reflects a 48.2% response rate. Over half of the respondents were residents, and over half of those have lived in Mt. Morris for more than 10 years. Most questions in the questionnaire were broken down into two categories based on an individual's residency location: lake homeowner or other. Of the 289 responses, 137 responses (47%) were from lake home owners, while the other 152 (84%) indicated no lake house ownership. Respondents were also asked to describe their principal property by responding to any combination of the following categories: general residence; business/commercial use, recreational land; lake home; farmstead, agricultural land without residence; vacant parcel; and other. Of the 289 property type responses, 248 people indicated that their primary property was best described as general residence, recreational land or lake home.

Demographic Information

Over half of the respondents were residents, and over half of those have lived in Mt. Morris for more than 10 years. Respondents' ages ranged from 20 to older than 65 years of age. The largest group of respondents were 65 years or older, followed by those 45 – 49 years of age.

Existing Development

Respondents were asked how they felt about the Town's residential, commercial, industrial, and agricultural development and natural resources. Most respondents indicated that the right amount of housing existed in the community, but indicated that the existing housing stock did not meet the needs of the Town. Respondents indicated that protecting existing farmland was important, as was supporting the Town's future development mixture. The need for more business, retail, or commercial services in the Town was varied among respondents.

Land Preservation and Recreational Opportunities.

Respondents overwhelmingly supported the preservation of wooded lots, meadows, crest of hills and viewsheds, surface waters, and agriculture with buffers from objectionable uses. Objectionable uses were described as industrial plants generating traffic or objectionable smells moving in next to a subdivision. Most respondents also felt that farmland should be protected from development. In addition, many people were concerned with the groundwater and surface water.

Development Issues

A majority of respondents supported the Town's future as a community with a mixture of farms, residential homes, commercial, business, and recreational opportunities. There is a perceived need for more assisted living places for the elderly as well as more single family homes. In addition to these housing needs, respondents seemed to be evenly split on the need for multi-unit apartment buildings in the Town: 22.1% agreed with the statement, 20.4% strongly disagreed, and 19.3% had no opinion. Respondents also indicated that future housing should be dispersed throughout the community as opposed to concentrating development in the "village" of Mt. Morris.

There was strong support for regulating growth to preserve farmland in two different ways: either by limiting housing developments to land that is unsuitable for farming or by limiting the number of lots that a landowner can split and sell for residential use. About half of the respondents indicated that they would be willing to voluntarily give some financial support, one-third indicated that they would give nothing, and 16.6% gave no response.

Respondents were mixed on their opinion of the need for more business, retail, or commercial services in the Town. Those who agreed with the statement (44.2%) were about the same as those that disagreed (43.5%). Of the respondents that indicated a need for more businesses, grocery, retail, and restaurant services were listed as those in greatest demand. Most respondents indicated that they preferred dispersing the location of future commercial services throughout the Town.

There was also a section on how the Redgranite prison would affect the Town. Most respondents felt that the prison would increase the rate of housing construction, number of retail businesses, number of local residents, local traffic, population, and the price of land and housing. The prison was foreseen as having relatively no impact on the quality of life for residents. The prison has been built and operating since the finalization of the *Town of Mt. Morris Land Management Plan (2002)*. The Town has seen little negative or positive impact.

Public Services and Facilities

Services and facilities included in the questionnaire were the Town Hall, maintenance and condition of Town roads, snow removal of Town roads; the Leon/Saxeville library, garbage/recycling, County roads, fire protections, law enforcement, public recreational lands, school facilities; availability of hospital and medical services; and emergency medical services (ambulance). Public services and facilities were generally ranked above average by respondents. The two lowest services/facilities ranked in the Town were the availability of hospital and medical services followed by the garbage/recycling. Both services were ranked slightly below above average. No services were rated below average or worse.

1.3.3 Public Information Meetings (Waushara County)

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

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

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

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

1.3.5 Written Comments

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

1.3.6 Booth at the County Fair

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

1.3.7 Public Hearing

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

1.4 20-Year Vision

The following 20-Year Vision Statement has been developed to guide future development and resource management activities in the Town of Mt. Morris over the next twenty-year planning period. This vision statement describes the Town's overall vision and statement of values.

Residents of the Town of Mt. Morris value the town's farmfields, woodlands, and wetlands mixed among the residential and commercial land uses. This variety of land uses combined with a great amount of open space contributes to the rural character of the area. It is important to preserve these attributes and, in some cases, improve upon them in order to enhance opportunities for residents and businesses.

1.5 Key Demographic Findings and Projections

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

Demographic Trends

- Over the past fifty years, the population of the Town of Mt. Morris has increased.
- The population decreased slightly from 1950 (451) to 1960 (422), then increased to a year 2000 population of 1,092.
- Migration has played a greater role in population change in Waushara County than natural increase between 1950 and 2005.
- Since natural increase rates were negative, the entire increase in population in Waushara County since 1990 can be attributed to in-migration.
- Population density in the Town of Mt. Morris was less than the county average, with an average of 32 persons per square mile.

Household Structure

- Household size for the Town of Mt. Morris and Waushara County has been decreasing since 1970.
- The Town of Mt. Morris had an average household size of 2.4 in 1990, and then dropped slightly to 2.3 in 2000.
- In 1990 and 2000, the majority of households for the Town of Mt. Morris were family households, and the majority of family households were married couple families.
- In 2000, whites comprised 98.2 percent of the Town of Mt. Morris population compared to 96.8 percent of the county's population and 88.9 percent of the state's.

Income Levels

- Access to earning opportunities is a strong determinant in meeting the income needs of residents in the Town of Mt. Morris, Waushara County and Wisconsin.
- The State of Wisconsin maintained higher median family and per capita incomes than Waushara County and the Town of Mt. Morris for year 1999.
- Over eighty-three percent (83.4%) of households in the Town of Mt. Morris reported incomes below \$75,000 in 1999.
- Between 1989 and 1999, both the number and percentage of persons living below the poverty threshold declined in the Town of Mt. Morris, Waushara County, and the State.
- Seven percent (7.3%) of Town of Mt. Morris residents still lived below the poverty line in 1999, compared to 12.4 percent in 1989.
- In 1989, 21.8 percent of children in the Town of Mt. Morris lived in poverty, compared to 3.9 percent of the elderly. By 1999, the share of children living in poverty in the Town of Mt. Morris had decreased to 10.0 percent, while the share of elderly living in poverty had remained relatively constant (4.0%).

Population Forecasts

- The Town of Mt. Morris is expected to increase its population by 25.5 percent between 2000 and 2030.
- Waushara County population projections by age cohort indicate that the number of county residents age 65 and older may almost double between 2000 and 2030, while the number of children may decline by 21 percent.

Household Forecasts

- Based on projected growth patterns and smallest average household size assumptions, the number of households in Waushara County is expected to increase by 28.9 percent between 2000 and 2030.
- It is anticipated that the number of households may increase by 38.5 percent in the Town of Mt. Morris (481 to 666).

2 HOUSING

2.1 Housing Chapter Purpose and Contents

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

Recommendations were developed through the public participation process, and through review of the *Town of Mt. Morris Land Management Plan (2002)*. Many of the goals and objectives that were developed as part of the land management plan have also been included in this comprehensive plan. New goals, objectives, and recommendations were added where identified through the public participation process or in areas necessary for compliance with Wisconsin's comprehensive planning law.

2.2 Summary of Existing Housing Conditions

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

Age of Occupied Dwelling Units

- Census information regarding the age of owner-occupied units indicates that the Town was well established by 1970.
- Between 1990 and 2000, the Town experienced a greater level of growth in owner-occupied units than was indicated in previous Census periods (1960 to 1990) based on the age of structure information provided in the 1990 and 2000 Censuses.

Change in Structural Type

- As with most rural communities, the dominant housing type is single family housing.
- By 2000, the share of single family units had increased to 91.3% in the Town, while the number and share of mobile home units decreased to 81 units or 8.1 % of total housing units.

Occupancy Status

- The majority of occupied units within the Town are owner-occupied. Mt. Morris has lower owner-occupancy rates compared with Waushara County and the State.

Vacancy Status

- In 2000, the Town had a homeowner vacancy rate of 1.4%, which indicates a tight housing market.
- The rental vacancy rate for the Town (6.0%) was greater than the state of Wisconsin's (5.6%) and less than that of Waushara County (6.8%).
- Between 1990 and 2000, the share of vacant units identified as seasonal decreased in the Town from 93.0% to 91.2%.

Owner-Occupied Housing Stock Value

- Between 1990 and 2000, median housing in the Town values increased by 102 percent. By 2000, the median housing value for the Town was \$108,000, up from \$53,500 in 1990.
- Sixty eight percent of the owner-occupied housing stock in the Town was valued at less than \$150,000 in 2000.

Housing Affordability

- Between 1989 and 1999, housing affordability became a larger issue for homeowners in the Town, Waushara County, and Wisconsin. The percentage of homeowners paying a disproportionate share of their income for housing in Mt. Morris increased to 31%.
- In the Town, 30% of renters paid a disproportionate amount of their income for housing, compared to 10.4% of homeowners.
- By 1999, the share of renters paying more than 30% of their income for housing had decreased to 26.1% in the Town.

Housing Conditions

- In 2000, three occupied units without complete plumbing facilities existed in the Town.

Subsidized and Special Needs Housing

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

2.3 Housing Issues Identified Through the Planning Process

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

Rural Character

One of the primary concerns in Mt. Morris was the preservation of rural character. Since most of the developments in the Town are either agricultural or residential, the value placed on the presence of rural character is an important attribute to the quality of life in the Town. Residents describe the important elements of rural character as being able to see trees, meadows, and farms. Living near these components of the community contributes to the culture of Mt. Morris, and residents would like to maintain this part of their identity for future generations.

2.4 Housing Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations concerning housing stock in the Town of Mt. Morris. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to achieve the goals and objectives. In some cases, existing prerogatives were carried over from the *Town of Mt. Morris Land Management Plan (2002)*.

Goal 2.1: Improve and then maintain the rural character of the existing housing stock.Objectives

- Promote the preservation of rural viewsheds.
- Encourage new residential development to incorporate simple design standards from the existing housing stock.
- Encourage building code compliance.

Recommendations

2.1.1 Encourage the Town of Mt. Morris's Plan Commission and support the Waushara County Plan Commission to author a working definition of what rural viewsheds are to guide growth and development.

2.1.2 Encourage the Town of Mt. Morris's Plan Commission and support the Waushara County Plan Commission to develop a short, simple list of design standards for residential developments.

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

2.1.4 Promote an annual Community Clean-Up month or series of weekends in the Town to encourage property owners to clean up yard waste and participate in residential building maintenance activities. Coordinate activities with nearby communities or with the County.

2.1.5 Bring any outstanding plumbing code violations into compliance with state, county, and local code.

2.1.6 Work with residents and the County to bring any other code violations into compliance with state, county, and local code.

