

VILLAGE OF PLAINFIELD

WAUSHARA COUNTY

WISCONSIN

COMPREHENSIVE PLAN

2009-2030

AUG. 11, 2009: Plan Commission recommended the Plan for Adoption

DRAFT PLAN

**Prepared by
MSA PROFESSIONAL SERVICES, INC.**

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Insert Adoption Ordinance

Plan Amendments

This plan may be amended in the years between major updates. See Section 4.4 Plan Adoption and Amendment Procedures. Amendments should be noted here.

AMENDMENT DATE

PAGE #

DESCRIPTION

VILLAGE OF PLAINFIELD BOARD

John Zouski	Village President
Dorothy Caves	Village Trustee
Jim Ebben	Village Trustee
Douglas Klabunde	Village Trustee
Daniel Reid	Village Trustee
Randy Thurley	Village Trustee
Angela Wiese	Village Trustee

Plan Commission

Angela Wiese	Chairperson
Brenda Black	Commission Member
Joe Farago	Commission Member
Douglas Klabunde	Commission Member
Ed Makaryk	Commission Member
Ruth Tubbs	Commission Member
John Zouski	Commission Member

Plan Committee

Angela Wiese	Chairperson
Brenda Black	Member
Jim Ebben	Member
Joe Farago	Member
Douglas Klabunde	Member
Ed Makaryk	Member
John Zouski	Member



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EXECUTIVE SUMMARY

This Plan is a guidebook for managing change and development in and around the Village of Plainfield. The Plan provides the most recent available statistics, documents the important issues of concern identified by Village residents, and sets forth goals, objectives, policies, and actions to be pursued by the Village in the coming years. Land use guidance is provided throughout the Village and in an area extending 1.5 miles from the current Village limits (See Map 1: Planning Area). The Plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the Plan reflects local concerns. This Plan looks forward to the year 2030, but it should be reviewed annually and fully updated every ten years.

As required by statute, copies of this adopted plan were distributed to the Town of Plainfield, Town of Oasis, Waushara County, the Plainfield Public Library, Tri-County Area School District, East Central Wisconsin Regional Planning Commission, and the Wisconsin Department of Administration.

Residents were consulted in the development of this plan through public meetings near the beginning and end of the planning process and a formal public hearing held prior to adoption. All Plan Commission working sessions were also open to public attendance and comment. Several key themes emerged from this input:

- ❖ Maintain and preserve the Village of Plainfield’s “small-town” character.
- ❖ Protect sensitive natural resources within and around the Village of Plainfield.
- ❖ New growth should occur within the Urban Service Area and focus on developing housing for all cycles of life.

This Plan is organized into five chapters:

- **Chapter 1: Introduction** – describes Wisconsin’s Comprehensive Planning requirements and the planning process used to complete this Plan.
- **Chapter 2: Vision, Goals, Objectives, & Policies** – describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.
- **Chapter 3: Future Land Use** – a summary of the future land use plan for the Village of Plainfield.
- **Chapter 4: Implementation** – a compilation of recommendations and specific actions to be completed in a stated sequence to implement the goals, objectives, and policies contained in Chapter 2 & 3.
- **Chapter 5: Existing Conditions** – summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in the Village of Plainfield.

CHAPTER 1 - INTRODUCTION

1.1 REGIONAL CONTEXT

The Village of Plainfield is located in central Wisconsin (Waushara County), fourteen miles northwest of Wild Rose, WI. The majority of the Village is located in the northeast section of the Town of Plainfield with a small section in the northwest portion of the Town of Oasis. In total, the Village is approximately 442 acres in size (1.3 sq.mi.).

The population density of the Village is estimated to be approximately 689.7 persons per sq.mi., which is significantly higher than the County's average of 198.6 persons per sq.mi.¹ The Village's population density is also higher than the density of the neighboring Villages of Wild Rose (588.6 persons per sq.mi.), Almond (399.8 persons per sq.mi.) and Hancock (399.8 persons per sq.mi.), but lower than the average Wisconsin Village (975.7 persons per sq.mi.).

Figure 1.1: Regional Context



Waushara County was established in 1851, and is bordered on the west by Adams County, on the south by Marquette County, on the east by Winnebago County, and on the north by Portage and Waupaca Counties. The total area is approximately 408,122 acres, or 638 square miles. The estimated population in 2008 was 25,322. Eighteen towns, six villages, and two cities are included in the County. Wautoma (pop. 2,101) is the county seat and the largest city in the County. The Village of Red Granite (pop. 2,087), Village of Plainfield (pop. 886), and Village of Wild Rose (pop. 728) are next largest municipalities in the County.

¹ Density calculations for Wisconsin communities are based on 2004 data, using the latest available WI DNR Geospatial data for town, village and city areas, and corresponding WI DOA 2004 population estimates.

1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

Wisconsin's "Smart Growth" planning law [s. 66.1001 Wis. Stats.] was adopted in October of 1999. The law requires that, beginning January 1, 2010, the following activities must be consistent with a comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town, village, or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

The law defines a Comprehensive Plan as containing nine required elements:

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

The Comprehensive Planning Law in Wisconsin requires public participation at every stage of the comprehensive planning process and adoption of a document that describes the public participation process that will be used. "Public participation" includes, at minimum, the opportunity for all stakeholders (residents, business owners, neighboring jurisdictions, etc.) to review and comment on draft plans, the holding of a public hearing prior to plan adoption, and public notices about draft review and hearing opportunities. The law requires that copies of the adopted plans be sent to adjacent communities, the Wisconsin Department of Administration, the regional planning commission and public library serving the area, and all other area jurisdictions located entirely or partially within the boundaries of the community.

The Comprehensive Planning Law standardizes the procedure for adopting a comprehensive plan. The plan commission must submit a recommendation on the comprehensive plan to the local elected governing body. The local governing body may then adopt and enact the plan by ordinance.

The Role of a Comprehensive Plan for the Village of Plainfield

This planning document is intended to be a "living" guide for the future overall development of the Village of Plainfield. It serves the following purposes:

- Meets the requirements of the Wisconsin Comprehensive Planning legislation.
- It acts as a benchmark to measure change and progress, providing a record of current strengths, weaknesses, opportunities and threats to quality of life.
- It clearly defines areas appropriate for development, redevelopment, and preservation.
- It identifies opportunities to update and strengthen the Village of Plainfield's land use implementation tools.
- It can be used as supporting documentation for Village of Plainfield policies and regulations and can be used to strengthen grant funding applications.
- It is a primary document to be used by the Plan Commission and the Village Board to evaluate development proposals within and near the Village of Plainfield.

The most important function the plan will serve is as a resource manual assisting in the evaluation of land use and development requests. It establishes a standard for all land use decisions in the Village of Plainfield. Communities who consistently make land use decisions based on their comprehensive plan reduce their exposure to legal action, increase their opportunities to save money and improve the quality and compatibility of new development.

1.3 PLANNING PROCESS

In late 2008, the Village of Plainfield engaged MSA Professional Services, Inc. to assist in completion of a Comprehensive Plan complying with Wisconsin's "Smart Growth" requirements, State Statute 66.1001.

As required by SS 66.1001, every community must adopt a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to define procedures for public involvement during every stage of the planning process (See *Appendix A for the complete Public Participation Plan*). Some of key components of the public participation plan are:

- Two public meetings to allow the public to voice their ideas, opinions, and concerns in the development of the plan. Notice of public meetings was published and posted in accordance with Village procedures and State law.
- Four Plan Committee working sessions to review project material and to make policy recommendations. All Plan Commission working sessions were open to public attendance and comment.

Figure 1.2: MSA Planning Model



1.4 SELECTION OF THE PLANNING AREA

The study area for this Plan includes all lands in which the Village has both a short and long term interest in planning and development activity. The Planning Area includes all lands within the current municipal limits and within the Village's potential 1-1/2 mile extraterritorial jurisdiction (ETJ). (See *Map 1: Planning Area*).

1.5 COMMUNITY ASSETS & LIABILITIES ANALYSIS

A Community Assets and Liabilities exercise was conducted at a public meeting on January 28, 2009 to gather initial data from Village residents on their opinions of the Village. The assets and liabilities of the Village of Plainfield are listed in Table 1.1, organized by plan element.

Table 1.1: Community Assets & Liabilities

Element	Assets	Liabilities
Housing	<ul style="list-style-type: none"> • Good multi-family housing • New subdivision w/ available lots • Good single person housing • Nursing home • Low-income housing 	<ul style="list-style-type: none"> • Over occupancy of single-family units • Lack of affordable housing • Residents moving out of town • Need more quality multi-family housing • High percentage of substandard housing
Transportation	<ul style="list-style-type: none"> • Water/sewer replaced/added during street reconstruction • Good drainage • Hwy 73 corridor-good sidewalks • Majority of streets in good condition • 30% of streets replaced in last 4 years 	<ul style="list-style-type: none"> • Sidewalks (lack of, poor condition, no priority rank for snow removal) • Snow plowing • Bad drainage • No public transit • Lack of parking on Main Street
Utilities and Community Facilities	<ul style="list-style-type: none"> • Library • 5 parks (Veterans Park/walking trails) • School • Good community center • Good soccer fields and baseball fields • Remodeled Village Hall • Wastewater treatment plant • Expanded water/sewer • Stormwater facility • Water supply 	<ul style="list-style-type: none"> • No swimming pool • Ice skating • No skateboard park • Stormwater ponding • Not enough water pressure for future development • Bad cable/internet • One DSL provider • Lack of biking/hiking trails
Agricultural, Natural and Cultural Resources	<ul style="list-style-type: none"> • Golden sands region (potatoes) • Carrots, corn & soybeans • Cash crop area 	<ul style="list-style-type: none"> • Seasonal agriculture • Opera House in bad shape • Currently not enough room for expansion • Pesticides
Economic Development	<ul style="list-style-type: none"> • Small school (good involvement) • Hardware store, grocery store, bank, bowling alley, & archery business • I-39 • Utilities • 24-hr gas station • Funeral Home & Churches • Fire Department • Cell phone service • Decent commute time • Location • Low cost of living • Cheap property • Local events - Beanfest, Threshemen, and Street Dance 	<ul style="list-style-type: none"> • Money spent elsewhere • Need larger employer • Less economic advantage than eastern Waushara County • Business retention downtown • Lack of jobs • No Wal-mart • Must drive to Steven's Point • Infrastructure for business • No industrial park • Few after-hour activities • Empty storefronts downtown
Intergovernmental Cooperation	<ul style="list-style-type: none"> • Shared fire protection • County EMS shared with Coloma & Hancock • USDA rural development • Working towards equipment sharing • Rural water • Lion's Club 	<ul style="list-style-type: none"> • State unfunded mandates • Lack of knowledge of state programs • Removed from Waushara County • Lack of attention from the regional plan commission • Township personalities • No administrator • County extension under-utilized
Land Use	<ul style="list-style-type: none"> • I-39 development potential (annexation) • STH 73 	<ul style="list-style-type: none"> • Adult book stores • Currently not enough room for expansion • Downtown building conditions are not to code

CHAPTER 2 - VISION, GOALS, OBJECTIVES & POLICIES

On January 28, 2009, MSA held a meeting with the Plan Commission to discuss assets and liabilities and help develop a vision statement for the community. A vision statement identifies where an organization (the Village of Plainfield) intends to be in the future and how to meet the future needs of its stakeholders: citizens. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. The vision statement, written in present tense, describes an ideal future condition.

VISION STATEMENT

The Village of Plainfield is...

A self-sustaining, growing community that is considered one of the areas preferred bedroom communities. It is easily-accessible from Wisconsin Rapids and Stevens Point, and has a thriving industrial area, an abundance of commercial and business services, and a mix of housing options.

The Village maintains a healthy and attractive downtown business district, serving the needs of both residents and visitors. The Village manages growth at a reasonable pace and new development is designed to harmoniously integrate with the traditional, rural character of the Village of Plainfield.

The Village maintains strong public infrastructure, and local leaders continue to work with adjoining towns and Waushara County to manage development and the delivery of services for the betterment of the region.

General Goals

Each chapter of this plan contains goals specific to one of the nine elements of the comprehensive plan. The following three goals are general in nature, and along with the vision statement, are intended to guide actions the Village of Plainfield makes in the future. If there is a question regarding a land use decision that is not clearly conveyed in the details of this comprehensive plan, then the decision shall be based on the intent of the vision statement and the general goals. The essence of these recommendations, reflected in the Vision statement and throughout the entire plan, is to create a sustainable future for the Village of Plainfield. A sustainable community is one where economic prosperity, ecological integrity and social and cultural vibrancy live in balance. For the Village of Plainfield, a sustainable future will create conditions that:

- **Protect and improve the health, safety, and welfare of residents in the Village of Plainfield.**
- **Preserve and enhance the quality of life for the residents of the Village of Plainfield.**
- **Protect and reinforce the community character of the Village of Plainfield.**

A Sustainable Community Framework



Each element of the comprehensive plan contains goals, objectives, and policies established during the planning process based on the information contained in Chapter 5, Existing Conditions. This section defines goals, objectives, and policies as follows:

Goal: A goal is a long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Policy: A policy is a specific course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as specific rules to be followed by decision-makers. Policies that direct action using the words “shall” or “will” are mandatory aspects of the implementation of the Village of Plainfield Comprehensive Plan. Those policies using the words “should,” “encourage,” “discourage,” or “may” are advisory and intended to serve as a guide.

2.1 HOUSING

2.1.1 Issues and Opportunities Identified During the Planning Process

During the assets and liabilities exercise (see table 1.1), residents spoke about the lack of affordable housing, the need for (more) quality multi-family housing, and the high number of homes in disrepair. A Plan Committee member added that many of the single-family homes are over-occupied.

2.1.2 Goals, Objectives, and Policies

GOAL 1

Plan for safe, attractive, and affordable housing to meet existing and forecasted housing demands for all Plainfield residents

Objectives:

1. Create attractive and safe neighborhoods to protect the public health and a stable tax base.
2. Ensure that residential developments are built and maintained according to levels deemed safe by industry standards.

Policies:

1. The Village encourages development of a range of housing types to meet the needs of residents of various income, age, and health status.
2. The Village supports infill and redevelopment practices to reinvigorate older portions of the community.
3. The Village encourages high quality development that would attract professionals, entrepreneurs and families.

4. The Village will maintain a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions.
5. The Village supports programs that maintain or rehabilitate the local housing stock. The Village encourages voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes. The Village discourages the use of properties for the accumulation of “junk” materials.

“Junk” – Any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, household wastes, including garbage and discarded appliances.

GOAL 2

Maintain housing types and densities that reinforce the traditional character of the Village

Objectives:

1. Design mixed use neighborhoods that provide a range of housing types, densities, and costs.
2. Recognize the importance of environmentally sensitive areas when considering residential development in the Village.

Policies:

1. The Village encourages the integration of varied housing types and lot sizes within the community. This may include a blend of single-family, two-family, multiple family, or senior housing choices within the same development. In general, residential areas of new neighborhoods should feature 60-80% single-family detached homes, 15-25% two-family or duplex housing units, and 5-15% multi-family housing units.
2. In appropriate areas, the Village will encourage creative development or redevelopment that includes a mix of residential units, small businesses, and civic spaces.
3. The Village will plan for multiple-family developments in parts of the Village where streets and sidewalks can handle increased amounts of traffic; there are adequate parks, open spaces, shopping, and civic facilities existing or planned nearby; and the utility system and schools in the area have sufficient capacity. Disperse such developments in smaller projects throughout the Village, rather than larger projects in isolated area.
4. The Village will maintain site and design guidelines for new residences that aim to reinforce traditional neighborhood design principles and protection of environmentally sensitive areas (refer to Section 2.8).

2.2 TRANSPORTATION

2.2.1 Issues and Opportunities Identified During the Planning Process

During the assets and liabilities exercise (see table 1.1), residents mentioned issues with sidewalk conditions, snow plowing, drainage, and a lack of bike/hiking trails. Members of the Plan Committee recognized that many of the Villages’ streets need improvements. The Plan Commission

also mentioned a need for more public transit opportunities, in particular within the downtown area.

2.2.2 Goals, Objectives, and Policies

GOAL 1

Provide a safe, efficient, multi-modal, and well-maintained transportation network for all residents, businesses, and emergency vehicles

Objectives:

1. Ensure a diverse transportation system to meet the needs of multiple users.
2. Manage access and design of the transportation network in order to effectively maintain the safe and functional integrity of Village streets.
3. Maintain the Village's transportation network at a level of service desired by Village residents and businesses.
4. Coordinate major transportation projects with land development, neighboring communities, Waushara County, and the WisDOT.

Policies:

1. New Roads and Driveways – The Village supports the use of the existing road network to the greatest extent possible before creating additional streets to accommodate future development. The Village will utilize its official mapping powers to coordinate long-term facility planning in its extraterritorial area. New roads shall be built according to Village standards and inspected before accepting for dedication. The Village will maintain site and design requirements for new roads and driveways that aim to reinforce traditional neighborhood design principles and safe transportation facilities. The Village encourages the use of grid-like street patterns as opposed to multiple cul-de-sacs and will consider the use of transportation calming devices and alternative designs to provide a safe and fluid street network (refer to Section 2.8).
2. Transportation Alternatives for Disabled and Elderly Residents – The Village will collaborate with Waushara County and private vendors in the region to provide transportation services for disabled and elderly residents.
3. Incorporation of Pedestrian and Bicycle Planning – The Village encourages the (re)development of neighborhoods that are oriented towards pedestrians and well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities. Bicycle and pedestrian ways, including sidewalks within developments shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.
4. Protection of Village Streets – The Village may require intergovernmental agreements that define the responsibilities of the Village, the developer and neighboring communities regarding any required improvements to Village streets and funding of such improvements. The Village may also require that the property owner, or their agent, fund the preparation of a traffic

impact analysis by an independent professional prior to approving new development. Where appropriate, the Village may designate weight restrictions and truck routes, to protect local streets.