Goal 2.2: Encourage the development of various housing types to meet the needs of seniors and others Town residents.

Objectives

- a. Support the development of assisted living for the elderly and other people near areas with multiple services.
- b. Promote the development of affordable living units.

Recommendations

2.2.1 The County should approve senior housing projects which are proposed to be built in a location which can provide seniors with convenient access to grocery and other retail services, a post office, churches, medical facilities, open space and a variety of entertainment options. The Town should consider any suitable location near Wautoma on State Highway 152 as a possible option for senior housing.

2.2.2 Locate funding services that support assisted living developments and related projects for the elderly or other Town residents.

2.2.3 Continue to use and support the County's Department of Aging and the Aging and Disability Resource Center.

2.2.4 Promote the development of affordable housing. Consider the placement of mixed-income housing, especially near areas with multiple services. Many times households struggling with affordable housing issues will benefit by having services nearby that can reduce the number of trips and, therefore, can reduce transportation costs.

3 TRANSPORTATION

3.1 Transportation Chapter Purpose and Contents

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

Recommendations were developed through the public participation process, and through review of the *Town of Mt. Morris Land Management Plan (2002)*. Many of the goals and objectives that were developed as part of the land management plan have also been included in this comprehensive plan. New goals, objectives, and recommendations were added where identified through the public participation process or in areas necessary for compliance with Wisconsin's comprehensive planning law.

3.2 Summary of Existing Transportation Conditions

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

Streets and Highways

- The entire transportation network in the Town is comprised of 75.8 miles of local roads, county highways, and state highways. Local Town roads comprise over half (69%) of the road network.
- STH 22, is a minor arterial, providing a route to the City of Waupaca, USH 10, City of Wautoma and STH 21. On a larger scale STH 22 provides access to northeastern Wisconsin intersecting USH 141 and south-central Wisconsin where it connects to USH 51.
- Approximately 97% (50.8 miles) of the roads within the Town are paved.
- Three-quarters of the paved roads in Town (38.1 miles, 75%) are considered to be in good to fair condition.

Other Transportation Modes

- There are no Rustic Roads in the Town.
- There are two major freight corridors passing through Waushara County. The Cranberry Country Corridor (STH 21) stretches 100 miles across the state from east to west (Oshkosh to Tomah). This corridor connects the Fox Valley to I-39, southern Minnesota, South Dakota and beyond. The Wisconsin River Corridor (I-39/USH 51) stretches 260 miles linking north central Wisconsin to south central Wisconsin and Illinois.
- Rail service to Waushara County was discontinued several decades ago.
- There are no commercial ports in Waushara County.
- Waushara County has established an interconnected system of bicycle routes throughout the county. Waushara County's Route 4 – Wild Rose-Rose totaling 22.8 and Route 5 – Wild Rose-Saxeville-Covered Bridge totaling 30.3 miles transects the Village of Wild Rose and the towns of Springwater, Saxeville, Mt. Morris, and Rose.
- The four airports most convenient to area residents that provide scheduled commercial air service are Central Wisconsin Regional Airport in Mosinee, Outagamie County Regional Airport in Appleton, Dane County Regional Airport in Madison, and Austin Straubel Airport in Green Bay.
- The Wild Rose Idlewild Airport is a BU-A facility.
- There is no scheduled bus service within the county.
- There are no major road reconstruction plans scheduled for the Town.

3.3 Transportation Issues and Opportunities Identified Through the Planning Process

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

Bicycling

Waushara County has established bicycle routes through parts of the Town of Mt. Morris (Routes 5, 6, 9) that are regularly used in warmer weather. The routes use a combination of county highways and local roads. Town representatives feel there is increased safety on local roads due to lower traffic volume, but there is opportunity along local roads and county highways to increase the popularity of the routes and promote patronization of local businesses.

Road Maintenance

Town representatives talked about the difficulty to maintain the quality of Town roads due to the lack of adequate funding. For example, in 2008 Chicago Road had to be downgraded from a paved road to a gravel road. In 2009, Town officials aim to re-pave the road and make it a safe paved road again. Maintaining a road budget has been difficult for the town.

Private Roads

Town representatives have expressed concern over the difference in minimum road standards (i.e. minimum width) between public Town roads and some private roads. Residents on private roads have expressed their frustrations over some private roads not being maintained or plowed. Town officials have stated that private roads do not have to be legally serviced, and that if a private road does not meet public Town road standards, maintenance vehicles may not be able to safely access the road.

In addition, the issue of private roads not meeting minimum standards has prevented the Town from accepting ownership of some roads. For a Town to take ownership of a private road, a two-step process must occur. The owner of the private road must give the Town the road, and then the Town can choose to accept it. In Mt. Morris, Town officials have refused ownership of private roads because the roads were not up to Town minimum road standards. Only private roads that have been brought up to public Town road standards will be considered for Town ownership.

3.4 Transportation Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations concerning transportation issues in the Town of Mt. Morris. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to achieve the goals and objectives. In many cases, existing prerogatives were carried over from the *Town of Mt. Morris Land Management Plan (2002)*.

Goal 3.1: Provide a safe, convenient, and economical transportation system and options, including that all new roads meet the same standards.

Objectives

- a. Evaluate the need for traffic facility improvements.
- b. Provide a well-maintained system of state, county, and local roads that serves all existing and future land uses.

Recommendations

3.1.1 Town Board members or their designee shall meet with the County Highway Safety Committee to study the need for transportation facility and program upgrades annually, unless otherwise directed by the Town Board. Include the countrywide bike planning committee in the road transportation analysis (see Goal 3.3).

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

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

3.1.4 Use the PASER pavement condition inventory information to establish and implement a 5-year improvement plan to schedule planned roadway improvement projects and maintenance.

3.1.5 Seek out Surface Transportation Program (STP,) Rural or other state road improvement funds.

3.1.6 When new subdivisions are approved, require adequate right-of-way and 22' of pavement width to accommodate fire truck and emergency vehicle access. Four foot wide gravel shoulders should be provided. The Town is supportive of the existing roadway standards required by the County.

3.1.7 Use the Town newsletter to provide seasonal safety reminders to watch for school buses stopping when school resumes, and a reminder to slow down when roads are icy.

Goal 3.2 Promote alternative modes of transportation

Objectives

- a. Consider alternative transportation to conventional motorized traffic.
- b. Consider the need for road expansions and improvements.

Recommendations

3.2.1 Upgrade road facilities to meet the gaps identified in the transportation facility improvement study. This may included upgrading roads for bicyclists, supporting carpooling Town or countywide programs for commuters, seniors, and other Town residents, or road improvements.

3.2.2 Consider transit-oriented design near existing development centers and near commuter routes. Work with the either the Town Board and Town Plan Commission or the County Board and County Plan Commission to develop transit-oriented residential development design. Promote grid street developments near existing centers of development, like Wild Rose.

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

Objectives

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

Recommendations

3.3.1 Support the development of a countywide bicycle planning committee.

3.3.2 Send a representative from Mt. Morris to attend the countywide bicycle planning committee meetings.

3.3.3 Review Waushara County Bike Routes guide to ensure connectivity between local and regional destinations and attractions. In the Town of Mt. Morris, this includes supporting the connection of Bike Route 6 to Route 4, and/or Route 5, and/or Route 9, and/or Route 10.

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

Goal 3.4: Encourage the County to continue to provide transportation options for the elderly, disabled, and other transportation dependent residents within the Town and County.

Objective

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

Recommendations

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

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

4 Utilities & Community Facilities

4.1 Utilities and Community Facilities Chapter Purpose and Contents

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

Recommendations were developed through the public participation process, and through review of the *Town of Mt. Morris Land Management Plan (2002)*. Many of the goals and objectives that were developed as part of the land management plan have also been included in this comprehensive plan. New goals, objectives, and recommendations were added where identified through the public participation process or in areas necessary for compliance with Wisconsin's comprehensive planning law.

4.2 Summary of Existing Conditions for Utilities and Community Facilities

The following section identifies key utility and community facility conditions for the Town of Mt. Morris as identified by the East Central Wisconsin Regional Plan Commission (ECWRPC). A complete listing of this information can be located in the *Town of Mt. Morris Comprehensive Plan Volume Two: Existing Conditions Report*.

Wastewater Collection and Treatment

- The Silver Lake Sanitary District boundary extends into the Town of Mt. Morris along the north side of Irogami (Fish) Lake.
- A low-pressure sanitary sewer system currently serves the properties on the north side of Irogami Lake, on the south side Chicago Road (along the lake only) and Oakwood Drive.
- The remaining properties utilize private on-site wastewater treatment systems (POWTs).

Stormwater Management

- 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. Eight drainage districts have been established within Waushara County. The only active district in the Town is the Marion-Warren district.
- Typically, curb and gutter stormwater systems are located in urbanized areas. Due to the rural nature of the town, curb and gutter is limited. A series of open ditches and culverts collect stormwater in the Town.

Water Supply

- The Town is served by private wells.

Solid Waste and Recycling

- The County operates nine waste collection sites and contracts with Waste Management of Wisconsin, Inc. and Onyx Waste Services to haul waste and recyclables, respectively, that are collected at the sites.
- Residents of the Town are able to use any drop-off site within the county, but they most likely use the Wautoma site.
- All waste management sites in Waushara County accept recyclable materials.

Electricity

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

Natural Gas

- Wisconsin Gas Company provides natural gas service to the Town and is a subsidiary of Wisconsin Energy Corporation.

Power Generation Plants and Transmission Lines

- There are no electric transmission lines in the Towns. Instead, ANR Pipeline Company (ANR) operates several gas pipelines within Waushara County. Koch Pipeline Company LP operates a propane gas pipeline that runs through the southern and western portion of the Town.

Telecommunications Facilities

- According to information obtained from Waushara County, there are no towers located in Mount Morris. Anecdotally, residents have indicated that there are at least two towers.
- Century Tel, Century Midwest, and Century Kendall all provide service to the Town.

Cemeteries

- The Town is not responsible for maintaining any cemeteries. However there are two private cemeteries located within Mt. Morris: Howes Corners Cemetery and the Mt. Morris Holden Lutheran Church Cemetery.

Childcare Facilities

- The Mid-Wisconsin ChildCare Resource & Referral, Inc. works with Waushara County.
- Residents of the Town most likely use childcare facilities in Wautoma. These facilities have a combined capacity of 122 children.