5. Maintain Condition Standards for Village Roadways – The Village will strive to maintain an average PASER rating of 7 for all Village streets (considering budgetary constraints), and establish and prioritize future road projects based on the applicable PASER scores, ADT data, current and future land use plans.
6. Coordination of Improvements to County and State Highways – Keep informed of WisDOT and Waushara County’s efforts to maintain and improve State and County highways. The Village will coordinate improvements to adjacent local roads whenever feasible.
7. Joint Planning of Roads that Cross Jurisdictions – The Village will work with the Town of Oasis and the Town of Plainfield to plan, construct and maintain those roadways that cross jurisdictions, including cost sharing where appropriate.

PASER – Pavement Surface Evaluation and Rating. The WisDOT recommends municipalities maintain an average rating of “7” for all roads.

GOAL 2

Be prepared to address other transportation-related policies required by Wisconsin’s Comprehensive Planning law

Objectives:

1. Be prepared to plan for and discuss transportation options that are not available to the Village at this time.

Policies:

1. Future Cooperation and Planning – The Village will actively participate in any discussions and planning for any form of public transit, passenger rail, public air transportation or water transportation should any of these transportation alternatives become feasible for the Village in the future.

2.3 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

2.3.1 Issues and Opportunities Identified During the Planning Process

During the assets and liabilities exercise (see table 1.1), residents had concerns regarding the condition of the Opera House.

2.3.2 Goals, Objectives, and Policies

GOAL 1

Reinforce the character of the Village and surrounding landscape by preserving sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources

Objectives:

1. Avoid fragmentation of significant natural areas.
2. Avoid detrimental impacts that new development could have on natural resources, environmental corridors, or habitat areas.
3. Avoid detrimental impacts that new development could have on local historical and cultural resources.
4. Avoid land use conflicts between urban and rural uses along the periphery of the Village.

Policies:

1. The Village will not allow development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect the benefits and functions they provide. The Village shall require these natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources (refer to Section 2.8 and Chapter 3).
2. The Village will support programs to prevent the spread of exotic species and to restore natural areas to their native state, including efforts to reduce non-point and point source pollution into local waterways.
3. The Village encourages maintenance and rehabilitation of historic areas and buildings and will support community events and programs that celebrate the history and culture of Plainfield. The Village will ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Village of such potential discovery.
4. The Village will use its zoning, subdivision, and official mapping powers to protect waterways, shorelines, wetlands, steep slopes, and floodplain areas within the Village's extraterritorial area.
5. The Village will work with surrounding communities to encourage an orderly, efficient development pattern that preserves natural resources and creates a tight edge between Village and rural development to minimize conflicts between urban and rural uses.
6. The Village encourages all farming or forestry operations to incorporate the most current "Best Management Practices" or "Generally Accepted Agricultural and Management Practices" (GAAMPS) as identified by but not limited to the following agencies:

- a. Waushara County
- b. University of Wisconsin Extension
- c. Wisconsin Department of Agriculture, Trade and Consumer Protection
- d. Wisconsin Department of Natural Resources
- e. National Resource Conservation Service

2.4 ENERGY, UTILITY, & COMMUNITY FACILITIES

2.4.1 Issues and Opportunities Identified During the Planning Process

During the assets and liabilities exercise (see table 1.1), residents mentioned stormwater ponding, a lack of water pressure to support new growth, and a lack of community facilities (i.e. swimming pool, skateboard park, etc.) as current issues affecting the Village. The Plan Committee recognizes the issues regarding drainage, suggesting upgrades to the storm sewer and connecting the entire road system to the sewer system.

2.4.2 Goals, Objectives, and Policies

GOAL 1

Maintain high quality services, utilities, and facilities

Objectives:

1. Ensure that public and private utilities and facilities are constructed and maintained according to professional and governmental standards to protect the public health, minimize disruption to the natural environment, and to reinforce the traditional character of the Village (refer to Section 2.8).
2. Phase new development in a manner consistent with future land use plans, public facility and service capacities, and community expectations.
3. Ensure that public facilities continue to meet the needs of residents.
4. Monitor satisfaction with public and private utility and service providers, and seek adjustments as necessary to maintain adequate service levels.

Policies:

1. Utility Services and Extensions – The Village encourages logical, cost-efficient expansion of utilities to serve compact development patterns. The Village will generally require all development that relies on municipal services to be located within the Village of Plainfield's corporate limits. Development permits shall not be issued unless there is adequate provision for necessary public facilities to serve such developments.
2. Sanitary Sewer – The Village will guide new urban growth to areas within the *Sanitary Sewer Service Area* (SSA). Development in the SSA shall be designed so that it can be easily and efficiently served with municipal services. Non-farm development not served by public sanitary sewer and water is discouraged within the 2025 SSA boundary, except as approved through

intergovernmental planning or related agreements, consistent with adopted comprehensive plans, and designed to potentially accommodate the long-term retrofitting of public services into the development. In areas not served by municipal sewer, the Village requires adherence to the *Wisconsin Sanitary Code* and *Waushara County Sanitary Code*.

3. Water Supply - The quality and quantity of water from the Village's wells should be closely monitored to ensure that they continue to meet the needs of development across the Village. The Village encourages programs that support water conservation within the region.
4. Stormwater Management – The Village will work with the WIDNR to minimize stormwater quality and quantity impacts from development. Natural drainage patterns, including existing drainage corridors, streams, floodplains, and wetlands will be preserved and protected whenever possible. Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with local regulations. The use of Best Management Practices (BMPs) is highly encouraged.
5. Solid Waste and Recycling – The Village will review annually levels of service provided by the contracted solid waste disposal and recycling services and meet with them to address any concerns raised by residents or local businesses. The Village will encourage participation in recycling and clean sweep programs for the disposal of hazardous materials.
6. Parks – The Village will maintain a Five Year Park, Recreation and Open Space Plan to coordinate and prioritize long-term park and recreation improvements. The Village encourages the connectivity of local park and recreational facilities with regional facilities, via bicycle trails or marked routes on existing roads. The Village will require all proposed residential subdivision developments to dedicate land, or pay a fee in lieu thereof, for public parks, recreation, and open space acquisition and development (in accordance with State Statute).

National Recreation and Park Association recommends that most residents should be within a ten-minute walk or 1/3 mile from a public park or open space area and communities should maintain an average of 12 acres of park and recreational land per 1,000 residents.
7. Power Plants, Transmission Lines, and Telecommunication Facilities – The Village will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, or wind towers, or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing residential uses and should avoid environmentally sensitive areas. Underground placement and co-location (or corridor sharing) of new utilities is encouraged.
8. Energy Conservation – The Village will support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures. The use of energy-efficient materials or designs is highly encouraged, including LEED certification. The Village will consider the use of energy efficient alternatives when upgrading local buildings or equipment.

Leadership in Energy and Environmental Design (LEED) is a rating system developed by the U.S. Green Building Council that provides a suite of standards for environmentally sustainable construction.
9. Renewable Energy Facilities – Work with energy providers and neighboring jurisdictions to support appropriate applications of renewable energy and utilization of onsite distributed

energy generation (e.g., solar, wind, geo-thermal, biomass, solid waste) as a means of reducing protecting the Village against future fluctuations in energy costs:

- a. Allow the installation of solar and wind energy systems in line with WI State Statute 66.0401: Regulation relating to solar and wind energy systems.
- b. Consider the adoption of a Small Wind Energy Ordinance to facilitate the safe permitting of small wind energy systems.
- c. Encourage the use of bio-fuels using biomass and other products for power generation.

WI State Statute 66.0401: Solar and Wind Systems

No county, village, town or village may place any restriction, either directly or in effect, on the installation or use of a solar energy system (as defined in s.13.48(2)(h)1.g.), or a wind energy system (as defined in s.66.0415 (1)(m)), unless the restriction satisfies one of the following conditions:

- (a) Serves to preserve or protect public health or safety.
- (b) Does not significantly increase the cost of the system or significantly decrease its efficiency.
- (c) Allows for an alternative system of comparable cost and efficiency.

10. Cemeteries – The Village will collaborate with local church associations regarding the need for additional or expanded cemeteries.
11. Special Needs Facilities – The Village will work with Waushara County and adjacent communities to maintain and improve access to special needs facilities (i.e. health care, childcare) for area residents. The Village will actively participate in the planning and siting of any new special needs facility.
12. Emergency Services – The Village will work with the Plainfield Police Department, the Plainfield Fire Department, and its ambulance service to maintain an adequate provision of emergency services (i.e. fire, police, EMS) for Village residents and businesses, and will review service provision levels with the appropriate agencies annually. The Village encourages opportunities for intergovernmental cooperation on emergency services.
13. Schools – The Village will collaborate with the Tri-County Area School District and other post-secondary institutions to provide high quality educational facilities and opportunities for Village residents. The Village will actively participate in the planning and siting of any new school facility.
14. Libraries – The Village will work with Plainfield Public Library to maintain and improve access to public library facilities for Village residents, as well as residents from area Towns as applicable.
15. Village Facilities - The Village will annually evaluate the condition of the Village facilities and associated equipment to ensure that it will continue to meet Village needs. Upgrades for handicap accessibility will be considered for all village facilities (including parks) whenever changes are made to those facilities. The Village will continue to use its Five Year Capital Improvement Plan to coordinate and prioritize long-term public needs.
16. Village Fees - The Village may require developer agreements or fees to recoup the costs associated with processing, reviewing, or inspecting land use proposals and permits, including pass through fees of consultants hired by the Village. The Village may also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).

2.5 ECONOMIC DEVELOPMENT

2.5.1 Issues and Opportunities Identified During the Planning Process

During the assets and liabilities exercise (see table 1.1), residents had concerns about the poor business retention within the downtown. Members of the Plan Committee discussed a need for small manufacturing, (nicer) restaurants, and sports and recreational facilities.

2.5.2 Goals, Objectives, and Policies

GOAL 1

Attract and retain businesses that strengthen and diversify the local economy

Objectives:

1. Seek businesses that strengthen and diversify the economic base, expand and enhance the tax base, improve wage and salary levels, and utilize the resident labor force.
2. Develop a long-term area strategy to promote sustainable economic development, with a special emphasis on promoting existing businesses, vacant land or commercial buildings within the Village.

Policies:

1. The Village encourages tourism, light manufacturing, transport industrial, high technology manufacturing, and agriculture-related businesses as the major economic development types in Plainfield. In designated areas, the Village supports the development of retail businesses, professional services, and restaurants to better serve the needs of residents and visitors.
2. The Village encourages public-private partnerships as a way to promote investment in local economic development.
3. The Village will collaborate with neighboring municipalities, Waushara County, and local economic development organizations to develop a long-term area strategy to promote sustainable economic development.
4. The Village supports the development of farm-based businesses and cottage industries within its extraterritorial area to assist farm families with a second income.

A cottage industry is generally defined as a small business located entirely within a dwelling, or as an accessory structure located on the same lot or tract as a dwelling, which complies with the requirements of local code. The use is clearly incidental and secondary to the use of the property and is compatible with adjacent land uses. Cottage industries generally employ less than five full time employees, generate low traffic volumes, and have little or no noise, smoke, odor, dust, glare, or vibration detectable at any property line.

GOAL 2

Plan efficient, well-designed business and employment centers

Objectives:

1. Identify strategic locations for business development.
2. Avoid land use conflicts between business and non-business use.
3. Maintain standards and limitations for home occupations and home-based businesses in residential areas to minimize noise, traffic, and other disturbances.

Policies:

1. The Village will promote its downtown business district while allowing for some business development at the edge of the Village or as part of new traditional neighborhood developments or planned business parks.
2. The Village encourages the creation of highly planned mixed-use activity centers that include employment, shopping, housing, and recreation opportunities in a compact, pedestrian-oriented setting. The Village will focus neighborhood-oriented commercial development in areas that will conveniently serve existing and planned residential areas.
3. The Village will require large-scale industrial and commercial businesses (those that generate large volumes of traffic or wastewater, or have a high water demand) to locate where a full range of utilities, services, roads, and other infrastructure is available to adequately support such developments.
4. The Village encourages brownfield or infill (re)development and expansion of existing business and industry areas in the region before considering creating new business or industry area.

Brownfield development refers to the redevelopment of blighted or contaminated commercial or industrial parcels.

Infill development refers to developing vacant sites within built up areas or redeveloping existing parcels.
5. The Village will work with private landowners and State agencies to clean up and redevelop contaminated sites that threaten the public health, safety, and welfare.
6. The Village will maintain design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access (refer to Section 2.8).
7. The Village will investigate opportunities to expand the industrial and commercial tax base of Plainfield, including possible acquisition of land.
8. The Village will prohibit home based businesses within residential subdivisions, or groups of residences, which would cause safety, public health, or land use conflicts with adjacent uses due to such things as increased noise, traffic, and lighting, unless these detrimental affects can be sufficiently addressed.

Home occupations refer to office types of uses that do not alter the residential character of a home and its neighborhood.

Home-based businesses are selected types of small businesses that can include buildings, yards, and vehicles, that have the physical appearance of a business rather than a home, located on the same parcel of land as the residence. Examples may include veterinary, animal boarding, hair styling, or woodworking businesses.

2.6 INTERGOVERNMENTAL COOPERATION

2.6.1 Issues and Opportunities Identified During the Planning Process

During the assets and liabilities exercise (see table 1.1), residents mentioned communication issues with Waushara County, Town of Plainfield, and the East Central Wisconsin RPC. Members of the Plan Committee recognize the need to strengthen their cooperation efforts with local government agencies and to be more aware of County and State programs.

2.5.2 Goals, Objectives, and Policies

GOAL 1

Maintain mutually beneficial relationships with neighboring municipalities, Waushara County, State and Federal agencies, and the schools serving Plainfield residents

Objectives:

1. Coordinate with Waushara County, the Town of Plainfield, and the Town of Oasis to jointly plan boundary areas and coordinate their long-term growth plans with the Village Comprehensive Plan.
2. Coordinate Village planning efforts with the Tri-County Area School District as necessary to allow the district to properly plan for facility needs.
3. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.
4. Improve communication and levels of transparency with Town of Plainfield officials regarding shared development goals and objectives and development proposals in the extraterritorial area.
5. Identify existing and potential conflicts between neighboring municipalities and establish procedures to address them.

Policies:

1. The Village encourages an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves natural resources in mutually agreed areas. To the extent possible, coordinate the Village's Comprehensive Plan with Waushara County's, the Town of Oasis', and the Town of Plainfield's Comprehensive Plan.
2. Where intergovernmental cooperation efforts do not yield desirable results, the Village will utilize its zoning, subdivision, official mapping, and extraterritorial powers where necessary to protect Village interests and coordinate development in the Planning Area with the Village's Comprehensive Plan.
3. Prior to the adoption of the Plainfield Comprehensive Plan, and for subsequent updates, the Village will request comments from Tri-County Area School District officials, neighboring municipalities, and Waushara County.

4. The Village will request that School District official's keep the Village informed of any plans for new facilities and will coordinate land use planning to encourage compatible uses and safe routes to schools.
5. The Village will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Waushara County, and State or Federal agencies on land use or planning activities that would affect Plainfield.
6. The Village will continue to work with neighboring municipalities and Waushara County to identify opportunities for shared services or other cooperative planning efforts.

2.7 LAND USE

2.7.1 Issues and Opportunities During the Planning Process

Members of the Plan Committee mentioned that many of the properties within the downtown area are strong candidates for redevelopment. Plan Committee also stated there is demand for more apartment complexes with creative layouts.

2.7.2 Goals, Objectives, and Policies

GOAL 1

Ensure that a desirable balance and distribution of land uses is achieved which enhances the Village's unique community character and sense of place

Objectives:

1. Maintain a comprehensive future land use plan and map that ensures a desirable and compatible mix of land uses.
2. Develop detailed neighborhood and corridor plans and policies for areas planned for new growth or redevelopment.

Policies:

1. The Village will map sensitive environmental features requiring protection including steep slopes, wetlands and floodplains (refer to Map 5 and 8 in the Appendix). The Village will prepare a description of these areas that designates them for conservation or protection where development is severely limited (refer to Chapter 3).
2. The Village will map areas in agricultural use or that have highly productive soils for agricultural use (refer to Map 3 and 4 in the Appendix). When development occurs on the urban fringe, the Village will encourage site designs that aim to limit conflicts between new urban land uses and existing farm operations.
3. The Village will map the location of residential land uses throughout the Planning Area (refer to Map 6 and 7 in the Appendix). Using this information, and considering other factors including the potential for land use conflicts with other existing land uses, soil conditions, and topography, the Village will identify areas suitable for future residential development and will

develop one or more descriptions for the type and density of residential development appropriate for these areas (refer to Chapter 3).

4. The Village will map existing commercial and/or industrial uses that are found in the Planning Area (refer to Map 6 and 7 in the Appendix). Using this information, and considering other factors including the potential for land use conflicts with other existing land uses, soil conditions, and topography, the Village will identify areas suitable for future business development and will develop one or more descriptions for the type and density of commercial or industrial development appropriate for these areas (refer to Chapter 3).
5. The Village will map existing public or recreational uses (refer to Map 7 in the Appendix). The Village will delineate areas having these features on the Future Land Use Map and prepare a description of these areas that designates them as areas for public or recreational use.
6. The Village may require detailed development plans, neighborhood plans, or corridor plans prior to the platting and development of land. These detailed plans should include the proposed land use pattern of the area, recommended zoning for the area, recommended lot pattern, location of necessary municipal utilities, locations of parks, open space, civic or institutional buildings, and the proposed street system that will serve the area. The plans should also provide a development-phasing timetable so the Village can coordinate capital improvements with the development of the area. New development plans, neighborhood plans, and corridor plans shall be adopted as appendices to the Comprehensive Plan.

GOAL 2

Balance land use regulations and individual property rights with community interests

Objectives:

1. Maintain policies for considering amendments to the Future Land Use Map if and when requested by eligible petitioners.
2. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.
3. Maintain policies for interpreting mapping boundaries.

Policies:

1. Amending the Future Land Use Map²: A property owner may petition for a change to the Future Land Use Map (refer to Section 3.4).
2. Planned Unit Development: A subdivider may elect to apply for approval of a plat employing a planned unit development (PUD) design.

A *Planned Unit Development (PUD)* refers to a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations. Within a PUD, variations of densities, setbacks, streets widths, and other requirements are allowed. The variety of development that is possible using PUDs creates opportunities for creativity and innovation within developments. Since there is some latitude in the design of PUDs, the approval process provides opportunities for cooperative planning between the developer, reviewing boards, and other interested parties.

² Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Planning Area, by Town Officials, or by officials from adjacent municipalities.

3. Conservation Subdivision Development: A subdivider may elect to apply for approval of a plat employing a conservation subdivision design (refer to Section 2.8b).
4. Transfer of Development Rights:³ The Village may consider the use of transfer of development rights to increase the allowable density of new development, if Waushara County develops this program.

Conservation Subdivisions allow for an adjustment in the location of residential dwelling units on a parcel of land so long as the total number of dwelling units does not exceed the number of units otherwise permitted in the zoning district or comprehensive plan. The dwelling units are grouped or “clustered” on only a portion of a parcel of land. The remainder of the site is permanently preserved as open space or farmland held in common or private ownership. Sometimes additional dwelling units may be permitted if certain objectives are achieved. Conservation subdivisions enable a developer to concentrate units on the most buildable portion of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas.

2.8 COMMUNITY DESIGN PRINCIPLES

2.1.1 Issues and Opportunities Identified During the Planning Process

In general, the Plan Committee thought development should strive to enhance the community’s character, minimize impacts to adjacent uses, and reflect sound architectural, planning and engineering principles.

2.1.2 Goals, Objectives, and Policies

GOAL 1

Promote high quality site and building designs within the community to uphold property values and reinforce the character of the Village.

Objectives:

1. Maintain site and building design guidelines for all new development, which reinforces traditional neighborhood design and new urbanism principles.

Policies:

1. Sites, buildings and facilities shall be designed in accordance with the policies outlined below:
 - a. **Building Locations in the Extraterritorial Area** - Lots and buildings shall be arranged for potential re-subdivision into Village-sized lots to facilitate higher density development once the property has been annexed, including reduced setbacks to allow an efficient and economical connection to Village water and sanitary sewer systems at the time of annexation.
 - b. **Environmentally Sensitive Areas** - Avoid fragmentation and isolation of remaining natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors. No buildings shall be allowed in areas with slopes greater than 20% and building development shall be severely limited in areas designated as wetlands, floodplains, and areas with slopes between 12-20%. To the extent possible, developers shall preserve existing woodlands and mature trees during and

³ No such program existed when this plan was completed.

after development. The Village encourages the use of conservation subdivisions, rather than the conventional lot-by-lot division of land in areas containing environmentally sensitive resources (see Figure 2.1 and 2.2).

Figure 2.1: Conventional vs. Conservation Subdivision Design

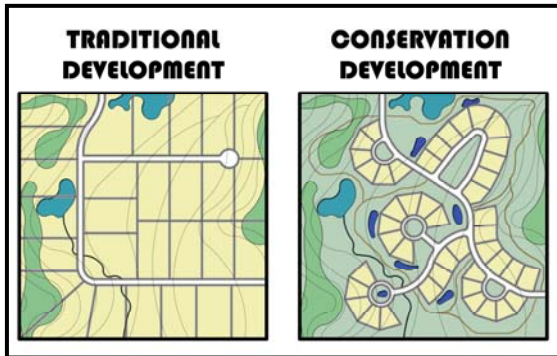
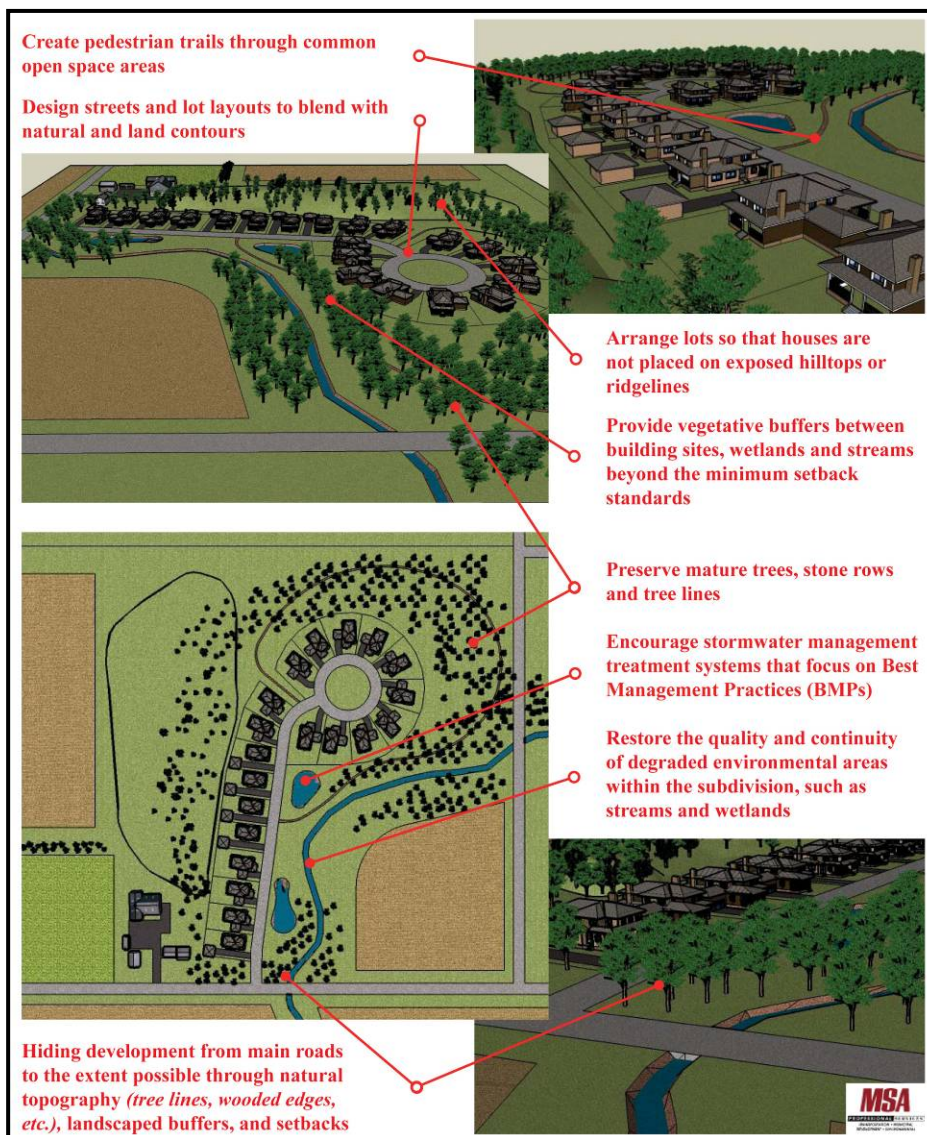
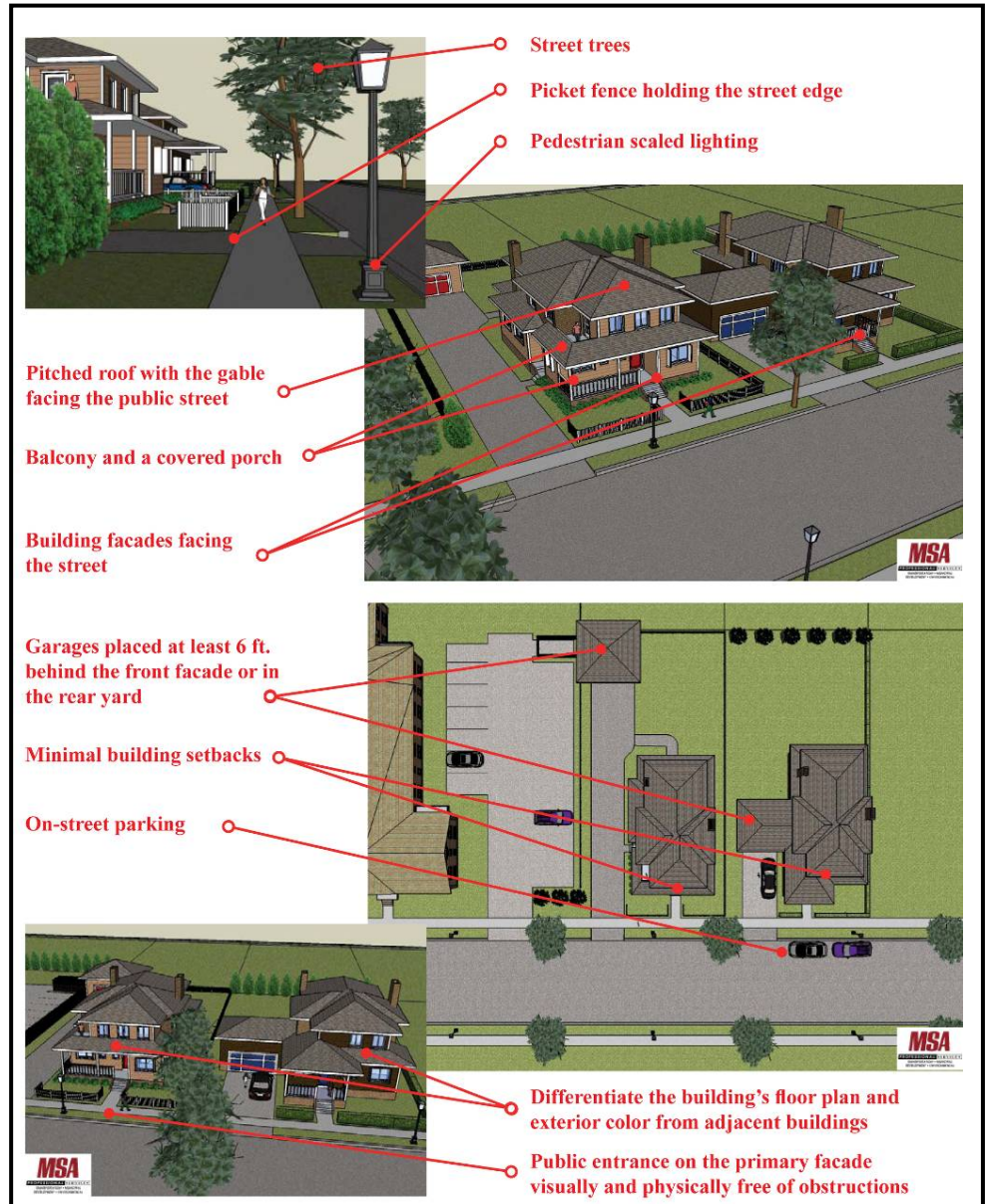


Figure 2.2:
Conservation
Subdivision
Design
Principles



- c. **Single-Family Areas** - The Village encourages well-designed neighborhoods that reflect traditional neighborhood design principles, including the elements listed below and illustrated in Figure 2.3.

Figure 2.3:
Desired Single-
Family
Development

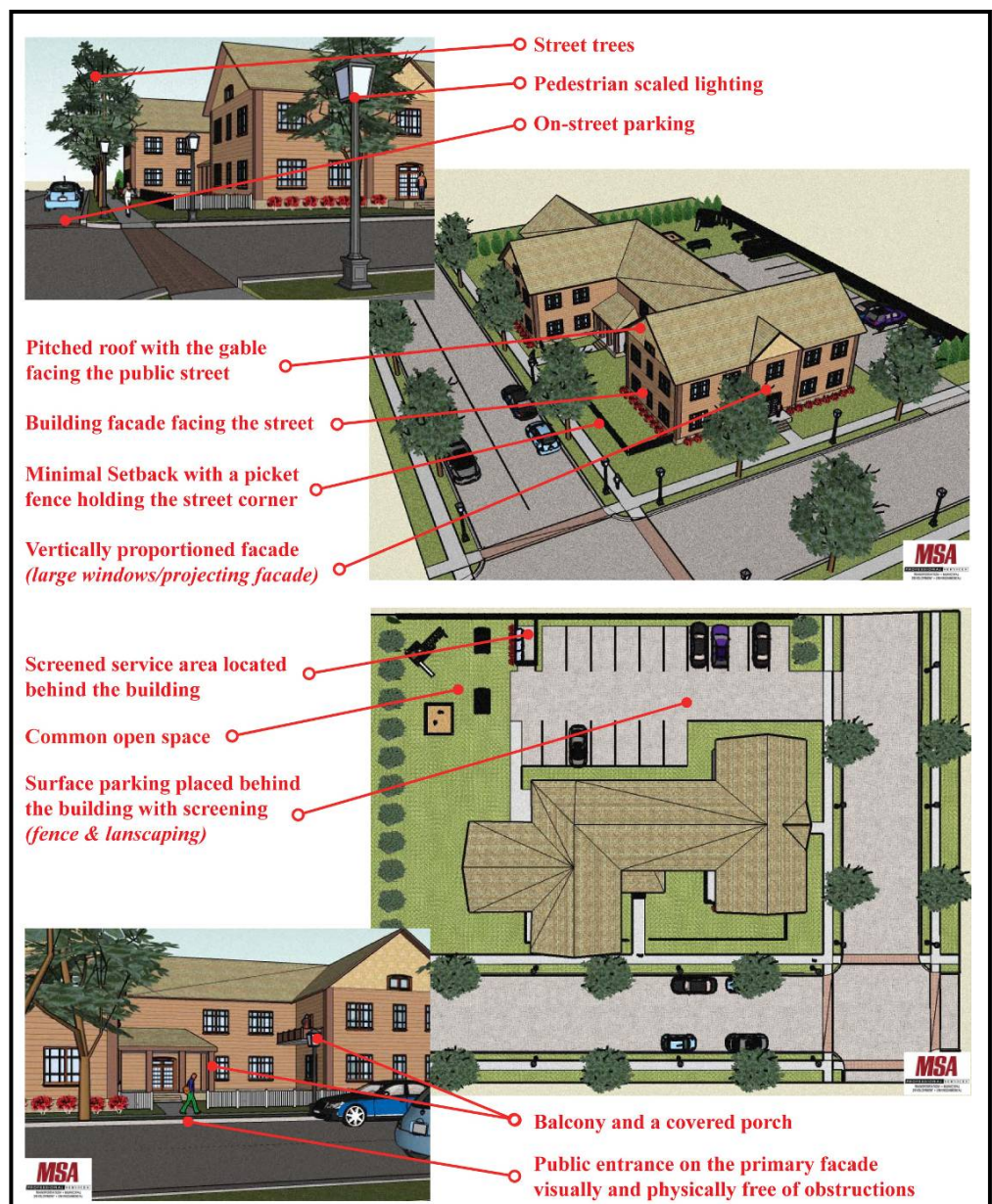


- **Relationship to the Street:** Design the building such that the primary building façade is orientated towards the street. Place the building within close proximity to the sidewalk (usually within twenty feet of the public right-of-way, or as close as applicable zoning allows), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall. A gable facing the street is strongly encouraged.
- **Architectural Character:** Incorporate elements that provide visual interest and human scale and that relate to the surrounding neighborhood context and the Village's overall character.

- **Building Materials:** Use high-quality, long-lasting exterior finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar materials as used on the front façade.
 - **Building Projections:** Provide balconies, covered porches, and bay windows, especially on facades facing public streets.
 - **Garages:** Place the garage at least 6 feet behind the primary façade and front door of the home or in the rear yard to avoid a “garage-scape” street appearance.
 - **Landscaping:** Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.
 - **Lighting:** All exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.
 - **Neighborhood Diversity:** Vary the lot sizes, building heights, building exterior colors, and housing floor plans within any given street block.
- d. **Multi-Family Areas** - The Village encourages high-quality multi-family housing designed to blend in with traditional neighborhoods. The general guidelines listed below and Figure 2.4 will provide assistance in guiding future multi-family development:
- **Relationship to the Street:** Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary building façade that is visually and functionally free of obstruction. Place the building within close proximity to the sidewalk (usually within twenty feet of the street’s right-of-way), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall.
 - **Architectural Character:** Design the building using architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the Village’s overall character. This can be accomplished by using, but is not limited to, the following techniques: expression of structural bays, variation in materials, variation in building plane, articulation of the roofline or cornice, use of vertically-proportioned windows, pitched roof with the gable(s) facing the street, etc.
 - **Building Materials:** Use high-quality, long-lasting exterior finish materials such as kiln-fired brick, stucco, wood, and fiber cement siding. All exposed sides of the building should have similar or complementary materials as used on the front façade.
 - **Building Projections:** Provide balconies, covered porches, and bay windows, especially on facades facing public streets.
 - **Parking and Buffering:** Fit the parking below the building or place surface parking behind the building. Provide landscaping of sufficient size to screen out unsightly parking areas from the street and neighboring properties. Insert landscape islands in parking lots with more than eighteen consecutive stalls.