Elderly Services

- The Waushara County Coordinated Transportation System offers rides to senior citizens, veterans, and human service clientele on Medical Assistance.
- Meals along with activities and fellowship are provided to seniors at seven locations throughout Waushara County. The closest site is located at the Wild Rose Community Center, 500 Wisconsin Avenue, in the Village of Wild Rose.
- The Aging & Disability Resource Center of Green Lake, Marquette and Waushara Counties provides information and assistance on aging, long term care, disabilities, and other related topics.
- The Wautoma-Waushara Senior Center (in the Town of Dakota) offers a wide range of social and educational activities for seniors including bingo, card tournaments, and crafts.
- There are no adult daycare facilities listed with the Department of Health and Family Services in Waushara, Green Lake, or Waupaca counties. However, Cooperative Care, based out of Wautoma and Redgranite, provides in-home personal and home care services to elderly and disabled residents.
- The overall capacity for adult care facilities serving Waushara County is 258 persons.

Police Service

- The Waushara County Sheriff's Department provides twenty-four hour law enforcement services to the Town as needed.
- Response time in the Town is between 5 and 10 minutes.
- The Sheriff's department provides boat patrol for all lakes within Waushara County.
- 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 officers' visibility and availability to county residents who do not live near the sheriff's office.

- For a sheriff's office (including most jail personnel), the state average was 1.77 sworn employees per 1,000 residents served. The Waushara County Sheriff's Office employs 1.1 officers per 1,000 population, which is below the state average.
- There are three correctional facilities in Waushara County: the Waushara Huber Facility, the Waushara County Jail, and the Redgranite Correctional Facility.

Fire Protection

- The Town is served by four different fire departments/districts. The Wautoma Area Fire District covers the southwest quarter of the Town. The Redgranite Fire Department covers the southeast quarter of the Town. The Wild Rose Area Fire District covers the northwest quarter of the Town. The Saxeville/Springwater Volunteer Fire Department covers the northeast quarter of the Town.
- The Insurance Service Office (ISO) of Wisconsin, through the use of the Fire Suppression Rating Schedule, evaluates the adequacy of municipal fire protection. The grading is obtained by ISO based upon its analysis of several components of fire protection, including fire department equipment, alarm systems, water supply systems, fire prevention programs, building construction, and the distance of potential hazard areas from the fire station. In rating a community, total deficiency points in the areas of evaluation are used to assign a numerical rating of 1 to 10, with a 1 representing the best protection and 10 representing an essentially unprotected community. The four fire department/districts have an ISO rating of 9 within the Town of Mt. Morris.

Health Care Facilities/Emergency Medical Services

- There are no hospitals located within the Town of Mt. Morris; however there are eight hospitals located within approximately 50 miles.
- Emergency medical services for the Town are provided by the Waushara County EMS.

Libraries

- Town residents have access to a number of libraries within the county, but most likely use the public libraries in Wild Rose, Redgranite or Wautoma.

Education

- The Town is served by two school districts: the Wild Rose School District and the Wautoma Area School District.
- In the Wild Rose and Wautoma Area School Districts, enrollment is declining at all grade levels. Therefore, it is anticipated that the schools will be able to continue to serve the districts for the foreseeable future.
- The Town does not have any institutions of higher education.
- 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. The Town is part of the Fox Valley District. 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, or a short-term program.

Other Municipal Buildings

- Mt. Morris has a community center that has become the local gathering space.
- The property also includes a ball diamond and town garage built in 1997.

Parks and Recreation

- The Town owns and maintains two local park facilities.

- The Town currently houses 62 acres of park and recreational land, plus WDNR holdings.
- Waushara County's park system is comprised of 15 sites containing a total of 761 acres. Mt. Morris, Willow Creek and Big Hills Lake County Park facilities are found within the Town. According to the county park and recreation plan, existing ski/hiking trails in the Mt. Morris County Park need continual improvement and maintenance. The park also needs the addition of a second shelter to accommodate picnickers and group activities. In Willow Creek County Park, needs include continual improvement and maintenance as well as exploring interest in lighting the cross-county ski trails. In Big Hills Lake County Park, routine maintenance needs to be continued.
- Many significant lakes, including Big Hills, Emerald, Mount Morris, Napowan (Funk) and Norwegian, can be found within the area.

Post Office

- The Town does not have a local post office, but there are post offices nearby in Redgranite, Wautoma and Wild Rose.

4.3 Utilities and Community Facilities Issues Identified Through the Planning Process

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

Roads

One of the most important facilities that a town has to maintain is its road system. Town roads are a major investment, require annual upkeep, and residents use them frequently. Roads can be expensive and difficult to maintain, especially in the winter when roadways need to be plowed and salted. With limited equipment and budgets, town officials strive to maintain a road system usable in all seasons.

4.4 Utilities and Community Facilities Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations concerning public utilities and facilities in the Town of Mt. Morris. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to achieve the goals and objectives. In many cases, existing prerogatives were carried over from the *Town of Mt. Morris Land Management Plan (2002)*.

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

Objectives

- Provide adequate services and facilities in a fiscally and environmentally responsible manner.
- Maintain facilities to address the current and future needs of the community.

Recommendations

4.1.1 Continue to explore opportunities for shared services to achieve efficiencies in service provisions. This includes encouraging utilities to lay new transmission lines parallel to existing utility transmission corridors to minimize new visual degradation. In addition, sharing services with adjoining communities save the town money and enables the town to realize efficiencies in services that it could not achieve on its own.

4.1.2 Continue to monitor the growth occurring near and in the Town to plan appropriately for any necessary public and community facilities. Consider developing a Capital Improvement Program (CIP). As needs arise, this can help Town officials plan for the community's future needs, remain focused on the

improvement goals of the town, and stay organized regarding finances involved in the improvements. Annual updates of the CIP are also needed to better assess the necessary changes in the program.

4.1.3 Promote the exchange of information with utilities and adjacent municipalities to encourage coordinated scheduling of planned roadway and utility improvements. Communication is key to controlling costs. Projects are often scheduled many years in advance, and can be more cost-effective if all improvements are done at the same time. For example, require where practical, joint trenching and shared use of utility lines in new subdivisions to minimize pavement disruption and tree loss or encourage the coordination of new road reconstruction activities.

4.1.4 Encourage installation of communications technology and other infrastructure improvements to promote information-based businesses. See Chapter 6 Economic Development for more information.

4.1.5 In the preplanning and design specifications of any new public facility buildings or structures the use of materials indigenous to the area should be a primary exterior design consideration. The input and approval of Town residents should be sought on the materials selection and design of the new facility.

4.1.6 Use the Town newsletter to convey local information to residents. Relevant news could include updates on community facilities that are available or in need, current issues in the Town, and local events.

Goal 4.2 Encourage the use of alternative energies when feasible.

Objectives

- a. Support efforts to explore the use of alternative energies.

Recommendations

4.2.1 The Town Board shall be specifically notified about the possible development and/or location of alternative energy source infrastructures like wind farms, solar panels, and/or other related items.

4.2.2 Encourage the County to adopt zoning law provisions that can accommodate alternative energy infrastructure for solar and wind power. The regulations should include specific statements on infrastructure placement, public safety, and noise considerations inherent with wind turbines.

4.2.3 Encourage power generation companies to consider alternative energies, as the need for more energy arises. There are no plans at this time to expand power generation plants or transmission lines, but as more people move into the area, the need for more energy will place an increased demand on energy companies. The Town should encourage facility expansions to include investments in alternative energies and related infrastructure.

Goal 4.3 Minimize the adverse visual impact of new communication towers on the rural landscape.

Objectives

- a. Manage the placement of communication towers.

Recommendations

4.3.1 Support the County's co-location policy for all new communication tower applications.

4.3.2 Support the County Zoning regulations that define communication towers as a conditional use. Require new communication equipment installations to be placed on existing towers or structures.

4.3.3 Request that the County notify the Town when communication towers are proposed (either moved or new) for placement within the Town's boundaries.

4.5 Timetable for Expansion of Utilities & Community Facilities

Wisconsin's comprehensive planning law requires communities to describe the existing and future public utility and community facilities and assess the future needs for government services related to these utilities and facilities. Upgrades and expansions to public utilities and facilities may be warranted for a variety of reasons. In Mt. Morris, the following community facilities and utilities needs have been identified.

Table 4.5: Forecasted Utilities and Community Facilities Needs

Facility/Utility	Need	Approximate Timeframe	Comments	Recommendations
Town Roads	Monitoring	Continuous	Town roads can be difficult to maintain because they require annual upkeep.	Develop a CIP, as recommended under Goal 1, Recommendation 4.1.2. Coordinate road maintenance activities with other communities, when appropriate.
Water Supply	Monitoring	Continuous	Town is served by private wells. Levels of harmful chemicals, specifically atrazine, have been found in the groundwater of Springwater and neighboring communities.	The Town should either employ a local entity to monitor the quality of the groundwater or support a public relations campaign to educate residents about the issues. See Chapter 5 for information.
Mt. Morris, County Park	Monitoring	Continuous/Short-Term	The highest point in the county is located in this park, and is one of the most prominent features in the county.	Existing ski/hiking trails need continual improvement and maintenance. A second shelter is needed to accommodate picnickers and group activities.
Willow Creek, County Park	Monitoring	Continuous/Short-Term	Provides access to a Class I trout stream.	Existing ski/hiking trails need continual improvement and maintenance. Interest in lighting the cross-country ski trails should be explored.
Big Hills, County Park	Monitoring	Continuous	Located at the southwest end of Big Hills Lake.	Routine maintenance needs to be continued.
Private on-site wastewater treatment systems (POWTs)	Monitoring	Short-Term	Meet the 2008 changes in the legislation.	Complete inventory of every POWT in the Town by 2011. By 2013 all POWTs will need to be a part of the same inspection program. Refer to state regulations for more information.

Transportation for the Elderly/Disabled	Expand/Monitor	Short-term	According to the Aging and Disability Resource Center, transportation remains an issue for this population within the county.	Support efforts by the Center to meet the needs of this population.
Residential Care Facilities	Expansion	Long-term	Waushara County's population continues to age. The Wisconsin Department of Health and Family Services regulates adult care facilities. According to their reports, the overall capacity for these facilities is 258 in the County.	The Town should consider supporting the expansion of these facilities to meet the needs of the population.

Immediate: as soon as possible

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

Mid-Term: approximately 5-9 years

Long-Term: 10 or more years

5

Agricultural, Natural & Cultural Resources

5.1 Agricultural, Natural & Cultural Resources Chapter Purpose and Contents

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

Recommendations were developed through the public participation process, and through review of the *Town of Mt. Morris Land Management Plan (2002)*. Many of the goals and objectives that were developed as part of the land management plan have also been included in this comprehensive plan. New goals, objectives, and recommendations were added where identified through the public participation process or in areas necessary for compliance with Wisconsin's comprehensive planning law.

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

The following section identifies primary agricultural, natural, and cultural resources located in whole or in part within the Town of Mt. Morris and identified by East Central Wisconsin Regional Plan Commission (ECWRPC). The community design element was developed by SAA. A complete listing of existing resources information can be located in the *Town of Mt. Morris Comprehensive Plan Volume Two: Existing Conditions Report*.