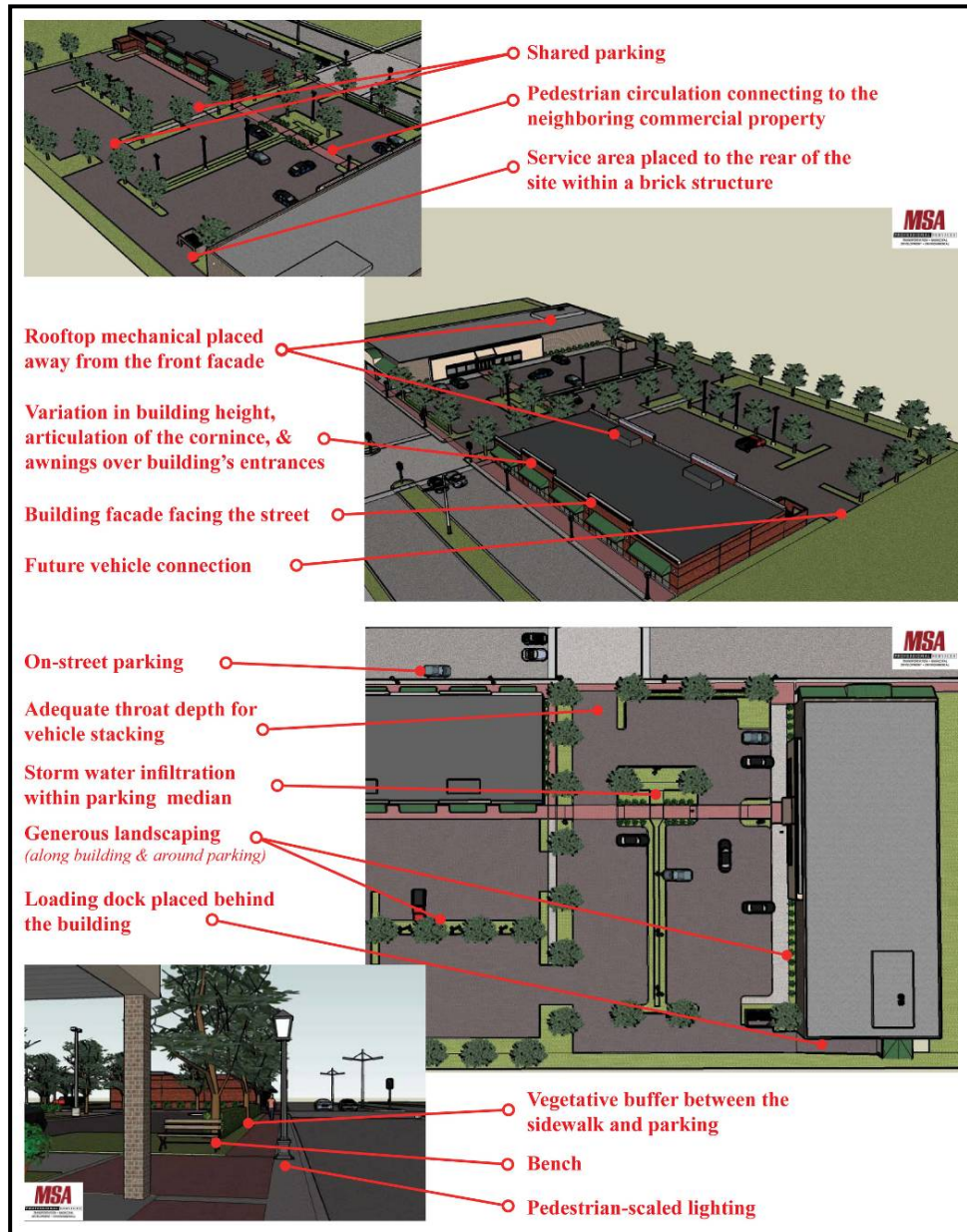
- Service Areas: Trash containers, recycling containers, street-level mechanical, and rooftop mechanical should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
- Common Open Space: Provide gardens, grass areas, and play areas to serve the needs of the residents. The use of contiguous back yards to create a larger network of open space is encouraged.
- Landscaping: Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.
- Lighting: All exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.

Figure 2.4:
Multi-Family
Design
Guidelines



- e. **Commercial and Industrial Areas** - Commercial and industrial uses provide the Village with economic stability and provides goods, services, and jobs for its residents. However, the buildings designed for these uses are often not adaptable for another use after the initial user leaves. To ensure high-quality and long-lasting projects the following guidelines and illustrations (Figures 2.5-2.7) will provide assistance in guiding future business development:

Figure 2.5:
Business
Design
Guidelines



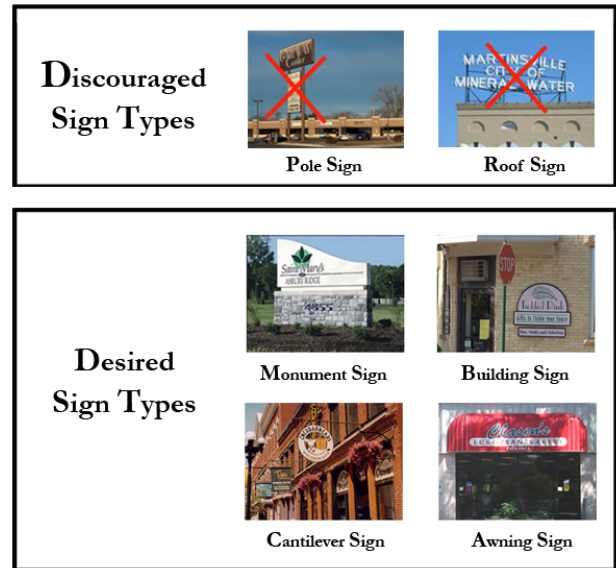
- **Relationship to the Street:** Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary façade that is visually and functionally free of obstruction.
- **Architectural Character:** Design the building using architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the Village's overall character. This can be accomplished by using, but is not limited to, the following techniques: expression of structural bays, variation in materials,

variation in building plane, articulation of the roofline or cornice, use of vertically-proportioned windows, pitched roof with the gable(s) facing the street, etc.

- **Building Materials:** Use high-quality, long-lasting finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials as used on the front façade.
- **Building Projections:** Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.

Figure 2.6: Desired Sign Types

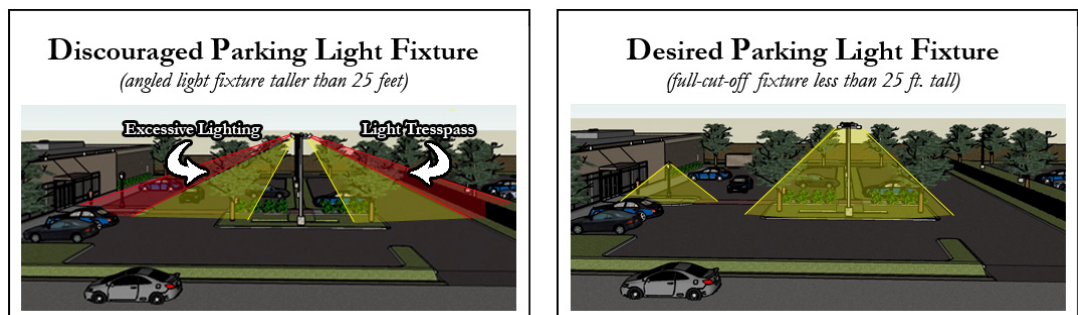
- **Signage:** Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.



- **Parking:** Fit the parking below the building or place it on the side/back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.

- **Landscaping and Lighting:** Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Exterior lights should be full-cut-off fixtures that are directed towards the ground to minimize glare and light pollution.

Figure 2.7: Desired Outdoor Lighting

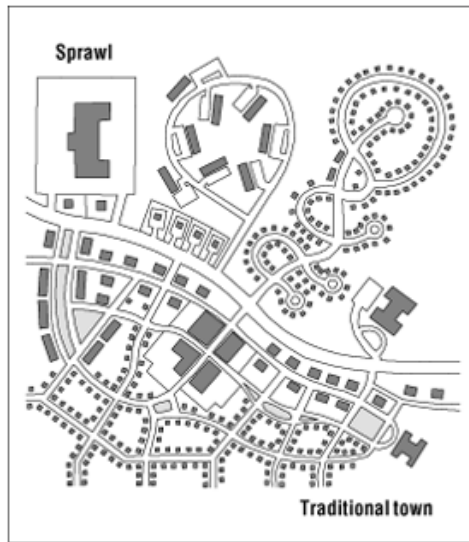


- **Stormwater:** Use rain gardens and bio-retention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible.

- **Service Areas:** Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
- f. **Transportation Facilities** - Transportation facilities for new developments shall be constructed according to their functional classification and local ordinances. Direct access to arterial and collector streets will be discouraged. Most lots shall take access from local streets to minimize the impacts to existing transportation facilities and new facilities shall address future connectivity to surrounding properties.

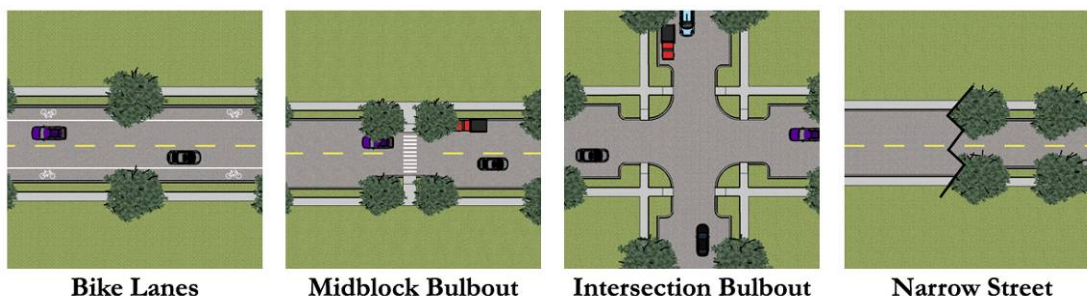
Figure 2.8: Traditional v. Cul-de-Sac Design

- **Street Design:** Streets should be designed to the minimum width that will reasonably satisfy safety and maintenance needs. Local streets should not be as wide as collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns, as opposed to multiple cul-de-sacs and dead end roads, is strongly encouraged.
- **Traffic-Calming Devices:** Traffic-calming devices and designs are encouraged. Specific measures may include: curb extensions/intersection bump outs, roundabouts, teardrop islands, speed bumps and speed tables, median and refuge islands, or turning circles.



Pedestrian and Bicycle Improvements: are strongly encouraged, especially in areas near existing facilities. Specific measures include sidewalks, on-street bike lanes, bicycle route markers, off-street trails, and tweetens (mid-block foot paths). Some local streets may be safe for walking and biking without the need for sidewalks; however, collector or arterial streets should feature sidewalks for walking and off-street bike paths or marked bike lanes for biking. Bicycle and pedestrian ways shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.

Figure 2.9: Alternative Transportation Designs



CHAPTER 3 – FUTURE LAND USE

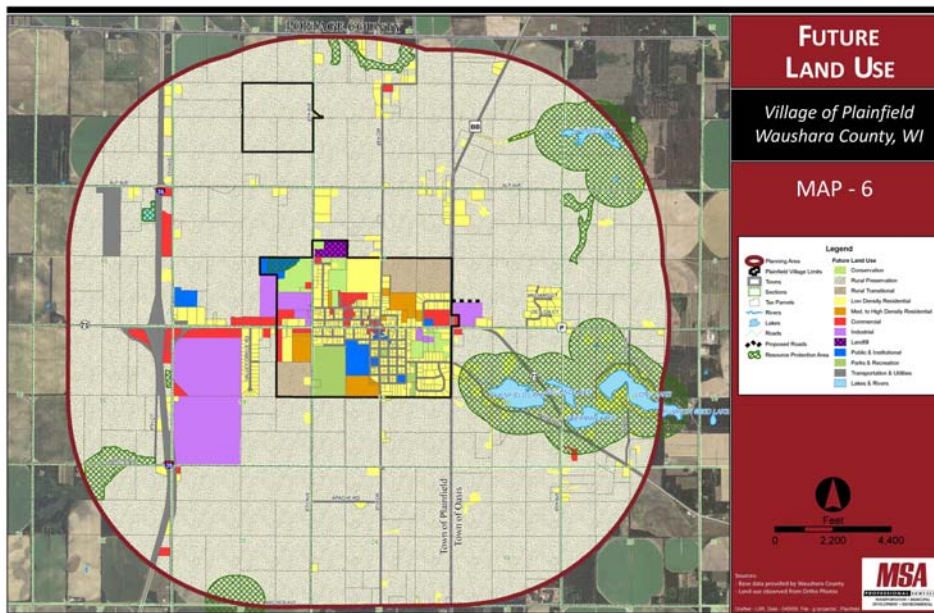
This chapter summarizes the future land use alternatives for the Village of Plainfield and contains information required under SS66.1001. The information is intended to provide a written explanation of the Village of Plainfield Future Land Use Map (*see Appendix D*), which depicts the desired pattern of land use in the Village of Plainfield and establishes the Village’s vision and intent for the future through their descriptions and related objectives and policies (Chapter 2). The future land use plan identifies areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.), however, they do identify those zoning districts from the Village of Plainfield Zoning Code acceptable within each future land use classification.

The Village does not assume that all areas depicted on the Future Land Use Map will develop during the next 20 years. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this plan, overall development trends, environmental constraints, proximity to existing development, and the ability to provide services. The Village does not support the rezoning or development of all the lands identified on the maps immediately following adoption of this Plan. Other factors will have to be considered, such as the quality of the proposed development, the ability to provide services to the site, and the phasing of development.

3.1 FUTURE LAND USE PLAN

The preferred pattern of land use depicted in Figure 3.1 (also see *Appendix D: Map 6*) was developed by the Plan Commission based on evaluations of future growth and the suitability of undeveloped land to accommodate that growth. The Future Land Use Plan, in conjunction with the other chapters of this plan (in particular Chapter 2), should be used by Village staff and officials to guide recommendations and decisions on rezoning and other development requests.

Figure 3.1: Future Land Use



3.2 RURAL / ENVIRONMENTAL LAND USE CATEGORIES

3.2.1 Natural Resource Protection (NRP)

This classification is intended to function as an overlay zone, that is, the underlying future land use classification (Low Density Residential, Industrial, etc.) remains in place, but the overlay classification warns the Village and property owner of the likely presence of features and buffer zones around those features that are subject to protection under County or State law. The primary intent of these areas is to protect resources, including wildlife, water bodies, and soils, that are vulnerable to the negative effects of development. These areas are generally appropriate for recreation purposes. Mapped NRP areas include all land that meets one or more of the following conditions:

1. Water bodies and wetlands mapped as part of the WIDNR Wetland Inventory⁴, or
2. 100-Year Floodplains based on FEMA maps, or
3. Areas with steep slopes greater than 20%, or
4. Areas within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages; or within 300 feet of the ordinary high water mark of navigable⁵ rivers or streams, or to the landward side of the floodplain, whichever distance is greater.

Appropriate Zoning Districts

NRP lands may be zoned as described by the underlying land use classification, but are subject to development restrictions defined by the Wisconsin DNR.

Policies

1. Land within an NRP area will count towards calculating the number of dwelling units allowed on the overall parcel, per the underlying future land use classification.
2. In general, building development is prohibited; however it may be permitted if the residential or commercial development meets the following requirements:
 - a. The applicant can demonstrate that the proposed development area does not fall within WIDNR designated wetland boundaries or FEMA designated floodplain boundaries and does not contain slopes greater than 20% (verified by Waushara County Zoning Administrator)
 - b. The development meets all requirements of the Waushara County Floodplain, Shoreland, and Wetland Zoning Ordinance.
3. Agricultural and silviculture operations are permitted in accordance with county, state, and federal law. Best Management Practices are highly encouraged in these areas.
4. Recreational development and activities compatible with natural resource protection are permitted.

⁴ The WIDNR Wetland Inventory for Waushara County was derived from 1978 aerial photography and only includes wetlands which are larger than two (2) acres. Wetlands smaller than five (5) acres may exist within the Planning Area and will be subject to the same development restrictions as lands designated NRP.

⁵ Determination of navigability shall be made in accordance to the standards set forth in the *Waushara County Zoning Code*.

3.2.2 Rural Preservation (RP)

This land use category is intended for lands within the Village's extraterritorial jurisdiction that will be preserved for farming, farmsteads, forestry, open space, farm family businesses, or other agriculture-related businesses. The majority of these lands are undeveloped; however they may contain farmsteads or residential developments generally with a minimum lot size of 1.0 acres. Developments within this category are served by private wells and on-site waste treatment (septic) systems.

Appropriate Zoning Districts

The Village's *A Agricultural* zoning district is most appropriate for areas within this future land use category, though the Village does not intend to annex lands designated for rural preservation.

Policies

1. Non-farm commercial and industrial uses are discouraged in areas planned for Rural Preservation. Such developments should occur in areas mapped as "Village Center", "General Commercial" or "Industrial".
2. Protection of natural resources and water quality with new development is required, including assurance that concentrations of on-site waste treatment systems will not negatively affect groundwater quality.
3. Land use planning for these areas will be coordinated with the Town of Plainfield and the Town of Oasis.
4. Should residential development occur in the RP area, conservation subdivision design is strongly encouraged.

3.2.3 Rural Transition (RT)

The primary intent of this classification is to identify certain lands in proximity to developed areas, to be preserved in mainly agricultural and open space uses until such time as more intensive development may be appropriate. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, farmsteads, and limited single-family residential development.

Appropriate Zoning Districts

The most appropriate zoning for this future land use category is the Village's *A Agricultural* zoning.

Policies

1. Within the RT classification, new development will be limited in accordance with all policies applicable to the Rural Preservation classification, until such time when the Village identifies that particular mapped area as appropriate for more intensive development.
2. Reclassification of land within the RT boundary for more intensive development may occur only after seventy-five (75) percent of the available lots within the desired land use category (residential, commercial, etc.) have been developed.
3. If and when it is determined that land with the RT classification is appropriate for development not permitted under the Rural Preservation policies, the Village will require an amendment to the Future Land Use Map to one or more of the classifications herein.

3.2.4 Park & Recreation (PR)

This land use category includes property where active recreation is the primary activity and where there is typically no commercial or residential use. The Village, County, or State usually owns these properties. Some stormwater management or other utility/institutional uses (e.g., water towers) maybe located within these areas. As mapped, a park space is planned between S. East Street and S. Ruffalo Drive from E. East Road to the Village limits.

Appropriate Zoning Districts

Parks & Recreation is allowed as a conditional use in the Village's *Residential* zoning districts (R-1 and R-2), and as a permitted use in the *C General Commercial* and *W Conservation* districts.

Policies

1. The Village intends to provide sufficient parkland and recreation facilities to meet the recreation demand of Village of Plainfield residents.
2. The Village does not intend to require an amendment to the Future Land Use Map prior to the approval of a publicly owned park or recreational use in an area that is currently mapped as another future land use; however, privately owned recreational uses will require an amendment to the Future Land Use Map to either a park, recreation, or commercial designation.

3.2.5 Conservation (C)⁶

This land use category includes areas that the Village wishes to protect because they are vital to the region's ecosystem and/or they are considered an important part of the Village's character and culture. Conservation areas may include land that is restricted from development due to slope or wetland characteristics, generally identified with the NRP overlay in this plan. Conservation areas may also include land that is otherwise developable but which the Village chooses to protect by preventing such development. The intended use for Conservation land is passive recreation (bike and walking paths, cross country ski trails, etc.). As mapped, conservation areas are planned between the Village's stormwater detention ponds and Pine Street, on the wooded area behind residential properties on Snowmobile Run, and on the undeveloped, wooded lands between WI-73 and E. East Road.

Appropriate Zoning Districts

Conservation is allowed as a conditional use in the Village's *Residential* zoning districts (R-1 and R-2), and as a permitted use in the *C General Commercial* and *W Conservation* districts.

Policies

1. The Village does not intend to require an amendment to the Future Land Use Map prior to the approval of a conservation area from another future land use.
2. Recreational development and activities which are compatible with natural resource protection are permitted.
3. In general, building development is prohibited, unless the primary use is for storing materials to maintain the land or to support passive recreational uses.

⁶ It should be noted that conservation delineations are shown only for local land use planning purposes and do not indicate any additional County, State or Federal regulations that would affect a landowner's ability to utilize the property for agricultural or development purposes.

3.3 URBAN LAND USE CATEGORIES

3.3.1 Low Density Residential (LDR)

This land use category is intended for existing and planned neighborhoods featuring predominately single-family homes and limited duplex housing. Two-family residences are most appropriate adjacent to more intensive uses, including commercial or multi-family residential development. These neighborhoods will be served by municipal sanitary sewer and water systems. Municipal and institutional land uses (parks, schools, churches, and stormwater facilities) may be built within this district area. The preferred density range is 2-4 units per acre. Currently this land use category includes the majority of the existing residential development within the Village and a planned area north of development on Mill Street between the wooded area and N. Main Street.

Appropriate Zoning Districts

The most appropriate zoning for single-family residences is the Village's R-1 and for two-family residences the R-2 district.

Policies

1. The Village strongly encourages the use of contiguous building site development that is adjacent to existing public infrastructure (sanitary sewer, municipal water, etc.).
2. Natural areas, including wetlands, wildlife habitats, woodland and unique open spaces, will be protected to the greatest extent possible.
3. The Village encourages park and open space areas within the neighborhood that are sized and located to provide convenient access from all the neighborhood residents.
4. Community Design Principles (Section 2.8) will be considered when new development is proposed.

3.3.2 Med-High Density Residential (MDR)

This land use category is intended for planned neighborhoods of that feature a mix of housing types. The preferred density range is 4-10 units per acre. This type of development will be served by municipal sanitary sewer and water systems. Municipal and institutional land use (parks, schools, churches, and stormwater facilities) may be built within this area. Currently this land use category includes existing development within the Village and planned areas along S. Pine Street behind properties on WI-73, along S. Main Street between the school and the Village limits, and on undeveloped land between N. Main Street and E. Wheeler Drive.

Appropriate Zoning Districts

The most appropriate zoning for this future land use category are the Village's R-2 *Multi-family Residential* and PUD *Planned Unit Development* zoning districts.

Policies

1. The Village strongly encourages new development to reinforce the existing character of surrounding neighborhood.
2. Natural areas, including wetlands, wildlife habitats, woodland and unique open spaces, will be protected to the greatest extent possible.
3. Community Design Principles (Section 2.8) will be considered when new development is proposed.

3.3.3 General Commercial (C)

This land use category is intended for community-scaled office and retail located primarily along WI-73 where there is a good access and visibility. Businesses that are encouraged for this area are small, convenient-type commercial businesses (i.e. small grocery or specialty food shops, laundromat, hairdresser/barber, jewelers, hardware store, small professional/business offices), which reinforce the Village's "small town" character. Several parcels within this area are under-utilized or are in disrepair and are candidates for redevelopment. This development will be served by municipal sanitary sewer and water systems.

Appropriate Zoning Districts

The Village's *C General Commercial* zoning district is most appropriate for areas within this future land use category.

Policies

1. The Village strongly encourages new development to reinforce the existing character of surrounding neighborhood.
2. The Village will require new development along WI-73 to adhere to established standards for highway access control, shared driveways and cross access.
3. Community Design Principles (Section 2.8) will be considered when new development is proposed.

3.3.4 Public/Institutional (P)

This land use category includes properties owned by the Village, the school district, and religious institutions. These uses are planned to remain at their present locations in and near the central parts of the Village to continue to conveniently serve residents.

Appropriate Zoning Districts

Institutional buildings are allowed as a conditional use in the Village's *Residential* zoning districts (R-1 and R-2) and as permitted use in the *C General Commercial* zoning district.

Policies

1. The Village will work with institutions and the surrounding neighborhood when discussing potential expansions or new facilities and how these plans would impact the area.
2. The Village does not intend to require an amendment to the Future Land Use Map prior to the approval of a proposed public or institutional use in an area that is currently mapped as another future land use.

3.3.6 Industrial (I)

This land use category is appropriate for indoor manufacturing, warehousing, distribution, office and outdoor storage usage. The intensity of office & industrial development is regulated by the Village's zoning ordinance. There are two industrial areas within the Village. The first area is along the west side of N. Pine Street just north of WI-73, and the second area is at the intersection of WI-73 and Wheeler Drive. The current areas are full and are constrained by existing development or are adjacent to lands the Village would like to preserve. Additional industrial growth is planned along a future extension of Wheeler Drive, west of the Village limits adjacent to existing industrial development, and along the I-39 corridor south of WI-73.

Appropriate Zoning Districts

The Village's *I Industrial* zoning district is the most appropriate for this future land use category.

Policies

1. The Village discourages commercial development in the areas planned for Industrial use.
2. Community Design Principles (Section 2.8) will be considered when new development is proposed.

3.4 AMENDING THE FUTURE LAND USE MAP

The Village of Plainfield recognizes that from time to time it may be necessary to amend the future land use map to account for changes in the current planning environment that were not anticipated. A property owner may petition⁷ for a change to the Future Land Use Map⁸. The Village will consider petitions based on the following criteria:

1. Agricultural Criteria: The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.
2. Compatibility Criteria: The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations. A petitioner may indicate approaches that will minimize incompatibilities between uses.
3. Natural Resources Criteria: The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland & Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.
4. Emergency Vehicle Access Criteria: The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.
5. Ability to Provide Services Criteria: Provision of public facilities and services will not place an unreasonable burden on the ability of the Village to provide and fund those facilities and services. Petitioners may demonstrate to the Village that the current level of services in the Village, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Village with any shortcomings in public services or facilities.

⁷ Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Village, by Village Officials, or by officials from adjacent municipalities.

⁸ Changes in the Future Land Use Map, and associated policies, shall require a recommendation from the Village Plan Commission, a public hearing, and Village Board approval.

6. Public Need Criteria: There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Village. The Village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.
7. Adherence to Other Portions of this Plan: The proposed development is consistent with the general vision for the Village, and the other goals, objectives, and policies of this Plan.

3.5 INTERPRETING MAP BOUNDARIES

Where uncertainty exists as to the boundaries of districts shown on the Future Land Use Map, the following rules will apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys will be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines will be construed as following such lot lines.
3. Boundaries indicated as approximately following municipal boundaries will be construed as following such boundaries.
4. Boundaries indicated as following railroad lines will be construed to be midway between the main tracks.
5. Boundaries indicated as following shorelines and floodplains, will be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it will be construed as moving the mapped boundary.
6. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water will be construed to follow such centerlines.
7. Boundaries indicated as parallel to extension of features indicated in the preceding above will be so construed. The scale of the map will determine distances not specifically indicated on the map

CHAPTER 4 – IMPLEMENTATION

The implementation chapter provides a compilation of the local actions necessary to achieve the goals and objectives of this comprehensive plan. Each action is accompanied by a suggested timeline for completion, and a consolidated list of actions appears in Appendix B. It also describes the implementation tools available to the community, including an assessment of current use and future intention to make use of those tools. This chapter addresses the issue of consistency, including how this plan is consistent with existing policies that affect the Village and how local decisions must be consistent with this plan. Finally, this chapter describes the process for reviewing implementation progress and amending the plan in future years.

4.1 ACTIONS BY ELEMENT

The following actions are intended to realize and reinforce the goals, objectives, and policies described in Chapter 2. Whereas policies are decision-making rules to determine how the Village will react to events, these actions require proactive effort. It should be noted that some of the actions may require considerable cooperation with others, including the citizens of Plainfield, local civic and business associations, neighboring municipalities, Waushara County, and State agencies.

Timelines:

Short Term: *This indicates that action should be taken in the next 5 years (highest priority).*

Mid Term: *This indicates that action should be taken in the next 10 years (medium priority).*

Long Term: *This indicates that action should be taken in the next 20 years (low priority).*

4.1.1 Housing Actions

1. Establish an award program to recognize exceptional exterior building and landscaping improvements

Existing village ordinances regulate property maintenance, though they are seldom enforced because neighbors are often reluctant to file complaints. The Village will consider creation of a simple program that rewards excellent exterior improvements and maintenance each year.

(Mid Term)

2. Build an assisted living/nursing home in the next five years.

Work with Wild Rose and Berlin hospitals to locate and build an assisted living/nursing home within the Village of Plainfield. *(Short term)*

4.1.2 Transportation Actions

1. Continue to schedule and budget for street maintenance with a Capital Improvement Plan.

Street repairs should be included in a 5-year Capital Improvement Plan (CIP). This plan should be updated each year as part of the annual budgeting process. *(Annual)*

2. Promote transit service alternatives.

Collect information from Waushara County programs and private vendors that offer alternative transportation options for Village residents, and make this information available at Village Hall. *(Continual)*

4.1.3 Agriculture, Natural, and Cultural Resource Actions

1. Adopt Waushara County's Floodplain Zoning Ordinance.

Section 87.30, Wisconsin Statutes, requires that each county, city, and village zone, by ordinance, all lands subject to flooding. Based on the current FEMA map, there is no land within the Village limits that is within the floodplain; however, there is over 148 acres of floodplain within the Planning Area. Prior to annexation of these lands, the Village shall adopt the County's Floodplain Zoning Ordinance. *(Mid Term)*

4.1.4 Utilities and Community Facilities Actions

1. Conduct a Park and Recreation Facilities Needs Assessment Study.

The Village currently has sufficient park land to meet local recreation needs, but improvements to those lands may be warranted, especially as additional development is proposed. Wisconsin Statute 236.45, as amended in 2008, allows the Village to require the dedication of park land or payment of a fee in lieu of land, but it also requires that the cost to the developer have a rational relationship to the need resulting from the development. A Park and Recreation Facility Needs Assessment Study will best enable the Village to plan future park improvements and will provide a defensible rationale for any fees charged to new development. *(Short Term)*

2. Conduct a Long Range Facilities Needs Study.

Conduct a long-range facilities needs study to assess the need for new or expanded Village facilities, including: administrative, emergency, library, and senior facilities. *(Mid Term)*

3. Create and Maintain a Capital Improvement Plan.

Adopt a Capital Improvement Plan (CIP) to provide a strategic framework for making prioritized short-term investments in the community's infrastructure, such as sewer, road, water, and park improvements. The CIP should establish a 5-year schedule identifying projects and costs for each year. The CIP should be updated annually for the next 5-year period. *(Short term, Continual)*

4.1.5 Economic Development Actions

1. Prepare a Downtown Revitalization Plan with assistance from the Community Development Block Grant (CDBG) Planning Program.

CDBG offers up to \$25,000 of grant funding assistance for planning studies to physically improve downtown business districts and address blight conditions. The Village will seek such assistance to study the downtown area in greater detail. This study should identify specific redevelopment opportunities, provide concepts for the use and design of new development, and offer specific implementation strategies. *(Short Term)*

4.1.6 Intergovernmental Cooperation Actions

1. **Coordinate Growth Plans with the Town of Plainfield, Town of Oasis, and Waushara County.**
Prior to the adoption of this Plan, and for subsequent updates, request comments from the officials from the Town of Oasis, Town of Plainfield, and Waushara County. *(Continual)*
2. **Seek input from the Tri-County School District whenever new residential neighborhoods are proposed.**
The Future Land Use Plan supports the creation of new residential neighborhoods and population growth. Planning for these new neighborhoods should include discussion with officials from the Tri-County School District concerning the need to provide or update school facilities to support these developments. The Village should request and receive comments from Tri-County School District officials before approving new development. *(Continual)*

4.1.7 Land Use Actions

This plan provides guidance for land use and zoning changes. Beginning January 1, 2010, zoning changes and land division decisions must be consistent with the Comprehensive Plan. This Plan provides a number of policies and actions which support Neighborhood design and Conservation Subdivision design. The Village should review all existing ordinances for consistency with the policies of this Plan, including zoning, land division, subdivision, site, building, and landscaping regulations.

1. **Review and consider amendments to the Village Zoning Ordinance to establish consistency with this plan, including consideration of recommendations in Chapter 3 – Future Land Use.** *(Short Term)*
2. **Review and consider amendments to the Village Subdivision Ordinance for consistency with this plan, especially parkland dedication procedures and conservation subdivision options.** *(Short Term)*
3. **Establish and adopt design guidelines or standards to regulate the character of new development.**
The Village's small-town character will be threatened as new development occurs, including that development envisioned in this plan. To protect this character the Village will consider the adoption of one or more zoning overlay districts to guide the design of new development. The Community Design Principle established in this plan (Section 2.8) should form the basis of such standards. *(Mid Term)*

4.1.8 Implementation and Plan Amendment Actions

1. **Hold one annual joint comprehensive plan review meeting with the Village Board and Plan Commission.**
In this meeting the Village should review progress in implementing the actions of the Plan, establish new deadlines and responsibilities for new or unfinished actions, and identify any potential plan amendments. See Sections 4.4 and 4.6 for more information about reviewing and amending this plan. *(Annual)*

2. Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law.

State statute requires a complete update of this plan at least once every ten years. Updates after less than 10 years may be appropriate due to the release of new Census or mapping data, or because of major changes in the community not anticipated by the current plan. (*Mid Term*)

4.2 IMPLEMENTATION TOOLS

Local codes and ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The Village Board is responsible for amending and adopting these local ordinances.

4.2.1 Zoning Ordinance

Zoning is used to regulate the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth.

- Zoning is controlled through the Village of Plainfield Zoning Code. The Village intends to use this plan along with the Village's Zoning Ordinance to guide future development.

4.2.2 Official Maps

An official map shows areas 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 future dedication for a public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

- The Village does not currently utilize an official map as authorized to do so by state statute (65 ILCS 5 / Art. 11 Div. 12), but may create one within the next 10-20 years.

4.2.3 Sign Regulations

Local 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 ensuring that signs do not compromise the rights of Village residents to a safe, healthful and attractive environment.

- The Village does not have a sign ordinance. Sign requirements are regulated under the Village's Zoning Code. This Plan includes several policies relating to sign development and the Village of Plainfield should work to make sure they are addressed during development review.

4.2.4 Erosion/Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to establish rules that will prevent or reduce water pollution caused by the development or redevelopment of land. Local stormwater ordinances may be adopted to supplement existing Waushara County and Wisconsin Department of Natural Resources permit requirements.

- The Village does not have an erosion or stormwater control ordinance, and does not have plans to create one.

4.2.5 Historic Preservation Ordinances

An historic preservation ordinance is established to protect, enhance, and perpetuate buildings of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history. The jurisdiction's governing body may create a landmarks commission to designate historic landmarks and establish historic districts.

In accordance with Wisconsin Statutes 101.121 and 44.44, a municipality (city, town or county) may request the State Historical Society of Wisconsin to certify a local historic preservation ordinance in order to establish a "certified municipal register of historic property" to qualify locally designated historic buildings for the Wisconsin Historic Building Code. The purpose of the Wisconsin Historic Building Code, which has been developed by the Department of Commerce, is to facilitate the preservation or restoration of designated historic buildings through the provision of alternative building standards. Owners of qualified historic buildings are permitted to elect to be subject to the Historic Building code in lieu of any other state or municipal building codes.

- The Village does not have an historic preservation ordinance and does not have plans to adopt one.

4.2.6 Site Plan Regulations

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations requiring site plans prepared by an engineer, surveyor, or architect. Site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping and Lighting, and Building Elevations.

- The Village does not have site plan regulation and does not have plans to adopt one.

4.3.7 Design Review Ordinances

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations.

- The Village does not have a design review ordinance, and it does not intend to create one. However, the Village has established specific site and design principals as established in Section 2.8 of this plan.

4.2.8 Building Codes and 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. Municipal or county building inspectors who must be state-certified primarily enforce the UDC. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for just new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

- The Village requires adherence to the Uniform Dwelling Code, including building permit and inspection requirements.

4.2.9 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.

- The Village requires adherence to all state mechanical codes.

4.2.10 Sanitary Codes

The Wisconsin Sanitary Code (WSC), which is usually enforced by a county, provides local regulation for communities that do not have municipal sanitary service. The WSC establishes rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems.

- The Village requires adherence to the Wisconsin Sanitary Code and Waushara County Sanitary Code.

4.2.11 Renewable Energy Ordinances

Renewable energy ordinances can be established to oversee the permitting of renewable energy systems (wind, solar, bio-fuels) to preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a renewable energy system.

- The Village does not have a renewable energy ordinance, but this Plan includes policies that seek to encourage renewable energy sources throughout the community.

4.2.12 Land Division and Subdivision Ordinance

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space, other improvements necessary to ensure that new development will be an asset to the Village. The Village Board makes the final decisions on the content of the land division ordinance. These decisions are preceded by public hearings and recommendations of the plan commission.

- The division of land in the Village is governed by the *Wisconsin Statutes*, the Village's *Subdivision Regulations*, and within 1.5 miles of the Village of Plainfield, by the City's extraterritorial plat review authority. This Plan includes recommendations to create subdivisions in the future using conservation subdivision design principles.

4.3 PLAN ADOPTION AND AMENDMENT PROCEDURES

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). This comprehensive plan and any future amendments must be adopted by the Village Board in the form of an adoption ordinance approved by a majority vote. Two important steps must occur before the Village Board may adopt or amend the plan: the Plan Commission must recommend adoption and the Village must hold an official public hearing.

Plan Commission Recommendation

The Plan Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan and its various components. The resolution should also reference the reasons for creating plan and the public involvement process used during the planning process. The resolution must pass by a majority vote of the Commission, and the approved resolution should be included in the adopted plan document

Public Hearing

Prior to adopting the Plan, the Village (either Village Board or Plan Commission) must hold at least one public hearing to discuss the proposed plan. At least 30 days prior to the hearing a Class 1 notice must be published that contains, at minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing.

Draft Distribution and Public Hearing Notifications

The Village is required to provide direct notice of the public hearing to any owner, leaseholder or operator of a nonmetallic mineral deposit (i.e. a gravel pit). The Village should send a copy of the public hearing notice at least 30 days prior to the hearing to any known mining operations in the Village and to anyone that has submitted a written request for such notification.