Agricultural Resources

- The highest percentage of land (soils) within the Town of Mt. Morris is classified as unique farmland. Unique farmland is defined as land other than prime farmland that is used to produce specific high-value food or fiber crops.

Natural Resources

Soils

- About 78% of the area in the Town is suitable for conventional septic systems; while another 4.9% is suitable for at-grade, in-ground pressure and mound systems.
- About 40% the Town is made up of soils that are considered to have a very high suitability for building site development.
- Approximately one-third of the soils pose a slight risk to no limitations for septage spreading within the Town.

Geography and Topography

- Within the Town, the land relief is approximately 312 feet, ranging from a low of 825 feet above sea level near the Willow Creek corridor to Nordic Mountain Ski Hill's, the highest point in the county, 1,137 feet above sea level.

Water Resources

- Surface water drainage for the Town is predominately located within the Wolf River Basin, with the south and southwest areas of the Town falling within the Upper Fox River Basin.
- The Town is divided into two sub-watersheds: the Pine River and Willow Creek (Wolf River Basin) and the White River (Upper Fox River Basin).
- There are fifteen lakes and/or impoundments found within the Town.
- There four named river/streams in the Town: Willow Creek, Porters Creek, Rattlesnake Creek, and Little Silver Creek.

- Approximately 10.1% (2,274 acres) of land within the Town lies in a floodplain.
- Approximately 13% (12.6%, 2,850 acres) of the Town is classified as wetlands.
- A groundwater divide, located west and parallel to the topographic divide, cuts diagonally through Waushara County. It extends from County, through the Towns of Hancock and Coloma, the Village of Hancock, east of the Village of Plainfield to the Portage County line. East of this divide, groundwater moves southeasterly toward the Wolf and Fox Rivers. West of this divide groundwater moves westerly toward the Wisconsin River.
- Some private wells located in this area contain nitrate levels that are higher than the EPA Safe Drinking Water Act standards of 10 mg/L. Water sample tests from 1990 – 2001 revealed that nine wells within the Town exceeded the 10 ppm threshold level for nitrate. For conversion purposes, 1 part per million (ppm) is the same concentration as 1 mg/L.
- The majority of homes within the Town are served by private wells.
- Although groundwater is found at varying depths throughout the area, the majority of groundwater in the Town of Mount Morris is found at depths greater than six feet. Groundwater depths of less than two feet are found in about 15% (3,412 acres) of the land area, an additional 7.1% (1,604 acres) of the area has groundwater depths of 2 to 6 feet. Groundwater depths exceed 6 feet in 75% (16,937 acres) of Mt. Morris. The remaining 2.8% (631 acres) in Mt. Morris has either no rating or is surface water. In general, there is a strong correlation between areas of high groundwater and wetlands.
- According to the Wisconsin Administrative Code, Chapter ATCP 30 Atrazine, Pesticides; Use Restrictions, atrazine prohibition areas have been established throughout Waushara County. In the prohibition areas no person can apply, mix or load any atrazine product, except under special conditions. The Atrazine Prohibition Area includes sections 6, 7, and 18. The Department of Agriculture has categorized these areas based on well samples. These areas are monitored, and if atrazine is not applied, the levels may diminish and the area may be removed from the list.

Ecological and Woodland Resources

- The entire Town falls within the Central Sand Hills ecological landscape.
- Woodlands comprise about 64% of the total land area in the Town.
- There are 10,368 acres of general woodlands and 4,174 acres of planted woodlands in the Town.
- In 2008, a total of 3,443 acres were actively managed within the Town under the MFL.

Parks, Open Space and Recreational Resources

- The WDNR owns approximately 882 acres within the Town.
- The Town does not have any lands classified as State Wildlife Areas.
- The Willow Creek Fishery Area, the only state owned/managed lands in the Town, is composed of Willow Creek and three tributaries: Rattlesnake (within the Town of Mt. Morris), Bruce, and Cedar Spring creeks.

Mineral Resources

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

Solid and Hazardous Waste

- There are two sites in the Town that are listed on the WDNR's registry of active, inactive, and abandoned sites where solid waste or hazardous wastes were known or likely to have been disposed.

Air Quality

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

Cultural Resources

- At present, no properties within the Town are listed on the National Register.
- A search of the DHP's on-line Architecture and History Inventory (AHI) indicates that there is one property listed within the Town of Mount Morris.
- There are no historical markers in the Town.
- There are no museums in the Town.
- Traces of Native American existence, in the form of mound groups, enclosures, a village site and campsites have been found in the Town.
- E.W. Alverd and William Tibbitt were the first settlers in the Town of Mount Morris in 1849. The unincorporated community of Mount Morris was settled in 1854.
- In 2000, the most common ancestry identified by town and county residents was German. 38% (37.5%) of Town and Waushara County residents claimed German ancestry.
- There are a number of Amish settlements within the Town.

Community Design

- A majority of the land in the Town is covered by woodlands, and there are also some areas in agricultural production. Development is spread throughout the community. Residential developments envelope the larger lakes in the Town, and line some of the County Roads. Mt. Morris's topography is characterized by the highest relief point in the county, Mt. Morris, lakes, streams, and other rolling hills.

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

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

Groundwater Quantity

Portions of Waushara County are particularly susceptible to groundwater quantity issues due to the County's position on a regional groundwater divide. Irrigation wells used by agricultural operations in the Town also cause greater strain on local capacity. Further, the fish hatchery that was recently placed in the area by the DNR has been an additional stress on the local water supply. Placement, water capacity, and the number of irrigation wells have begun to put a strain on the water supply. Studies conducted by UW Stevens Point have correlated the presence of irrigation wells to the decrease in the local groundwater supply.

Water Quality

A number of fertilizers used in traditional agricultural practices have seeped into the local water supply. Water quality in some parts of the Town has been degraded. The increase in nitrates, phosphorus, and other chemicals in the water supply has also been found downstream in the south and eastern portions of the community.

Farm vs. Non-Farm Conflicts

Agriculture is a major identity of the Town of Mt. Morris, contributing to the rural character, shaping the community, and providing many economic opportunities. Soybean and corn are the major crops in the area. Agriculture is the primary contributor to the local economy and residents enjoy the bucolic vistas and rural landscapes that active agricultural lands provide.

Despite a shared respect for agriculture, residents disagree on how to preserve farmland. Some think that regulating land division is the best way to protect active lands from sprawling developments, while others feel that landowners should be allowed to self-regulate. Conversion of land from active agriculture to residential use is also a concern because new residential populations are sometimes unprepared for the smells and noises associated with rural living in actively farmed areas. The conversion of actively farmed lands also removes these parcels from agricultural production, often in perpetuity, which can alter the rural landscape.

Recreational Trails

There are many opportunities to create recreational trails throughout the Town and surrounding area. Residents are generally supportive of biking, hiking, and skiing facilities. There could be some opportunity for recreational development on private lands as well as DNR public lands.

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

The following section identifies goals, objectives, and recommendations for the conservation and effective management of unique and valuable resources in the Town of Mt. Morris. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to achieve the goals and objectives. In many cases, existing prerogatives were carried over from the Town of Mt. Morris Land Management Plan (2002).

Goal 5.1 Protect the viewsheds and other significant/unique natural resources and open space within the Town.

Objectives

- a. Identify the resource and viewsheds that are most important to the community.
- b. Identify programs and funds to preserve these resources.

Recommendations

5.1.1 Work with a local agency (UW-Extension, a lake association, etc.) to identify natural and agricultural resources that should be preserved. Resources include woodlands, wetlands, and working lands (agricultural uses). Consider using LESA (Land Evaluation and Site Assessment System), a land use management tool, to prioritize these places.

5.1.2 Seek funding sources that match grant funds with local funds to enhance the impact of resource preservation efforts. See Chapter 5 in the Existing Conditions Report for information on some of these funding sources.

5.1.3 Use conservation easements, land trust gifting, the conservation reserve program, farmland preservation, and habitat restoration programs to protect natural resources in the Town with means that don't require acquisition of the land.

5.1.4 Consider developing a Town committee or encourage the County to develop a countywide program and committee to oversee natural resource and/or farmland preservation efforts.

Goal 5.2 Encourage the continued protection of our surface and groundwater resources.

Objectives

- a. Ensure that adequate amounts of safe drinking water are available throughout the area.
- b. Maintain a safe, clean supply of groundwater.

- c. Preserve the quantity of groundwater in the Town.
- d. Reduce non-point nutrient runoff into lakes and streams. Minimize nutrient contributions from private on-site septic systems.
- e. Maintain wetland areas in native vegetation.

Recommendations

5.2.1 Support educational efforts that increase awareness on public health issues related to wells and drinking water. Information could be conveyed using the Town and Lake Association newsletter. An informative brochure could be developed and distributed when a building permit is issued or a property transfer occurs.

5.2.2 Take protective measures to guard against problems caused by invasive species in our lakes and woodlands by endorsing Lake Association sponsored programs. Install signs at waterway access points to create public awareness of the problem.

5.2.3 Support flexible options offered by the DNR regarding waterfront protection. For example, allow a gazebo in exchange for providing a vegetative setback on the water frontage.

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

5.2.6 Encourage the County to institute a program to monitor on-site waste disposal systems that meets state requirements. See Table 4.5 in Chapter 4 Utilities & Community Facilities for more information on state requirements. The Town should also encourage the County to have a requirement of an on-site system inspection as part of an ownership transfer.

5.2.7 Discourage development in areas poorly suited for on-site waste disposal which include floodplains, wetlands, shorelands, and their related setback areas. The Town may find referring to the Proposed Land Use Map helpful in determining appropriate places to grant building permits.

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

5.2.9 Recommend the County adopt protective measures for subsurface groundwater, wetland recharge areas, the headwaters of the rivers and streams, and any springs and seepages associated with the surface water system not currently protected under County, State DNR or Federal Army Corps of Engineers provisions.

Goal 5.3 Promote and enhance trail connections to allow greater public access for a variety of recreational uses.

Objectives

- a. Continue to maintain any existing trails in the Town.
- b. Build new trails for users.
- c. Develop a network of trails for community members and visitors.

Recommendations

5.3.1 Encourage clubs that work with public and private landowners to develop trails in locations where public access can be accommodated in a manner compatible with adjoining uses. Promote trail development in the Town newsletter.

5.3.2 Pursue an opportunity to work with neighboring communities to develop a connecting trail from Mt. Morris County Park to the Ice Age Trail west of Wild Rose.

5.3.3 Encourage the development of a variety of trails that meets the needs of existing trail users as well as new user groups. Studies could be performed to consider building trails for users like cyclists, horseback riders, cross-country skiers, and other passive, non-motorized users. Developing a network of trails should also be considered.

New Goal 5.4 Preserve cultural and historical resources in the Town.Objective

- a. Protect existing resources.