The Village is also required to maintain a list of any individuals who request, in writing, notification of the proposed comprehensive plan. Each such individual must be sent a notice of the public hearing and a copy of the plan at least 30 days prior to the public hearing. The Village may charge a fee equal to the cost of providing such notice and copy.

Finally, the Village should send the notice and a copy of the proposed plan to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Village.
3. The regional planning commission in which the Village is located.
4. The public library that serves the area in which the Village is located.

These draft distributions are not required by statute prior to adoption, but are strongly recommended as a matter of courtesy and good planning practice. The Village should coordinate directly with the public library to make a hard copy of the proposed plan available for viewing by any interested party.

Plan Adoption/Amendment

This plan and any future amendments become official Village policy when the Village Board passes, by a majority vote of all elected members, an adoption ordinance. The Board may choose to revise the plan after it has been recommended by the Plan Commission and after the public hearing. It is not a legal requirement to consult with the Plan Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

Adopted Plan Distribution

Following final adoption of this plan, and again following any amendments to the plan, a copy of the plan or amendment must be sent to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Village.
3. The regional planning commission in which the Village is located.
4. The public library that serves the area in which the Village is located.
5. The Comprehensive Planning Program at the Department of Administration.

4.4 CONSISTENCY AMONG PLAN ELEMENTS

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, beginning on January 1, 2010 if the Village of Plainfield engages in any of the actions listed below, those actions will be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Village or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

An action will be deemed consistent if:

1. It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,
2. It is compatible with the proposed future land uses and densities/intensities contained in this plan,

3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.

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. Prior to adoption of the plan the Village of Plainfield reviewed, updated, and completed all elements of this plan together, and no inconsistencies were found.

Inconsistencies with the 2009 Waushara County Comprehensive Plan (*adoption pending*)

Waushara County is currently developing their Comprehensive Plan. The policies of this Plan encourage continued cooperation with Waushara County.

Inconsistencies with Towns of Oasis and Plainfield Planning

Currently both towns do not have Comprehensive Plans. The policies of this Plan encourage cooperation with the surrounding towns to jointly plan boundary areas and coordinate their long-term growth plans with the Village Comprehensive Plan.

4.5 PLAN MONITORING, AMENDING, & UPDATING

Although this Plan is intended to guide decisions and action by the Village over a 20-year period, it is impossible to predict future conditions in the Village. Amendments may be appropriate following original adoption, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. To monitor consistency with the Comprehensive Plan the Village will review its content prior to any important decisions, especially those that will affect land use. From time to time the Village may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Village. Should the Village wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any change to the plan text or maps constitutes an amendment to the plan and must follow the adoption/amendment process described in Section 4.4. Amendments may be proposed by either the Village Board or the Plan Commission, and each will need to approve the change per the statutory process. Amendments may be made at any time using this process, however in most cases the Village should not amend the plan more than once per year. A common and recommended approach is to establish a consistent annual schedule for consideration of amendments. This process can begin with a joint meeting of the Plan Commission and Village Board (January), followed by Plan Commission recommendation (February), then the 30-day public notice procedures leading to a public hearing and vote on adoption by Village Board (March or April).

As indicated in Section 4.2, some of the aspects of this plan require proactive action by the Village. A working action plan should be maintained on an annual basis, starting with the actions in Section 4.2 and evolving over time. Completed actions should be celebrated and removed, while those actions not yet carried out should be given new deadlines (if appropriate) and assigned to specific individuals, boards or committees for completion per the new schedule. If the updated action plan is consistent with the goals, objectives, and policies of the comprehensive plan, updating the action

plan should not require an amendment to the plan and can be approved simply by Village Board resolution.

Wisconsin's comprehensive planning statute (66.1001) requires that this plan be updated at least once every 10 years. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and ensure that the plan remains relevant to current conditions and decisions. The availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than 10 years. Frequent requests for amendments to the plan should signal the need for a comprehensive update.

4.6 SEVERABILITY

If any provision of this Comprehensive Plan will be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality will not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.

CHAPTER 5 - EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the U.S. Census. Caution should be given as a majority of the data that the US Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and nonsampling errors (human and processing errors).

5.1 POPULATION STATISTICS & PROJECTIONS

This element provides a baseline assessment of the Village of Plainfield past, current, and projected population statistics and contains information required under SS66.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the Village of Plainfield.

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment and housing characteristics, are in their corresponding chapters.

Table 5.1: Population & Age Distribution

Population	Village of Plainfield Number	Village of Plainfield Percent	Waushara County Number	Waushara County Percent	WI Number	WI Percent
Total Population (1970)	642	---	14,795	---	4,417,821	---
Total Population (1980)	813	---	18,526	---	4,705,642	---
Total Population (1990)	839	---	19,385	---	4,891,769	---
Total Population (2000)	899	---	23,154	---	5,363,715	---
Total Population (2007)*	884	---	25,215	---	5,580,757	---
SEX AND AGE (2000)						
Male	443	49.3%	11,669	50.4%	2,649,041	49.4%
Female	456	50.7%	11,485	49.6%	2,714,634	50.6%
Under 5 years	60	6.7%	1,162	5.0%	342,340	6.4%
5 to 9 years	67	7.5%	1,437	6.2%	379,484	7.1%
10 to 14 years	78	8.7%	1,776	7.7%	403,074	7.5%
15 to 19 years	77	8.6%	1,580	6.8%	407,195	7.6%
20 to 24 years	59	6.6%	885	3.8%	357,292	6.7%
25 to 34 years	115	12.8%	2,197	9.5%	706,168	13.2%
35 to 44 years	140	15.6%	3,576	15.4%	875,522	16.3%
45 to 54 years	103	11.5%	3,293	14.2%	732,306	13.7%
55 to 59 years	38	4.2%	1,349	5.8%	252,742	4.7%
60 to 64 years	27	3.0%	1,444	6.2%	204,999	3.8%
65 to 74 years	77	8.6%	2,484	10.7%	355,307	6.6%
75 to 84 years	44	4.9%	1,454	6.3%	251,621	4.7%
85 years and over	14	1.6%	517	2.2%	95,625	1.8%
Median Age (2000)	34.5		42.1		36.0	

Source: US Census, *WIDOA Estimate

From year 1970 to 2000, the population for the Village of Plainfield increased by 40.0%, while the growth in Waushara County increased by 56.5% and 21.4% for the State. The Department of Administration estimated that the population in the Village decrease to 884 by the year 2007. By comparison, the median population for Wisconsin villages in year 2007 was 789. The average Wisconsin village grew in population by 47.3% from year 1970 to 2000. Based on 2007 estimates, the Village of Plainfield ranked 185 out of 402 Wisconsin villages in total population.

The age group with the highest population in the Village is those 35 to 44 years old (15.6%). The median age is 34.5, which is lower than the County and State median age. Approximately 18.0% of the population is at or near retirement age (60+), which is lower than the County (25.5%) but higher than the State average (16.9%).

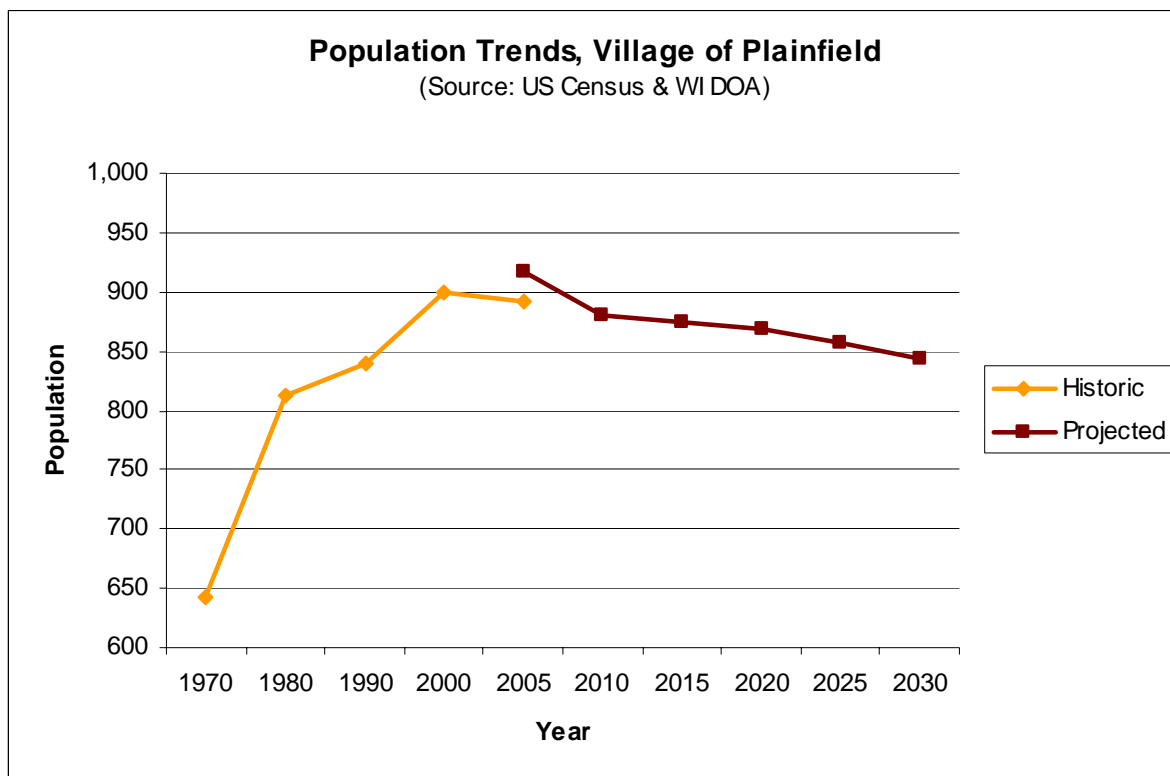
Population projections allow a community to anticipate and plan for future growth needs. In year 2008, the Wisconsin Department of Administration released population projections to year 2030 for every municipality in Wisconsin. The WIDOA projected the Village of Plainfield population will decrease by 6.2% to 843 by year 2030, while Waushara County will decrease by 19.9% to 27,756. However, it should be noted that the WIDOA projection methodology tends to rely too heavily on past population trends. The WIDOA states that...

“Local geophysical conditions, environmental concerns, current comprehensive land use plans, existing zoning restrictions, taxation, and other policies influence business and residential location. These and other similar factors can govern the course of local development and have a profound effect on future population change were not taken into consideration in the development of these projections.”

Table 5.2: Population Projections

Population	Village of Plainfield	Town of Plainfield	Waushara County	Wisconsin
Total Population (1970)	642	642	14,795	4,417,821
Total Population (1980)	813	813	18,526	4,705,642
Total Population (1990)	839	839	19,385	4,891,769
Total Population (2000)	899	899	23,154	5,363,715
Total Population (2005)*	891	560	24,958	5,589,937
Projection				
Total Population (2005)	916	550	26,675	5,563,896
Total Population (2010)	880	560	26,548	5,772,372
Total Population (2015)	874	561	27,228	5,988,455
Total Population (2020)	868	564	27,726	6,202,825
Total Population (2025)	857	562	28,136	6,390,939
Total Population (2030)	843	558	27,756	6,541,222
Percent Growth (2000-2030)	-6.2%	-37.9%	19.9%	22.0%

Figure 5.1: Population Trends



5.2 HOUSING

This element provides a baseline assessment of the Village of Plainfield current housing stock and contains information required under S566.1001. Information includes: past and projected number of households, age & structural characteristics, occupancy & tenure characteristics, and value & affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the Village of Plainfield.

5.2.1 Households & Housing Units: Past, Present, and Future

In year 2000, there were 342 households in the Village of Plainfield, an increase of 36.8% since 1970. During the same period, total households increased by 90.1% and 56.9%, respectively, for all of Waushara County and the State as a whole. As Table 5.3 suggests the number of persons per household has been decreasing in Wisconsin since 1970; however during this same period the Village of Plainfield's rate has remained the same.

Table 5.3: Households & Housing Units

Housing	Village of Plainfield	Waushara County	Wisconsin
Total Households (1970)	250	4,910	1,328,804
Total Households (1980)	318	6,904	1,652,261
Total Households (1990)	327	7,593	1,822,118
Total Households (2000)	342	9,336	2,084,544
People per Household (1970)	2.6	3.0	3.3
People per Household (1980)	2.6	2.7	2.8
People per Household (1990)	2.6	2.6	2.7
People per Household (2000)	2.6	2.5	2.6
Housing Units (1970)	<i>n.a.</i>	8,037	1,472,322
Housing Units (1980)	<i>n.a.</i>	11,242	1,863,857
Housing Units (1990)	383	12,246	2,055,774
Housing Units (2000)	373	13,667	2,321,144

Total Households include any unit that is **occupied.*

***Housing units are all those available, including occupied **and** vacant units or seasonal units.*

Source: US Census

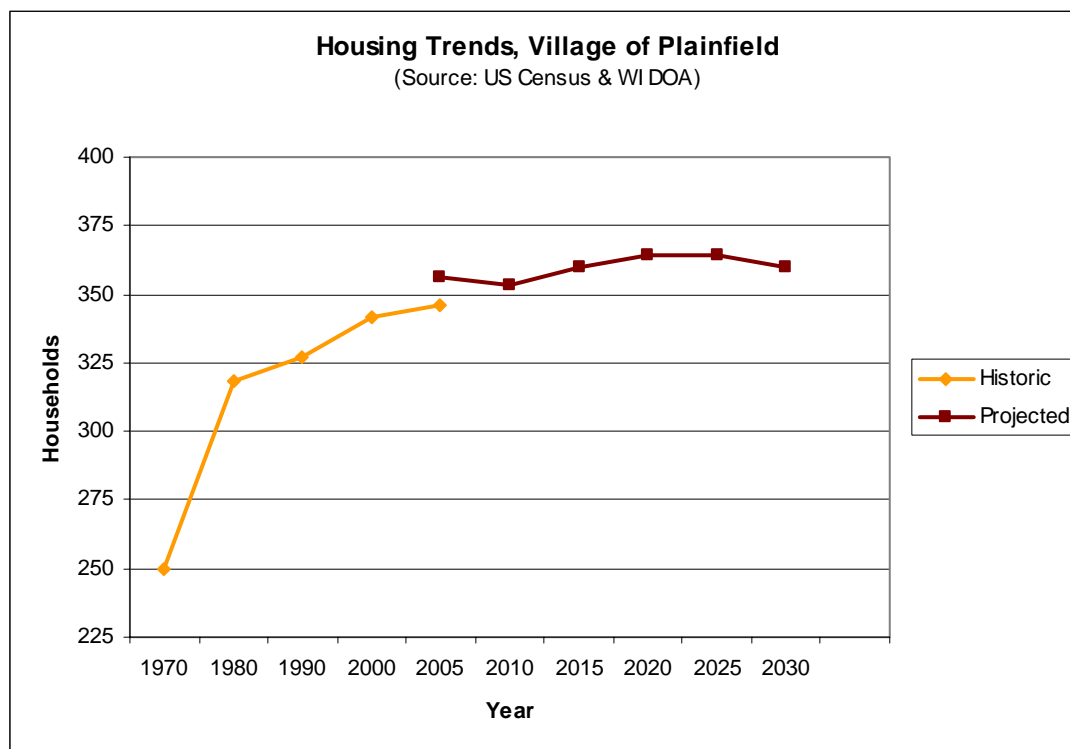
Household projections allow a community to begin to anticipate future land use needs. WIDOA and MSA household figures are derived from their population projections; therefore, they have the same limitations. The WIDOA projects the Village of Plainfield total households will increase to 360 by the year 2030. This amounts to an increase of 5.3%, which is significantly lower than what is projected for the Town (18.2%), Waushara County (31.3%), and the State as a whole (31.4%).

Table 5.4: Projected Households

Households	Village of Plainfield	Town of Plainfield	Waushara County	Wisconsin
Total Households (1970)	250	144	4,910	1,328,804
Total Households (1980)	318	191	6,904	1,652,261
Total Households (1990)	327	179	7,593	1,822,118
Total Households (2000)	342	198	9,336	2,084,544
Total Households (2005)	346	213	9,914	2,208,571
Projection				
Total Households (2005)	356	209	10,205	2,190,210
Total Households (2010)	353	219	10,484	2,322,032
Total Households (2015)	360	226	11,092	2,442,354
Total Households (2020)	364	231	11,604	2,557,504
Total Households (2025)	364	233	11,994	265,905
Total Households (2030)	360	234	12,261	2,738,477
Percent Growth (2000-2030)	5.3%	18.2%	31.3%	31.4%

Source: US Census, Projection WIDOA; * MSA Projections

Figure 5.2: Housing Trends



5.2.2 Age & Structural Characteristics

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the Village of Plainfield's 360 housing units, 72.8% were built before 1970 and 46.1% were built before 1940. The percentage of older homes (60+ years) is significantly higher than the County's average of 22.2%.

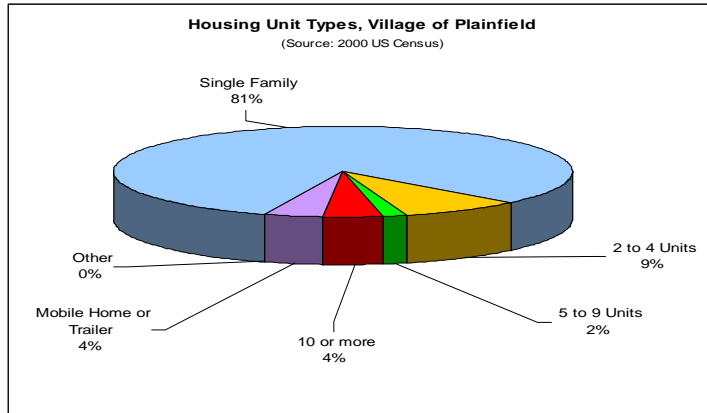
Table 5.5: Housing Age Characteristics

Year Structure Built	Number	Percent
1939 or Earlier	166	46.1%
1940 to 1959	62	17.2%
1960 to 1969	34	9.4%
1970 to 1979	44	12.2%
1980 to 1989	23	6.4%
1990 to 1994	13	3.6%
1995 to 1998	11	3.1%
1999 to March 2000	7	1.9%
Total	360	100.0%

Source: US Census, Village of Plainfield

Beginning in 2005, Wisconsin State Statutes require all municipalities to adopt and enforce the requirements of the Uniform Dwelling Code (UDC) for one and two family dwellings. This requirement will ensure that new residential buildings are built to safe standards, which will lead to an improvement in the housing stock of communities. The UDC is administered by the Wisconsin Department of Commerce.