Recommendations

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

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

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

5.4.4 Consider assembling a group of volunteers to take responsibility for the aforementioned activities. Other tasks could include:

- Identifying historic features of the Town.
- Researching the cultural heritage of early settlers in Township.
- Ensuring preservation of key historical and cultural elements.
- Promoting awareness of Town historical and cultural features by installing historic markers and publicizing them.

5.5 Agricultural, Natural & Cultural Resources Programs

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

Agriculture Resources

National

Program	Department	Description	Contact Information
Conservation Reserve Program / Conservation Reserve Enhancement Program	NRCS/FSA	Allows landowners to enroll agricultural lands into various land conservation management practices. Has support of government partnerships.	http://www.nrcs.usda.gov/Programs/crp/ http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=cep
Grassland Reserve Program	FSA	Protects private grasslands, shrublands, and pasturelands.	http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=grp
Grazing Lands Conservation Incentive	NRCS	Provides cost sharing to improve grazing land management.	http://www.nrcs.usda.gov/Programs/glici/
Environmental Quality Incentives Program	NRCS	Promotes agricultural production and environmental quality and compatible goals.	http://www.nrcs.usda.gov/Programs/eqip/
USDA Farmland Protection Policy Act	NRCS	Maintains prime farmland in agricultural use through agricultural conservation easements.	http://www.nrcs.usda.gov/programs/fppa/
For Forestry-related programs, see Natural Resources			

State

Program	Department	Description	Contact Information
Wisconsin Farmland Preservation Program	DATCP	Preserves farmland through local planning and zoning; promotes social conservation; tax relief.	http://www.datcp.state.wi.us/arm/agriculture/land-water/conservation/pdf/2007FPPSummaryMaps.pdf
Farmland Tax Relief Credit Program	WDR	Provides tax relief to all farmland owners of 35 or more acres.	http://www.dor.state.wi.us/faqs/ise/farm.html
Wisconsin Pollutant Discharge Elimination Systems Permits	WDNR	Regulates agricultural operations which discharge into local surface waters.	http://www.dnr.state.wi.us/org/water/wm/ww/

Natural Resources

National

Program	Department	Description	Contact Information
Wildlife Habitat Incentives Program	NRCS	Voluntary program that is used to develop or improve wildlife habitat on privately owned land.	http://www.nrcs.usda.gov/Programs/whip/
Wetland Reserve Program	NRCS	Provides financial and technical assistance to private landowners to restore, protect, and enhance wetlands.	http://www.nrcs.usda.gov/PROGRAMS/wrp/
Forest Land Enhancement Program	FS	Aids landowners in the application of sustainable forestry management on private lands.	http://www.fs.fed.us/spf/coop/programs/loa/flep.shtml

State			
Program	Department	Description	Contact Information
Forest Crop Law and Managed Forest Law	WDNR	Encourages the growth of future commercial crops through sound forestry practices.	http://dnr.wi.gov/forestry/feeds/faqsFull.asp?s1=ForestTax&s2=MFL&inc=ftax
Wisconsin Forest Landowner Grant Program	WDNR	Assists private landowners in protecting and enhancing their woodlands.	http://dnr.wi.gov/forestry/private/financial/wflgp.htm
Partners for Fish and Wildlife	FWS	Provides financial and technical assistance to private landowners to restore, protect, and enhance wildlife.	http://www.fws.gov/midwest/WisconsinPartners/

Cultural Resources

National

Program	Department	Description	Contact Information
Federal Historic Preservation Credit	WHS	Returns 20% of the cost of rehabilitating historic buildings to owners.	http://www.wisconsinhistory.org/hp/architecture/iptax_credit.asp

State

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

6 Economic Development

6.1 Economic Development Chapter Purpose and Contents

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

Recommendations were developed through the public participation process, and through review of the *Town of Mt. Morris Land Management Plan (2002)*. Many of the goals and objectives that were developed as part of the land management plan have also been included in this comprehensive plan. New goals, objectives, and recommendations were added where identified through the public participation process or in areas necessary for compliance with Wisconsin's comprehensive planning law.

6.2 Summary of Existing Conditions for Economic Development

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

Educational Attainment

- A higher percentage of residents in the Town (43.5%) received only high school diplomas in terms of higher education than the State of Wisconsin (34.6%).

Labor Force

- Labor force growth rates for Town (71.9%) dramatically exceeded Waushara County (29.4%), and the State's 14% growth rates between 1990 and 2000.

Economic Base Information

- The manufacturing (20.0%), education, health, social services (19.4%), construction (9.7%), and public administration (9.1%) industries employed over half (58.2%) of workers in the Town.
- The top three occupations for Town workers in 2000 were management, professional, and related occupations (33.1%), sales and office occupations (21.5%), and production, transportation, and material moving occupations (18.7%).

Travel Time to Work

- On average, residents from the Town, Waushara County and the state spent less than 30 minutes traveling to and from work in 1990.
- In 1990, average commute times for residents was 24.1 minutes in the Town. In 2000, the time increased to 32.4 minutes.

Location of Workplace

- Almost three-fourths of residents worked in Waushara County in 1990.
- Although the share of Town residents working in Waushara County decreased by about 11% from 1990 to 2000, over half of the Town of Mt. Morris residents continued to work in Waushara.
- About 52% of workers found employment locally, working in the City of Wautoma, Town of Wautoma, Village of Wild Rose or the Town.

Employment Forecast

- It is anticipated that the largest increases will be seen in the education and health services sector.

Industrial Park Information

- There are no industrial parks in the Town.

Business Retention and Attraction

- Tri-County Regional Development Corporation (TCREDC) is a partnership between Waushara County and Marquette and Green Lake counties.
- The Waushara County Economic Development Corporation, run by a board of volunteers, is working to foster new business development, and support and sustain existing businesses throughout the county.
- Business attraction involves the promotion of community assets.
- Business retention is very important in that it is a relationship building effort between the community and local businesses.

Economic Strengths and Weaknesses

- Economic strengths generally include the Town's location, natural areas, open space, recreational opportunities, prime agricultural soils, and a strong agricultural economy. Weaknesses include low population density and lack of economic diversity.

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 of a community.

Infill and Brownfield Redevelopment

- The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment maintains a listing of Brownfield's and contaminated sites. This website lists one entry for the Town of Mt. Morris in Waushara County.
- The listed site in Mount Morris is closed.

6.3 Economic Development Issues Identified Through the Planning Process

Economic development for many towns means maintaining the ability of farmer's to continue to work the land while ensuring there is a support system which maintains access to goods and services that sustain active agricultural pursuits. The following economic development issues were identified through the public participation process as primary concerns that should be addressed by this comprehensive plan.

Agriculture

Agriculture is an important part of the Town's local economy. Farming provides economic opportunity for hired hands to help harvest crops, which provides additional earning opportunities during limited times of the year. There are farming-related industries that can also contribute to the local economy.

Residents in Mt. Morris stated that having more businesses and light industry located in the Town would be beneficial to increasing the local the tax base, but maintaining the rural character of the community was more important. Residents seemed to feel that some types of economic growth and development might detract from the quality of life in the community.

Home-Based Businesses

A small, yet significant component of the local economy is home-based businesses. This allows entrepreneurs to experiment with their businesses within the confines of their homes and without having

to incur extra costs for overhead. Residents of the Town of Mt. Morris are supportive of allowing home-based businesses in the community.

Retirement Community

Described as a “Retirement Community” by residents, the Town of Mt. Morris has an older population. It provides services like paratransit and extra health and medical care facilities, and supports community events that appeals to many senior citizens. The employment opportunities available in communities with an older population can be significantly different than those with a more mixed population.

Employment Opportunities

The lack of employment opportunities is another issue in the Town. Even though agriculture is a key component to the local economy, there is not enough work within the agricultural sector to sustain many people year round. Parallel industries may thrive, but the lack of diverse employment opportunities is a hindrance. There are few job opportunities for young people who are looking for local employment upon college graduation.

6.4 Strengths and Weaknesses for Economic Development

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

Kinds of Businesses Desired

There is a need for business, retail, or commercial services in the Town. Grocery, retail, and restaurant services are in the greatest demand, and future establishments should be dispersed throughout the Town. Small businesses should also be encouraged to develop and prosper. Agriculture and related operations should continue to be a key component within the local economy. Eco-tourism and the development of recreational opportunities would also support local economic activities.

Strengths

- Proximity to the City of Wautoma
- The amount of natural areas, open space, and recreational opportunities
- Prime agricultural soils
- Numerous woodlands
- Strong agricultural economy
- Access to a hospital in the Village of Wild Rose
- Strong sense of community

Weaknesses

- Lack of diversity in economic base
- Lack of population density is a deterrent for service and retail businesses
- Distance from urban centers
- Lack of recreational organizations or networks to implement or maintain recreational opportunities

6.5 Economic Development Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations for growing or sustaining economic development resources within the Town of Mt. Morris. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to

achieve the goals and objectives. In many cases, existing prerogatives were carried over from the Town of Mt. Morris Land Management Plan (2002).

Goal 6.1 Support economic development that fits the existing rural character of the Town by creating conditions that are favorable for retaining and attracting appropriate commercial enterprises.

Objectives

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

Recommendations

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

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

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

6.1.4 Attract and promote businesses that compliment the Town's natural resources like the ski hill, county parks, and recreational trails. Promote recreational activities that use the natural environment as economic opportunities without exploitation. Promote local events that attract tourist dollars for low impact activities such as snowshoeing and orienteering. For example, post notice of local events in the Waushara County tourism magazine publication.

6.1.5 Direct heavy and light industrial parks land uses to neighboring communities where there is adequate infrastructure.

Goal 6.2 Support the local economy by managing forest areas and engaging in silviculture in the Town.

New Objectives

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

New Recommendations

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

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

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

Goal 6.3 Maintain the viability of productive agricultural activities and enterprises as a component of the Town's economy.

Objectives

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

Recommendations:

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

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

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

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

6.2.5 Recommend that platted subdivisions not be approved on lands adjoining viable farms which wish to continue operating.

6.2.6 Before any land division is approved by the Town, the property owner would be required to place a restrictive covenant, or deed restriction, on the newly created parcel, anywhere within the Town of Mt. Morris. This covenant or deed restriction would state that the landowner, 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 Mt. Morris. This covenant would allow new homes to be built on properties surrounding farms, while providing some measure of protection for farming operations from frivolous legal actions. The covenant agreement and a cover letter would welcome the prospective resident to the Town and clearly identify what is expected in terms of public services, building code requirements, roadway standards, quality of life and other typical conditions as a resident of a rural community.

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

Objectives

- a. Provide additional local employment opportunities through joint efforts with county and local economic development organizations.

- b. Retain young members of the work force.
- c. Create better paying jobs.

Recommendations

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

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

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

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

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

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

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

6.4.8 Encourage local high schools and guidance counselors to promote technical programs/job skill training through Mid-State Technical College and local high school curriculum.

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

6.6 Economic Development Programs

There are a number of economic development programs available in Waushara County, the region, and the state. While the scope and magnitude of many of these programs is beyond the capacity of the Town, application of economic development programs administered at other levels of government could be utilized locally to help achieve Mt. Morris's goals and objectives. A complete listing of available programs is available in the *Town of Mt. Morris Comprehensive Plan Volume Two: Existing Conditions Report*.

7 Intergovernmental Cooperation

7.1 Intergovernmental Cooperation Chapter Purpose and Contents

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

Recommendations were developed through the public participation process, and through review of the *Town of Mt. Morris Land Management Plan (2002)*. Goals and objectives related to intergovernmental cooperation developed as part of the land management plan have also been included in this comprehensive plan. New goals, objectives, and recommendations were added where identified through the public participation process or in areas necessary for compliance with Wisconsin's comprehensive planning law.

7.2 Summary of Existing Conditions for Intergovernmental Cooperation

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

Adjacent Local Governments

- The Town of Mt Morris shares its borders with the towns of Wautoma, Rose, Springwater, Saxeville, Leon, Warren, Marion, and Dakota in Waushara County.

School Districts

- The Town is served by both the Wild Rose School District and the Wautoma Area School District.
-

Local and County Community Facilities

- Due to the rural nature of Waushara County, many facilities and services are shared jointly between neighboring communities as well as provided through agreement with the county.
- Police protection for the Town and the other communities within Waushara County is provided by the Waushara County Sheriff's Department which dispatches officers from the City of Wautoma.
- Fire protection and First Responders are contracted or in agreement with the Town through the Wautoma Area Fire District, the Redgranite Fire Department, the Wild Rose Area Fire District, and the Saxeville/Springwater Volunteer Fire Department. A yearly fee or assessment is paid.
- Emergency medical services for the majority of the county are provided by the Waushara County EMS.
- Two ambulances are stationed in the City of Wautoma for service in the central part of the County.

Extraterritorial Areas

- The Town of Mt. Morris is not directly adjacent to any incorporated communities, yet the extraterritorial zoning powers of the City of Wautoma and the Village of Redgranite reach into the Town's southwestern and southeastern corners, respectively. Neither the City nor the Village exercise extraterritorial authority zoning or subdivision regulation.

Existing Relationships with Waushara County

- The Town has adopted county zoning. The County also enforces regulations pertaining to land divisions and private on-site wastewater treatment systems.
- Communities work with the various county departments to coordinate road construction and maintenance, solid waste and recycling efforts, senior citizen and other social services, and park and recreational facilities and programs.

Existing Regional Relationships

- The Town of Mt. Morris is located in Waushara County which is a member of the East Central Wisconsin Regional Planning Commission.

Existing State Relationships

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

7.3 Intergovernmental Cooperation Issues and Opportunities

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

Lake Associations

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

Economic Development

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

7.4 Existing or Potential Conflicts and Process to Resolve Conflicts

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

Existing or Potential Conflicts

There have been no existing conflicts identified, but there could be future conflicts with the City of Wautoma and/or the Village of Redgranite resulting from either community exercising extraterritorial powers. The Town provides few services, and since neither the City of Wautoma nor the Village of Redgranite exercises extraterritorial controls, there are currently no short-term boundary issues. The Town is content with a majority of current service provision provided through Waushara County. However, should service delivery fail to meet service expectation, Mt. Morris should seek to communicate formally with the providers in an effort to discuss service gaps and identify solutions.

Process to Resolve Conflicts

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

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

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

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

7.5 Intergovernmental Cooperation Policies

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

School Districts

The Town of Mt. Morris will coordinate with the Wild Rose School District and the Wautoma Area School District for siting and building public facilities and sharing public services.

Local Governments

The Town of Mt. Morris will coordinate with adjacent and other local governments for siting and building public facilities and sharing public services whenever feasible. The Town of Mt. Morris shares snowplowing duties with the Town of Marion.

7.6 Intergovernmental Cooperation Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations to guide the future development of various cooperative practices and agreements. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action necessary to achieve the goals and objectives. Wherever possible, existing prerogatives were carried over from the *Town of Mt. Morris Land Management Plan (2002)*.

Goal 7.1: Encourage the maintenance, improvement, and enhancement of natural resources through intergovernmental cooperation.Objectives

- a. Support positive working relationships among local agencies.
- b. Enhance local recreation facilities.
- c. Identify events and programs that bring groups together to improve water quality.
- d. Obtain grant funding.

Recommendations

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

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

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

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

7.1.5 Consider developing and submitting grant requests with other local governments and agencies.

Goal 7.2: Develop a better public safety system between the Town and County.Objectives

- a. Improve public safety for tornados, blizzards, and other severe weather events.
- b. Encourage positive communication between the public and the County.

Recommendations

7.2.1 Map out all existing locations of warning devices in the Town and in the surrounding Towns to determine a pattern. Recommend any gaps in the safety warning system be corrected.

7.2.2 Consider offering a subsidy program to encourage Town residents to purchase a weather radio to increase severe weather alertness.

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

Goal 7.3: Encourage a working relationship with the surrounding Towns, County, and other agencies.Objectives

- a. Support on-going and future intergovernmental collaborations.
- b. Take advantage of technical expertise and opportunities for better and/or more diverse equipment and training.
- c. Continue improving levels of service.

Recommendations

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

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

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

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

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

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

7.3.7 Improve communication with the Wautoma Area School District and the Wild Rose School District on district-owned lands located within the Town. Coordinate all improvements that may occur on these lands that may have economic or recreational impact.

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

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

Objectives

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

Recommendations

7.4.1 Coordinate with the Village of Wild Rose and other jurisdictions to increase funding availability for new business development through Waushara County.

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

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

8 Land Use

8.1 Land Use Chapter Purpose and Contents

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

8.2 Summary of Existing Conditions

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

Existing Land Use

- The Town of Mt. Morris existing land use map was last updated by the Town in 2000.
- The land use categories are agricultural, residential, commercial, industrial, transportation, utilities/communications, institutional facilities, recreational facilities, water features, woodlands and other open land.
- The Town of Mt. Morris encompasses approximately 22,584 acres. Nine percent (9.2%) of the total area is developed.
- Overall, cropland (irrigated and non-irrigated) accounts for about 13 percent (13.1%) of the total land use, while woodlands (planted and unplanted) makes up another 63 percent (63.0%).

Zoning

- The Town of Mt. Morris utilizes Waushara County Zoning.
- The predominant zoning district in the Town is "General Agriculture" (84.7%).

Table 8.1: Town of Mt. Morris Existing Land Use, 2000

Land Use	Total Acres	% Land Developed	% of Total
Single-Family Residential	787	37.8%	3.5%
Farmstead	124	6.0%	0.5%
Multi-Family Residential	4	0.2%	0.0%
Mobile Home Parks	0	0.0%	0.0%
Industrial	6	0.3%	0.0%
Parks / Outdoor Recreation	422	20.2%	1.9%
Camps & RV Parks	0	0.0%	0.0%
Commercial	19	0.9%	0.1%
Institutional Facilities	53	2.5%	0.2%
Utilities	0	0.0%	0.0%
Transportation	669	32.1%	3.0%
Total Developed	2,084	100.0%	9.2%
Non-Irrigated Cropland	2,417		10.7%
Irrigated Cropland	547		2.4%
Planted Woodlands	4,135		18.3%
Unplanted Woodlands	10,094		44.7%
Active Quarry	5		0.0%
Other Open Land	2,624		11.6%
Water Features	678		3.0%
Total Acres	22,584		100.0%

Land Use Trends

- According to data collected by ECWRPC, the percentage change of residential, commercial, and industrial acreages increased and the percentage of parks and cropland acreages decreased between 1980 and 2000.
- ECWRPC data is verified by Department of Revenue (WI) estimates showing residential and commercial acreages are increasing, while agricultural acres are decreasing. However, DOR data demonstrated a 7% decline in commercial acreage between the years 2000 – 2005.

Residential Density and Intensity

- Between 1990 and 2000, residential densities increased throughout the county, state, and the Town of Mt. Morris. During this time period, residential densities increased by about 14 percent from 25.34 units per square mile to 29.05 units per square mile in the Town of Mt. Morris.
- When comparing the number of residential properties to the amount of land classified as single-family (including farmsteads, duplexes, and mobile homes), a single-family intensity of just over 1 unit per acre was recorded for the Town in 2000 (992 units on 910.52 acres).

Land Demand and Pricing

- According to the WI Department of Administration, between 1990 and 2007, 248 net units were added within the Town of Mt. Morris. This averages to about 13.77 units per year (units/yr).
- The Wisconsin Department of Revenue (DOR) annually reports equalized value by real estate class per municipality in Wisconsin. Overall, both the Town of Mt. Morris and Waushara County experienced steady increases in land value between 1998 and 2008. During this time period, the value of land in the Town of Mt. Morris increased by 265 percent, while land values in the County went up by 103 percent. All of the land within the Town that was increased in value was lakefront property.
- From 2006 to 2008, the Town's land value (43.7%) increased at a noticeably greater rate than the County (19.8%), indicating that land in Mt. Morris has appreciated more rapidly in recent years.
- State of Wisconsin housing statistics provided by the Wisconsin Realtors Association show that median home sale price in Waushara County increased from \$81,800 in 1998 to \$105,000 in 2008. This represents a 28 percent increase.

8.3 Opportunities for Redevelopment

Like many rural communities, the Town of Mt. Morris does not have its own downtown center where a variety of services are provided and opportunities to redevelop non-residential properties remain. Instead, the Town consists of a variety of residential homes and working farms. However, there is one active non-metallic mining operation within the Town which will offer long-term redevelopment opportunities. The Town should coordinate with regional authorities to implement the quarry's reclamation plan when productivity of the site has ceased.

8.4 Existing or Potential Land Use Conflicts

Throughout the Town, there are single-family residences and small commercial operations. The only potential land use conflict is the active quarry operation located on Brown Deer Road in the southeast portion of the town. This uses may produce noise and heavy-vehicle traffic.

8.5 Land Use Goals, Objectives, and Recommendations

The following section identifies goals, objectives, and recommendations to guide the future development and redevelopment of public and private property in the Town of Mt. Morris. The goals and objectives identify what should be accomplished, whereas the recommendations focus on identifying the action

necessary to achieve the desired outcome. Existing prerogatives were carried over from the *Town of Mt. Morris Community Management Plan (2002)*.

Land Use Goals:

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

Objectives

- a. Eliminate unsightly properties and other elements generally regarded as eyesores.
- b. Minimize the visual impact of non-farm residential development on the rural landscape.
- c. Protect the visual integrity of important scenic features and/or vistas.
- d. Adopt regulations which implement this comprehensive plan while still allowing for flexibility in specific development situations.