Figure 5.3: Housing Unit Types



As of the 2000 US Census, 81% of the Village of Plainfield's housing units were single-family homes, 9% of the housing units were within buildings with 2-4 units, and 6% of the units were in multi-family residential buildings with at least five units. Another 4% were mobile homes.

5.2.3 Occupancy & Tenure Characteristics

According to the 2000 Census, the Village of Plainfield had 342 occupied housing units. Of these, 69.9% were owner occupied at the time of the Census. This represents a decrease of 3.3% since 1990. In 2000, there were 31 vacant housing units (9.1%). Of these, 8 were for seasonal, recreational, or occasional use. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of a seller and buyer, or landlord and tenant.

Table 5.6: Housing Occupancy Characteristics

Occupancy	1990 Number	1990 Percent	2000 Number	2000 Percent
Owner Occupied Housing Units	245	73.1%	239	69.9%
Renter Occupied Housing Units	90	26.9%	103	30.1%
Vacant Housing Units	48	14.3%	31	9.1%
Homeowner Vacancy Rate	-	2.7%	-	2.8%
Rental Vacancy Rate	-	6.6%	-	6.4%

Source: US Census, Village of Plainfield

Of the owner-occupied housing units in year 2000, 39.9% had been lived in by the same householder for five or fewer years (1995-2000) and 65.6% for 10 or fewer years (1990-2000). Of the population five years and older, 30.7% lived in a different house in 1995; 16.6% were living outside of Waushara County. This shows that households moving to the Village from 1995 to 2000 arrived in roughly equal proportions from inside and outside of the County.

Table 5.7: Housing Tenure & Residency

Year Head of Household Moved into Unit	Percent of Housing Units	Residence in 1995	Percent of Population 5 years and older
1969 or earlier	9.7%	Same House in 1995	65.6%
1970 to 1979	9.1%	Different House in US in 1995	30.7%
1980 to 1989	15.7%	Same County	14.1%
1990 to 1994	25.7%	Different County	16.6%
1995 to 2000	39.9%	Same State	12.0%
		Different State	4.6%

Source: US Census, Village of Plainfield

5.2.4 Value & Affordability Characteristics

In year 2000, the median value for a home in the Village of Plainfield was \$64,200, compared to \$85,100 for Waushara County and \$112,200 for Wisconsin. The median value increased 70.3% from 1990, the County and State increased 86.6% and 81.0% respectively. Nearly the entire Village's housing stock (97.2%) is valued under \$150,000. The median monthly rent in the Village was \$379, compared to \$448 for Waushara County and \$540 for Wisconsin.

Table 5.8: Home Value and Rental Statistics

Value of Owner-Occupied Units	1990 Percent	2000 Percent	Gross Rent for Occupied Units	1990 Percent	2000 Percent
Less than \$50,000	69.4%	28.6%	Less than \$200	21.1%	12.5%
\$50,000 to \$99,999	29.2%	52.4%	\$200 to \$299	34.4%	16.3%
\$100,000 to \$149,999	1.4%	16.2%	\$300 to \$499	38.9%	46.2%
\$150,000 to \$199,999	0.0%	2.9%	\$500 to \$749	0.0%	14.4%
\$200,000 to \$299,999	0.0%	0.0%	\$750 to \$999	0.0%	4.8%
\$300,000 to \$499,999	0.0%	0.0%	\$1,000 to \$1,499	0.0%	0.0%
\$500,000 to \$999,999	0.0%	0.0%	\$1,500 or more	0.0%	0.0%
Median Value	\$37,700	\$64,200	No cash rent	5.6%	5.8%
			Median Rent	\$284	\$379

Source: US Census, Village of Plainfield

Table 5.9: Recent Homes Sales, Waushara County

Year	Number of Home Sales	Median Sale Price
1999	226	\$82,100
2000	235	\$86,600
2001	198	\$98,600
2002	234	\$95,700
2003	250	\$107,700
2004	314	\$97,100
2005	261	\$131,100
2006	296	\$121,800
2007	278	\$109,100
Average	255	\$103,311

Source: WI Realtors Association, Waushara County

Table 5.9 displays the number of home sales and the median sale price for housing transactions in Waushara County from year 1999 to 2007. Since year 1999, the median price of home sales in Waushara County has increased by almost 33%.

In the Village of Plainfield, affordable housing opportunities are often provided through the sale of older housing units located throughout the Village. According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter's monthly costs do not exceed 30% of their total gross monthly income. Among households

that own their homes, 14.7% exceeded the "affordable" threshold in year 2000. In year 2000, the median percentage of household income spent on owner occupied units with a mortgage was 21.9% and 19.2% for renter occupied units. These figures are below the 30% threshold established by HUD, indicating that housing is affordable for the majority of Village residents, regardless of whether they own or rent their homes.

Table 5.10: Home Costs Compared to Income

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Less than 15%	42.9%	Less than 15%	28.8%
15% to 19.9%	17.6%	15% to 19.9%	17.3%
20% to 24.9%	11.9%	20% to 24.9%	7.7%
25% to 29.9%	12.9%	25% to 29.9%	10.6%
30% to 34.9%	3.3%	30% to 34.9%	4.8%
35% or more	11.4%	35% or more	17.3%
Not computed	0.0%	Not computed	13.5%
Median (1990) with mortgage	20.4%	Median (1990)	24.8%
Median (2000) with mortgage	21.9%	Median (2000)	19.2%

Source: US Census, Village of Plainfield

5.3 TRANSPORTATION

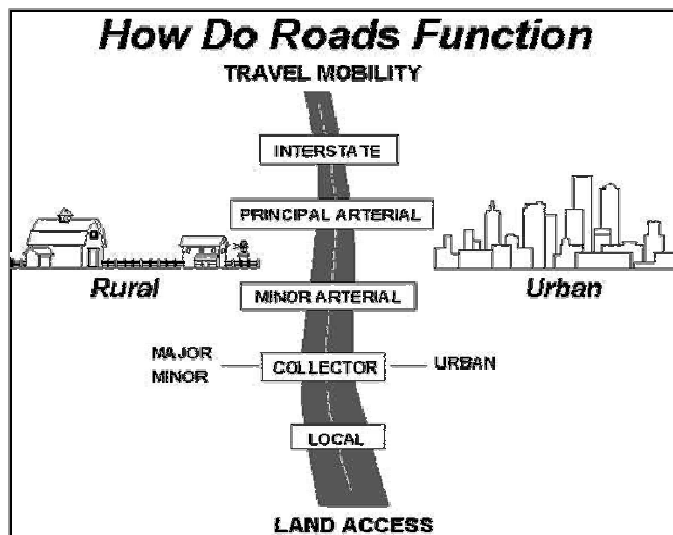
This element provides a baseline assessment of the Village of Plainfield transportation facilities and contains information required under SS66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, rail road service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Village of Plainfield.

5.3.1 Existing Transportation Facilities

Highways & the Local Street Network

There are approximately 89 miles of roadway within the Plan Area (23.8 miles within municipal boundaries). All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System." Functional classification is the process by which the nation's network of streets and highways are ranked according to the type of service they provide. It determines how travel is "channeled" within the roadway network by defining the part that any road or street should play in serving the flow of trips through a roadway network. In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic. (Refer to the Village of Plainfield Transportation Facilities Map)

Figure 5.4: Functional Classifications



- **Arterials** – accommodate interstate and interregional trips with severe limitation on land access. Arterials are designed for high-speed traffic.
- **Collectors** – serve the dual function of providing for both traffic mobility and limited land access. The primary function is to collect traffic from local streets and convey it to arterial roadways. Collectors are designed for moderate speed traffic.
- **Local Roads** – provide direct access to residential, commercial, and industrial development. Local roads are designed for low speed traffic.

Commuting Patterns

Table 5.11 shows commuting choices for resident workers over age 16. Approximately 90% of local workers use automobiles to commute to work, and 17.3% report carpooling. 3.7% of residents worked at home and did not commute to work. The average commute time for Village residents is 19.2 minutes, which is slightly lower than the overall average for the State of Wisconsin, 21 min. The lower commuting times are due to the lack of congestion on local roads and the high percentage of residents who work within Waushara County, see Table 5.12.

Table 5.11: Commuting Methods

Commuting to Work	Number	Percent
Car, Truck, Van (alone)	273	72.8%
Car, Truck, Van (carpooled)	65	17.3%
Public Transportation (including taxi)	0	0.0%
Walked	17	4.5%
Other Means	6	1.6%
Worked at Home	14	3.7%
Mean Travel Time to Work (minutes)	19.2	X
Total (Workers 16 Years or Over)	375	100.0%

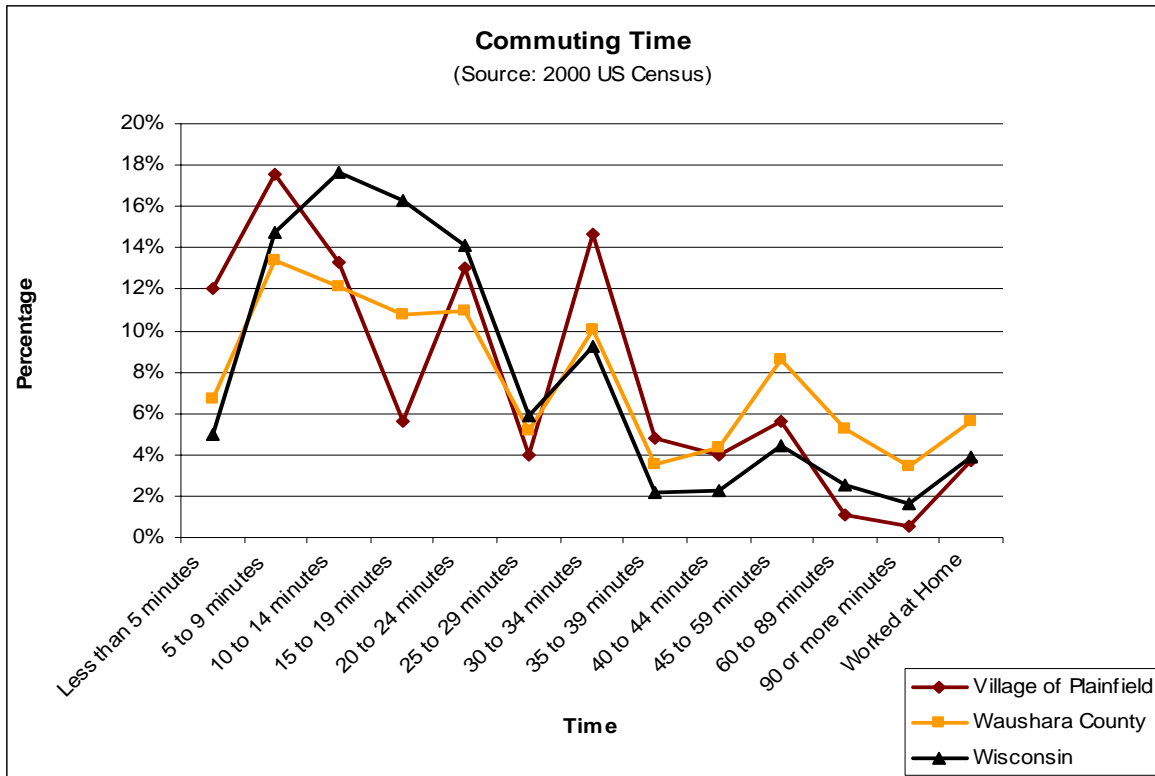
Source: US Census, Village of Plainfield

Table 5.12: Residents Place of Work

Place of Work, Working Residents 16 Years or Older	Village of Plainfield Workers	Waushara County Workers
Within Waushara County	69.8%	67.8%
Within the Village	21.8%	---
Outside the Village	48.0%	---
Outside of County, Within State	30.2%	31.7%
Outside of State	0.0%	0.6%

Source: US Census 2000

Figure 5.5: Commuting Time



Traffic Counts

Annual Average Daily Traffic (AADT) counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. The AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. Table 5.13 displays ADT along STH & CTH in the Village of Plainfield for 1998 and 2005. *(Refer to the Village of Plainfield Transportation Facilities Map)*

Table 5.13: AADT Traffic Counts

Location	At	1998 ADT	2005 ADT	Percent Change
CTH BB	just south of Alp Avenue	780	860	10.3%
STH 73	just north of Aniwa Road	3,000	2,500	-16.7%
STH 73	near Valley Circle Road	6,400	5,400	-15.6%
STH 73	just west of I-39	4,100	3,800	-7.3%
I-39	north of STH 73 junction	16,200	16,500	1.9%
I-39	south of STH 73 junction	15,200	15,600	2.6%

Source: WIDOT Highway Traffic Volume Data, Village of Plainfield

It is estimated that a single-family home generates 9.5 trips per day. A trip is defined as a one-way journey from a production end (origin) to an attraction end (destination). On a local road, one new home may not make much difference, but 10 new homes on a road can have quite an impact on safety and mobility.

Table 5.14: Trip Generation Estimates

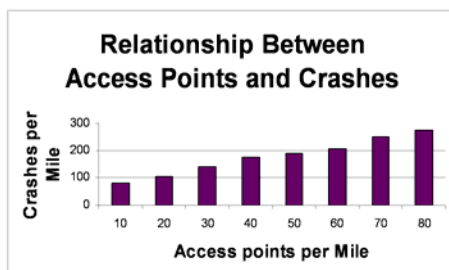
Land Use	Base Unit	Rates		
		AM Peak	ADT	ADT Range
Residential				
Single Family Home	per dwelling unit	0.75	9.55	4.31-21.85
Apartment Building	per dwelling unit	0.41	6.63	2.00-11.81
Condo/Town Home	per dwelling unit	0.44	10.71	1.83-11.79
Retirement Community	per dwelling unit	0.29	5.86	
Mobile Home Park	per dwelling unit	0.43	4.81	2.29-10.42
Recreational Home	per dwelling unit	0.3	3.16	3.00-3.24
Retail				
Shopping Center	per 1,000 GLA	1.03	42.92	12.5-270.8
Discount Club	per 1,000 GFA	65	41.8	25.4-78.02
Restaurant				
(High-turnover)	per 1,000 GFA	9.27	130.34	73.5-246.0
Convenience Mart w/ Gas Pumps	per 1,000 GFA		845.6	578.52-1084.72
Convenience Market (24-hour)	per 1,000 GFA	65.3	737.99	330.0-1438.0
Specialty Retail	per 1,000 GFA	6.41	40.67	21.3-50.9
Office				
Business Park	per employee	0.45	4.04	3.25-8.19
General Office Bldg	per employee	0.48	3.32	1.59-7.28
R & D Center	per employee	0.43	2.77	.96-10.63
Medical-Dental	per 1,000 GFA	3.6	36.13	23.16-50.51
Industrial				
Industrial Park	per employee	0.43	3.34	1.24-8.8
Manufacturing	per employee	0.39	2.1	.60-6.66
Warehousing	1,000 GFA	0.55	3.89	1.47-15.71
Other				
Service Station	per pump	12.8	168.56	73.0-306.0
City Park	per acre	1.59	NA	NA
County Park	per acre	0.52	2.28	17-53.4
State Park	per acre	0.02	0.61	.10-2.94
Movie Theatre	per movie screen	89.48	529.47	143.5-171.5
w/Matinee	Saturday	(PM Peak)		
Day Care Center	per 1,000 GFA	13.5	79.26	57.17-126.07

Source: Institute of Transportation Engineers (ITE). Trip Generation.

Access Management & Safety

Studies show a strong correlation between: 1) an increase in crashes, 2) an increase in the number of access points per mile, and 3) the volume of traffic at each access point. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

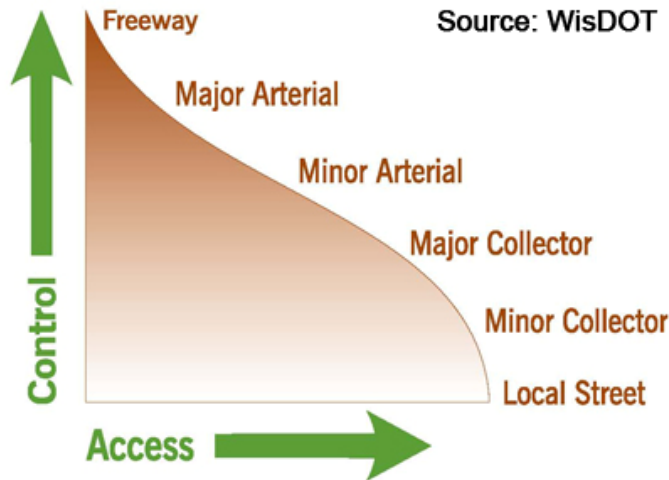
Figure 5.6: Relationship Between Access Points And Crashes



The authority of granting access rights to roadways is ordinarily assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Through implementation of its adopted *Access Management System Plan*, the WisDOT plans for and controls the number and location of driveways and streets intersecting state highways. In general, arterials

should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land.

Figure 5.7: Relationship between Access and Functional Classification



The WisDOT State Access Management Plan divides the state highway system into one of five “Tiers,” each with its own level of access control. Within the Plan Area, I-39 is a Tier 1 and STH 73 is a Tier 3 (small portion within the Village limits is a Tier 4).

Figure 5.8: WisDOT Guidelines for Access along State Highways

Goal for access and traffic movement	Type of new access allowed
Tier 1 maximizes Interstate/Statewide traffic movement	<ul style="list-style-type: none"> • Interchanges • Locked/gated driveways for emergency vehicles • On an interim basis – isolated field entrances
Tier 2A maximizes Interregional traffic movement	<ul style="list-style-type: none"> • At-grade public road intersections, with some interchanges possible at higher volume routes • Locked/gated driveways for emergency vehicles • On an interim basis – isolated field entrances
Tier 2B maximizes Interregional traffic movement	<ul style="list-style-type: none"> • At-grade public road intersections • Lower volume residential, commercial, and field
Tier 3 maximizes Regional/Intra-urban traffic movement	<ul style="list-style-type: none"> • At-grade public road intersections • Higher volume residential, commercial, and field
Tier 4 balances traffic movement and property access	<ul style="list-style-type: none"> • All types, provided they meet safety standards

5.3.2 Additional Modes of Transportation

Transit Service

Currently no bus service exists within the Village of Plainfield. Greyhound Lines makes stops in Stevens Point (approximately 25 miles from Plainfield) and Waupaca (approximately 40 miles away), should residents wish to make a long haul trip by bus.