Recommendations

- 8.1.1 Expedite the process to eliminate unsightly properties.
- 8.1.2 Require all platted subdivision of land to have approval of the Town Board before County plat approval is sought.
- 8.1.3 Ensure that any new land uses are located appropriately, as per the Proposed Land Use Map.
- 8.1.4 Specify minimum design standards for new development plans and require a preliminary plat submission to include concept plan which illustrates the lot arrangement, roadway design layout (with widths specified), and the location of all sizable trees, waterways and other significant natural features (including topography, drainage patterns, native prairies, endangered species habitat, etc.).
- 8.1.5 Maintain the minimum 5 acre lot size for all proposed new land divisions throughout the Town of Mt. Morris not located within an existing approved recorded certified survey map (CSM) or platted major subdivision. The 5 acre minimum does not apply to lots created within a major subdivision, conservation subdivision, or plat, approved by the Town and Waushara County. This strategy is intended to aid in preserving the rural character of the Town. Definitions for types of land divisions are as follows:
 - Land Division – a lot split with 2 parcels as a result
 - Minor subdivision – a certified survey map (4 lots or less)
 - Major subdivision – a preliminary and final plat approval (5 or more lots)
 - Conservation subdivision -- a plat which sets aside protected open space in exchange for allowing smaller lot sizes with the overall net density being similar to a conventional subdivision.
- 8.1.5 The Town Board by majority vote can grant an exception to the five acre minimum lot size for a parcel to be given or sold to an immediate family member for their own occupancy as their primary residence.
- 8.1.6 Recommend the Town Board establish minimum performance design standards for approving a conservation subdivision. If a developer is able to meet the more demanding design standards, no public hearing would be required. This would provide an incentive for developers to consider providing protected open space which would help to preserve and strengthen the rural character of the Town.

8.2: Establish appropriate lot sizes for various land use applications.

Objectives

- a. Allow for appropriate growth and development while controlling parameters.
- b. Consider the individual rights of landowners when assessing development proposals while encouraging development that complements and benefits the community as a whole. This includes making decisions consistent with Exhibit 8-3 and related definitions in Section 8.7.

Recommendations

- 8.2.1 Establish required minimum lot sizes appropriate to each land use type.
 Gen. Ag. (5 ac. minimum lot area with a 300' minimum road frontage width)
 Agr. Res (5 ac. minimum lot area with a 300' minimum road frontage width)
 RS 10 - Res. Single Family (10,000 sq. ft. lot area)
 RS 20 Res. Single Family (20,000 sq. ft lot area)

Goal 8.3 Preserve and protect natural and important agricultural areas.Objectives

- a. Preserve environmentally sensitive areas.
- b. Utilize existing county tools and policies.

Recommendations

- 8.3.1 Deny building permits or any land use that threatens the environmental quality of the air, water, or land in the Town.
- 8.3.2 Use physical feature considerations of the land in question to determine land use decisions, not new septic technologies
- 8.3.3 Identify environmentally sensitive sites and use zoning overlay districts to protect them from development. Major subdivisions should not be approved within any area designated as environmentally sensitive.
- 8.3.4 Continue to support the county's prohibition of pyramid type development on local lakeshores.
- 8.3.5 Any proposals for development on "Prime farmland" or "Unique farmland" soil categories should be scrutinized very carefully in order to preserve this land use category for its agricultural value.
- 8.3.6 Continue to plan land uses so that proposed residential estates (i.e. any new home) which may be incompatible with traditional farm odors and practices, are located at a safe distance from farms, thereby allowing these uses to co-exist.
- 8.3.7 Promote the use of conservation easements as an option to lower the tax burden on some farmlands where appropriate. This can be accomplished by 1) placing articles in the Town newsletter to explain the benefits of a conservation easement, 2) Sponsoring a guest speaker to address the subject, 3) Placing information on the website, and 4) inserting information describing the tax advantages of conservation easements with the annual tax bill.
- 8.3.8 Promote a Purchase of Development Rights (PDR) plan for the Town when monies become available.
- 8.3.9 Continue to support and encourage conditional use applicants to consult with Town officials **before** applying to the County for home-based business permits.

8.6 Land Use Projections

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

Existing residential density was calculated at just over 1 unit per acre (based on 2000 Census information). If this density remains constant and projections utilize the minimum lot size for parcels zoned general agriculture, the Town of Mt. Morris would likely experience and increase of 416 residential acres by 2030. Commercial and industrial increases are forecast to coincide with increases in residential development (increases of 5 acres commercial, and 4 acres industrial.) See Table 8.2.

Table 8.2: Future Land Use based on Moderate Residential Density

Land Use	2005 Acres	2010 Acres	2015 Acres	2020 Acres	2025 Acres	2030 Acres	Change in Acres	% Change
Residential	1,009	1,078	1,164	1,251	1,338	1,425	416	41%
Commercial	20	21	22	23	214	25	5	25%
Industrial	11	12	13	14	14	15	4	36%
Agricultural	2,949	2,939	2,925	2,912	2,899	2,885	-64	-2%

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

8.7 Proposed Land Use Categories and Map

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

Proposed Land Use Categories

8.7.1 Agricultural: the agricultural district is established for areas in which agricultural and certain compatible low intensity uses are encouraged as the principal uses of land.

8.7.2 Single Family Residential: the residential district includes land uses where the predominant use is housing. This includes large-lot residential development as well as more compact residential lots.

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

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

8.7.5 Environmentally Sensitive Areas: these areas include lands where special protection is encouraged because of unique landscape, topographical features, wildlife, or historical value. The district may include woodlands, wetlands, undeveloped shorelands, floodlands, groundwater recharge and discharge areas, and steeply sloped lands.

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

8.7.7 Natural Areas: these areas are designated as public use natural spaces, such as parkland and conservancy areas.

9 Implementation

9.1 Implementation Chapter Purpose and Contents

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

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

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

9.2 Summary of Key Planning Issues and Opportunities

The following list summarizes some of the key issues and opportunities identified through public involvement activities and the Citizen Questionnaire (1999). Issues also reflect observed liabilities and comments made through the planning development process.

Preserve Agricultural Lands

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

Economic Development

There is local desire to grow services, specifically grocery, retail and restaurants, with a preference for dispersal of said services throughout the town.

Environmental Protection

Preservation of rural character is a countywide initiative. Locally, preservation of wooded lots, meadows, viewsheds, surface waters and groundwater are issues of concern.

Balancing Public Interest and Private Property Rights

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

9.3/9.4 Implementation Tools

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

9.3 Regulatory Measures

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

9.3.1 Zoning Ordinance

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

The establishment of zoning districts is generally conducted after careful consideration of the development patterns indicated in the comprehensive plan. Amending zoning district boundaries has the overall effect of changing the plan (unless amendments correspond to changes within the plan); therefore, it is reasonable to assume that indiscriminate changes may result in weakening of the plan. The Town of Mt. Morris utilizes the Waushara County Zoning Ordinance and takes an active role in its content and corresponding zoning map. These decisions are preceded by public hearings and plan commission recommendations.

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

Action: 5-acre lots throughout the town. Work with the County to determine applicability of zoning overlay to protect the environmentally sensitive areas of the town from development.

9.3.2 Official Maps

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

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

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

9.3.3 Sign Regulations

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

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

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

9.3.4 Erosion/Stormwater Control Ordinances

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

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

Action: Continue to utilize existing county ordinances.

9.3.5 Building/Housing Codes

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

Waushara County enforces Wisconsin's Uniform Dwelling Code in Mt. Morris.

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

9.3.6 Mechanical Codes

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

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

9.3.7 Sanitary Codes

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

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

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

9.3.8 Land Division Ordinance

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

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

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

9.3.9 Shoreland and Floodplain Zoning

Waushara County regulates shorelands and floodplains within its jurisdiction. The zoning code controls for water pollution, protects spawning grounds for fish and aquatic life, controls building sites including placement of structures and land uses, and preserves natural shore cover. Mt. Morris is governed by Waushara County's Shoreland Zoning, and Floodplain ordinances.

Action: Continue to utilize county rules and regulations.

9.3.10 Building Site Ordinance

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

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

Action: Continue to utilize county controls until additional regulation is desired.

9.3.11 Historic Preservation / Design Review Ordinances

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

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

Action: Monitor local demand for structural design standards.

9.4 Non-regulatory Measures

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

9.4.1 Capital Improvement Plan

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

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

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

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

Preparation of a Capital Improvement Program

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

The Town has not implemented a Capital Improvement Plan.

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

9.4.2 Cooperative Boundary Agreements

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

Action: If the need arises, coordinate with the City of Wautoma and the Village of Redgranite to establish a joint committee charged with preparing a boundary agreement.

9.4.5 Purchase of Development Rights

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

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

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

9.5 Consistency Among Plan Elements

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

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

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

9.6 Plan Adoption, Monitoring, Amendments and Update

9.6.1 Plan Adoption

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

1. Adopt a Public Participation Plan.
2. Plan Commission must recommend (with official Resolution by majority vote) the Plan to the governing body (Town/Village Board, City Council). Notice this meeting the same as any other Plan Commission meeting.
3. After Plan Commission approval, mail draft Plan copies to statutory list (RPC, County, DOA, adjacent governmental units, local library).
4. Publish Class 1 Notice at least 30-days prior to Public Hearing. *Jurisdictions that contain nonmetallic mineral extraction operations must mail written notice of the Public Hearing to the operator of the nonmetallic mineral extraction site. 66.1001 (4)(e)*

5. Approval by Board/Council (with Ordinance by majority vote of members elect) after Public Hearing. *The Public Hearing may take place at the regular Board/Council meeting, or be held separately on a different date.*
6. Mail final Plan copies to statutory list (#3 above).

9.6.2 Plan Use and Evaluation

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

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

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

9.6.3 Plan Amendments

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

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

9.6.4 Plan Update

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

9.6.5 Enactment

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

9.7 Ten-Year Action Plan

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

Table 9.1: Action Plan

Action	Who is responsible?	Schedule
Housing		
Improve and then maintain the rural character of the existing housing stock.	Town Board	Ongoing
Encourage the development of various housing types to meet the needs of seniors and others Town residents.	Plan Commission	2012
Transportation		
Continue timely reconstruction of in-need roadways.	Town Board	Ongoing
Encourage the County to add paved shoulders to highways when reconstructed.	Plan Commission/County Highway Department	Ongoing
Encourage increased mobility services for senior and disabled populations.	Town Board, Waushara County Aging and Disability Resource Center	2010
Community Facilities and Utilities		
Develop a Capital Improvements Plan (CIP).	Plan Commission	2010
Explore development of impact fees.	Plan Commission	2018
Minimize the adverse visual impact of new communication towers on the rural landscape.	Plan Commission	2012
Agricultural, Natural, and Cultural Resources		
Encourage the continued protection of our surface and groundwater resources.	Plan Commission	2010
Continue building setback enforcement near environmental resources.	Waushara County Zoning and Land Conservation	Ongoing

Continue to monitor groundwater for atrazine, nitrate and bacteria levels.	Town Board, DATCP	Ongoing
Work with Waushara County to preserve working lands.	Town Board, Waushara County Zoning and Land Conservation	Ongoing
Economic Development		
Maintain the viability of productive agricultural activities and enterprises as a component of the Town's economy.	Plan Commission, Town Board	2010
Encourage development of statewide agricultural expansion programs.	Town Board, Waushara County Zoning and Land Conservation	Ongoing
Encourage best forestry management practices.	Town Board, Dept. Natural Resources	Ongoing
Intergovernmental Cooperation		
Discuss the development of a Cooperative Boundary Agreement.	Plan Commission/ City of Wautoma/Village of Redgranite	2015
Land Use		
Regulate residential densities per Exhibit 8-3.	Plan Commission	Ongoing
Encourage the county to develop a conservation subdivision ordinance.	Plan Commission	2012
Encourage the county to revise sign standards for billboards along highways.	Plan Commission	2013

APPENDIX A:
PUBLIC PARTICIPATION PLAN

Town of Mt. Morris, Waushara County, WI Public Participation Plan BY:.....

Purpose

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

Process

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

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

- | | |
|-----------------|-------------------|
| - T. Plainfield | - T. Springwater |
| - T. Oasis | - T. Mt. Morris |
| - T. Hancock | - T. Saxeville |
| - V. Hancock | - T. Leon |
| - T. Richford | - Waushara County |

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

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

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

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

Citizen Comprehensive Planning Committee/ Plan Commission

The Town of Mt. Morris will appoint a Planning Committee to oversee the development of the comprehensive plan. If a committee chair is appointed, he or

she should be a local citizen. The committee may invite key citizens to participate in discussions based on specific issues. These individuals will not be required to remain active members throughout the process. All Planning Committee meetings will be properly noticed and open to the public. Members of the public are encouraged to attend.

Public Informational Meetings

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

Citizen Questionnaire

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

Distribution of Draft Copies

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

County Land Use Committee

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

Informational Presentations at Local Organizational Meetings

UW-Extension may be invited to speak to local organizations on the planning process and other related issues. Members of local organizations and the citizenry are encouraged to read the papers, look for updates on the UW-

Extension Waushara County website, and look at draft copies of the plan to stay informed about the comprehensive planning process.

Informational Brochures and Website on Comprehensive Planning

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

Public Hearing

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

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

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

Other ways information will be collected

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

Town of Mt. Morris Comprehensive Plan Adoption Process

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



Dan Nowak, Town Chairman

Attest: Alan Anderson, Clerk

Alan Anderson, Clerk

Approved by the Town of Mt. Morris, Board of Supervisors on:

Feb. 10, 2009

APPENDIX B:

RESOLUTION FOR ADOPTION (PLAN COMMISSION)

RESOLUTION

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

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

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

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

WHEREAS, the Town of Mount Morris Plan Commission has reviewed the recommended Comprehensive Plan; and

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

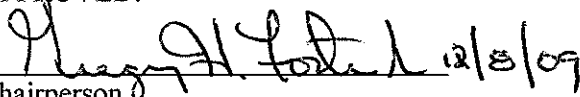
WHEREAS, after said public hearing, the Town Board will decide whether to adopt by ordinance the Comprehensive Plan; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Town of Mount Morris Plan Commission that the Comprehensive Plan is hereby recommended to the Town Board for adoption by ordinance, after a 30-day public review and comment period and public hearing as the Town of Mount Morris Comprehensive Plan pursuant to s.66.1001, Wis. Stats.

APPROVED:


Chairperson
Plan Commission

ATTEST:



APPENDIX C:

ADOPTING ORDINANCE (TOWN BOARD)

Ordinance No. 7-2009

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

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

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

Section 2. The Town Board of the Town of Mount Morris, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

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

Section 4. The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

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

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

Adopted this 8th day of December, 2009

Town Board Chairperson

Wayne O. Mentink 12/8/09












Attest:

Alan Anderson, Clerk 12/8/09

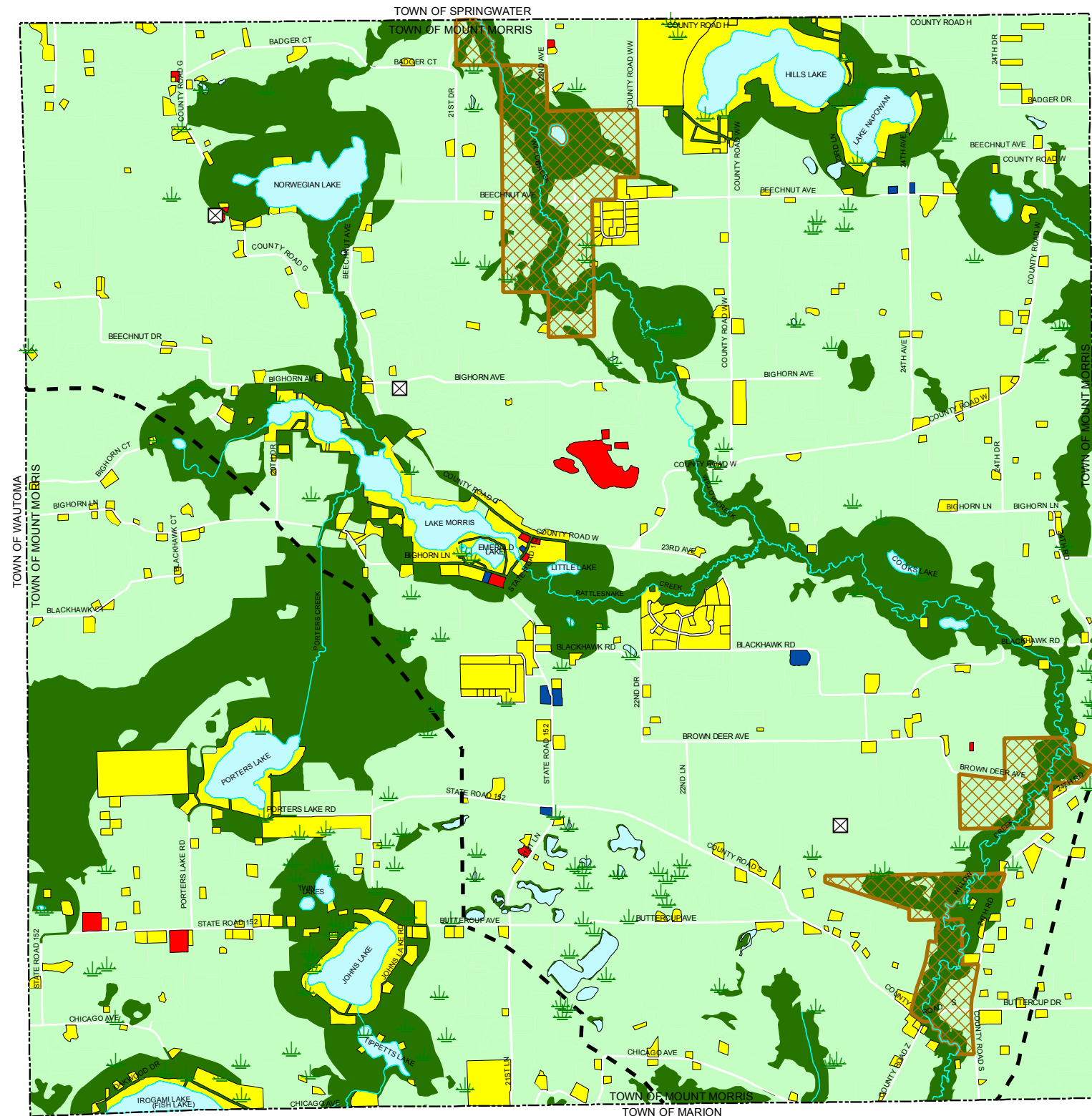
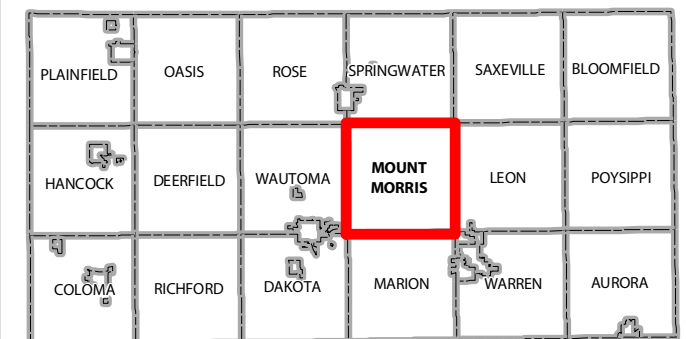
Proposed Land Use - Town of Mount Morris

Exhibit 8-3

Legend

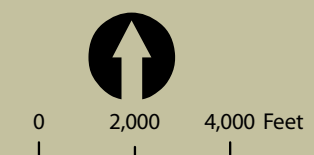
-  Inactive Quarry
-  Wetlands less than 5 acres in size
-  ANR Pipeline
-  Residential
-  Industrial
-  Agricultural/Natural Areas
-  Commercial
-  Public Institutional
-  Water Features
-  Environmentally Sensitive Areas
-  DNR Owned Lands

Waushara County



Future Land Use - Town of Mount Morris

Exhibit 8-3



**RESOLUTION NO. 1-2015
TOWN OF MOUNT MORRIS, WISCONSIN**

RESOLUTION APPROVING AN AMENDMENT TO THE TOWN OF MOUNT MORRIS 20-YEAR COMPREHENSIVE PLAN

WHEREAS, pursuant to section 62.23 (2) and (3) of the *Wisconsin Statutes*, the Town of Mount Morris 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*; and

WHEREAS, the Town of Mount Morris, Wisconsin adopted the Town of Mt Morris 20-Year Comprehensive Plan on December 8, 2009, in compliance with *Wisconsin Statutes* 66.1001(1)(a) and 66.1001(2); and

WHEREAS, A Proposed Town of Mount Morris Comprehensive Plan 2030 Amendment to change the proposed land use for part of the E1/2 of the SE1/4, lying north of Chicago Avenue, Section 34, and the west 500 feet of the NW1/4 of the SW1/4, Section 35, T19N, R11E, Town of Mount Morris to commercial; and

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed amendment, contains all the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and the comprehensive plan, with the proposed amendment, is internally consistent; and

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the Town of Mount Morris Plan Commission hereby approves the Town of Mount Morris 20-Year Comprehensive Plan Amendment.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan amendment.


Adopted this 3 day of FEB, 2015
Ayes 4 Nays 0 Absent 1



Chairman

Town of Mount Morris Plan Commission

ATTEST:



Secretary

Town of Mount Morris Plan Commission