Transportation Facilities for the Elderly or Disabled

Waushara Connections provides transportation for elderly and disabled citizens of Waushara County. This service is available to County residents for medical appointments and personal errand trips to and from Wautoma (some trips available to Stevens Point). There is no co-pay for medical appointments, but all non-medical trips there is a \$0.25 per mile co-pay. The minibus is available to Plainfield residents every Monday; however the service is dependent on volunteer drivers so reservations are required with a 72-hour notice. To learn more, call 920-787-0403.

Pedestrian & Bicycle Transportation

Walkers and bikers currently use the Village's existing trails, roadways, and sidewalks, although sidewalks are not available in some portions of the Village. The WisDOT maintains a map of bicycling condition based on traffic and roadway data for every county in the state (last updated in 2004). Figure 5.9 displays the portion of the map for the Plan Area. Green routes indicate roadways considered to be in the best condition for biking and the red routes resemble roads that prohibit biking. For more information go to <http://www.dot.wisconsin.gov/travel/bike-foot/countymaps.htm>.

Figure 5.9: Bicycling Conditions

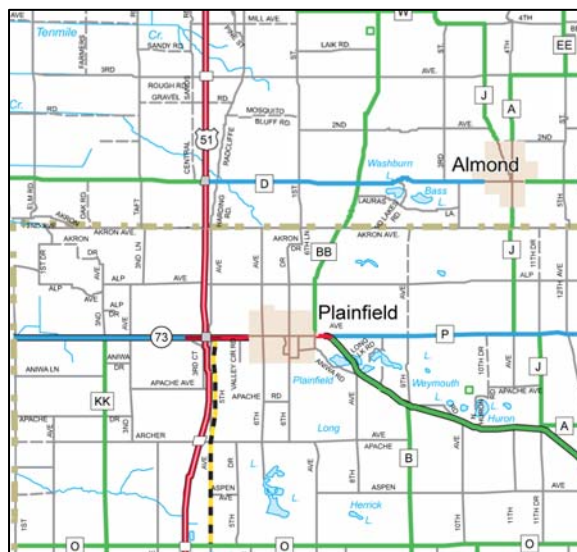
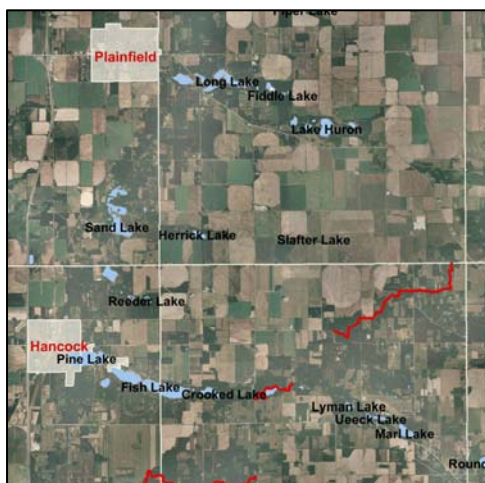


Figure 5.10: Ice Age Trail



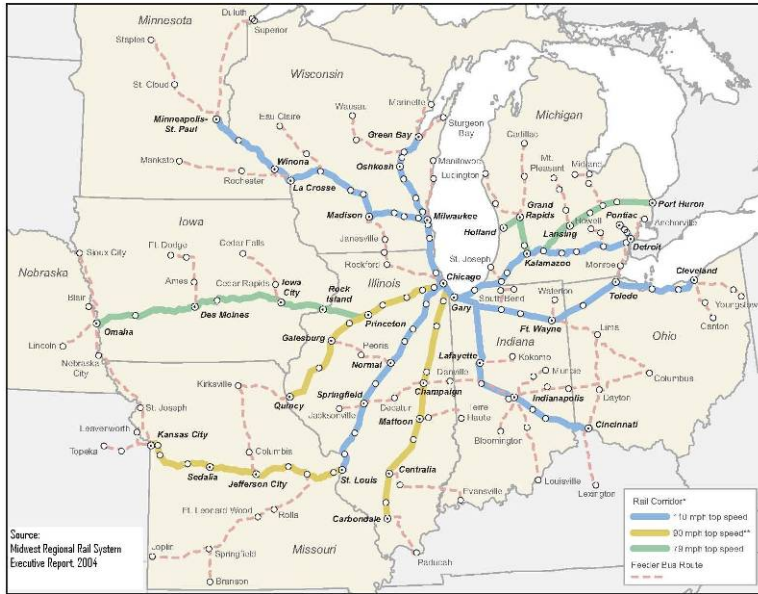
Ice Age Trail is a National Scenic Trail located entirely in Wisconsin and is made up of more than 600 miles of trail within 30 counties. Using roadways and other temporary routes the trail stretches over 1,000 miles, following the edges of the last continental glacier in Wisconsin. It is primarily an off-road hiking and backpacking trail that provides opportunities to view wildlife, sightsee, and, in some portions, cross-country ski and snowshoe. Figure 5.10 shows the segments near the Village of Plainfield.

The Wisconsin Bicycle Facility Design Handbook, available online, provides information to assist local jurisdictions in implementing bicycle-related improvements. It provides information that can help to determine if paved shoulders are necessary. In addition, the WisDOT has developed the Bicycle Transportation Plan 2020 and the Pedestrian Plan 2020. These plans are intended to help both communities and individuals in developing bicycle and pedestrian friendly facilities.

Rail Road Service

Wisconsin's rail facilities are comprised of four major (Class 1) railroads, three regional railroads, and four local railroads. Freight railroads provide key transportation services to manufacturers and other industrial firms. Over the last ten years, the amount of Wisconsin track-miles owned by railroads has declined, due in large part to the consolidation of railroad operators and the subsequent elimination of duplicate routes. A recent commodity forecast predicts growth in state freight rail tonnage of 51% by the year 2020. The nearest freight rail line runs through the Village of Plover (approximately 20 miles from Plainfield) on the Canadian National rail line, but does not pass through the Village of Plainfield.

Figure 5.11: Proposed Midwest Regional Rail System



Amtrak operates two passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops; and the Hiawatha Service that carries about 470,000 people each year on seven daily round-trips in the Chicago-Milwaukee corridor. The WisDOT has been studying ways in which passenger rail could be expanded. WisDOT, along with Amtrak and eight other state DOTs, is currently evaluating the Midwest Regional Rail System (MWRRS), a proposed 3,000-mile Chicago based passenger rail network. The MWRRS would provide frequent

train trips between Chicago, Milwaukee, Madison, La Crosse, Eau Claire, St. Paul, Milwaukee, and Green Bay. Modern trains operating at peak speeds of up to 110-mph could produce travel times competitive with driving or flying (Source: WisDOT Rail Issues and Opportunities Report).

Aviation Service

As of January 2000, the State Airport System is comprised of 95 publicly owned, public use airports and five privately owned, public use airports. In its *State Airport System Plan 2020*, the WisDOT does not forecast any additional airports will be constructed by year 2020. The Federal Aviation Administration (FAA) classifies airports into four categories: 1) Air Carrier/Cargo, 2) Transport/Corporate, 3) General Utility, 4) Basic Utility.

Stevens Point Municipal Airport, approximately 25 miles from Plainfield, is the nearest public airport. The airport has two runways, 3,642 and 6,028 feet in length, that averaged approximately 100 aircraft operations per day during the year 2005. WisDOT does not anticipate Stevens Point Municipal will change in classification from Transport/Corporate by year 2020. In the WisDOT 5-Year Airport Improvement Program Stevens Point Municipal plans to sealcoat the runways, develop a hangar area and reconstruct the hanger area pavement, replace the MALSR, refurbish the terminal building, and construct a SRE building between 2009 and 2012.

Central Wisconsin Airport, located in the Village of Mosinee, is the nearest air carrier/cargo airport with scheduled commercial air passenger service on a year-round basis. The airport has two concrete-paved runways, measuring 7,645 and 6,500 feet long. In 2006, the airport handled about 80 aircraft operations per day. In the WisDOT 5-Year Airport Improvement Program, Central Wisconsin Airport plans to relocate the parallel taxiway, relocate hangars, reconstruct the outbound baggage terminal, reconstruct T-Hangar Taxiways, construct Taxiway F, and construct a new terminal building and entrance road between 2009 and 2012.

Trucking

Freight is trucked through the Plan Area using US-39 and WI-73.

Water Transportation

The Village of Plainfield does not have its own access to water transportation. The Port of Milwaukee, approximately 150 miles from Plainfield, provides Great Lakes access, while Port of du Chien, approximately 190 miles away, provides Mississippi River access.

5.3.3 Maintenance & Improvements

The responsibility for maintaining and improving roads should ordinarily be assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility.

The WisDOT has developed the *State Highway Plan 2020*, a 21-year strategic plan which considers the highways system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years (*Six Year Improvement Plan*) to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin.

The WisDOT *Six Year Improvement Plan* for Waushara County lists one project located in the Plan Area. Between 2010 AND 2013, WisDOT will mill and overlay the existing pavement from Wautoma to Plainfield.

Pavement Surface Evaluation & Rating

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Village in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the Village are evaluated and rated in terms of their surface condition, drainage, and road crown. Paved roads are rated from 1 to 10 (10 being the best), and gravel roads are rated from 1 to 5 (5 being the best).

5.3.4 State & Regional Transportation Plans

Figure 5.12: Transportation Plans & Resources

A number of resources were consulted while completing this comprehensive plan. Most of these resources were WisDOT plans resulting from Translink 21, Wisconsin's multi-modal plan for the 21st Century. Currently the WisDOT is in the process of replacing Translink 21 with a new plan called Connections 2030. Similar to Translink 21, Connections 2030 will address all forms of transportation. However, unlike Translink 21, Connections 2030 will be a policy-based plan instead of a needs based plan. The policies will be tied to "tiers" of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase or decrease.

- WisDOT Rail Issues and Opportunities Report, 2004
- WisDOT 5-Year Airport Improvement Program, 2007-2011
- WisDOT Translink 21
- WisDOT State Highway Plan 2020
- WisDOT 6-Year Highway Improvement Plan
- WisDOT State Transit Plan 2020
- WisDOT Access Management Plan 2020
- WisDOT State Airport System Plan 2020
- WisDOT State Rail Plan 2020
- WisDOT Bicycle Transportation Plan 2020
- WisDOT Pedestrian Plan 2020

5.4 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element provides a baseline assessment of the Village of Plainfield agricultural, natural, & cultural resources and contains information required under SS66.1001. Information includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, & cultural resources in the Village of Plainfield.

5.4.1 Agricultural Resource Inventory

The following section details some of the important agricultural resources in the Plan Area and Waushara County. The information comes from a variety of resources including the U.S. Census, U.S. Census of Agriculture, and the Waushara County Land & Water Conservation Department. Several other relevant plans exist and should be consulted for additional information:

- Waushara County Land and Water Resource Management Plan
- Waushara County Farmland Preservation Plan
- Waushara County Soil Erosion Control Plan
- Waushara County Manure Storage Ordinance
- Soil Survey of Waushara County

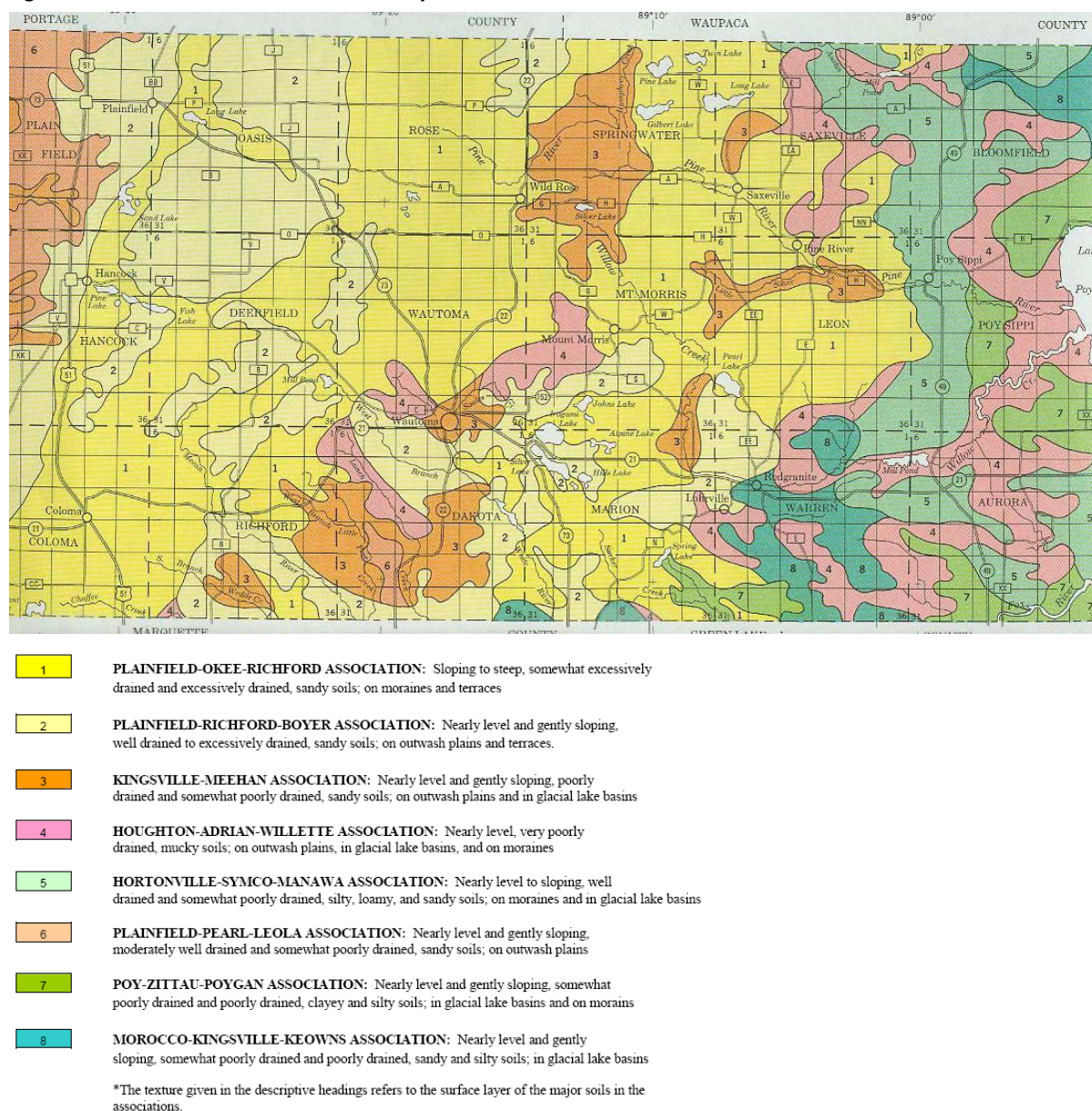
Geography and Topography

Waushara County has a diverse landscape, ranging from broad, flat outwash plains and lake basins to rough, broken glacial moraines and areas of pitted outwash. The northwest corner of Waushara County's landscape (including Plainfield) was formed from what was once Glacial Lake Wisconsin. Soils are primarily sandy lake deposits, some with silt-loam loess caps. Sandstone buttes, formed by rapid drainage of the glacial lake or by wave action when they existed as islands in the lake, are distinctive features of this region. (*Source: Waushara County Land and Water Resource Management Plan*)

Productive Agricultural Areas

The Village of Plainfield Prime Soils Map depicts the location of prime farmland. The "prime farmland" designation indicates Class I or II soils. These class designations refer to the quality of soils for growing crops and are based on Natural Resource Conservation Service (NRCS) classifications. Class I soils are the best soils in Waushara County for growing all crops. Class II soils are also very good agricultural soils; however, they may be prone to wetness and are therefore less desirable than Class I soils. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The "prime farmland" designation simply indicates that these soils are good for productive farming. Figure 5.13 displays the General Soil Types for Waushara County.

Figure 5.13: General Soils of Waushara County



Farming Trends

Most farming data is not collected at the township or municipal level. However, assumptions can be made based on data collected at the County level. Table 5.15 and Figure 5.14 provide information on the number and size of farms in Waushara County from 1987 to 2002. Between 1987 and 2002 the number of farms in Waushara County only slightly increased (1.7%), while the total farmland actually increased by 8.5%. The Agricultural Census defines a farm as any place from which \$1,000 or more of agricultural products were produced, and sold, during a year. Today many “farms” or “farmettes” qualify under this definition but few are actually the traditional farms that people think of, 80 plus acres with cattle or dairy cows. These farmettes are typically less than 40 acres, serve niche markets, and produce modest agricultural goods or revenue. Figure 5.14 illustrates how the number of smaller farms - especially those with 10-49 acres - has risen since 1987. As of 2002, almost a quarter of Waushara County farms were between 10 and 49 acres in size.

Table 5.15: Farms and Land in Farms 1987-2002

Farms and Land in Farms	Waushara County 1987	Waushara County 1992	Waushara County 1997	Waushara County 2002	Percent Change 1987-2002
Number of Farms	705	628	634	717	1.7%
Land in Farms (acres)	177,486	167,191	174,524	192,576	8.5%
Average Size of Farms (acres)	252	266	275	269	6.7%
Market Value of Land and Buildings					
Average per Farm	\$228,145	\$293,903	\$382,855	\$725,229	217.9%
Average per Acre	\$927	\$1,071	\$1,308	\$2,589	179.3%

Source: US Census of Agriculture, Waushara County

The number of farms with 100-999 acres has decreased, while the number of very large farms (1,000 acres or more) has risen slightly. This is likely due to farm consolidation, which occurs when older traditional farms continually expand in order to stay afloat in the agricultural economy. Regardless of size, all farms are important to the local agricultural economy.

Figure 5.14: Farm Size 1987-2002, Waushara County

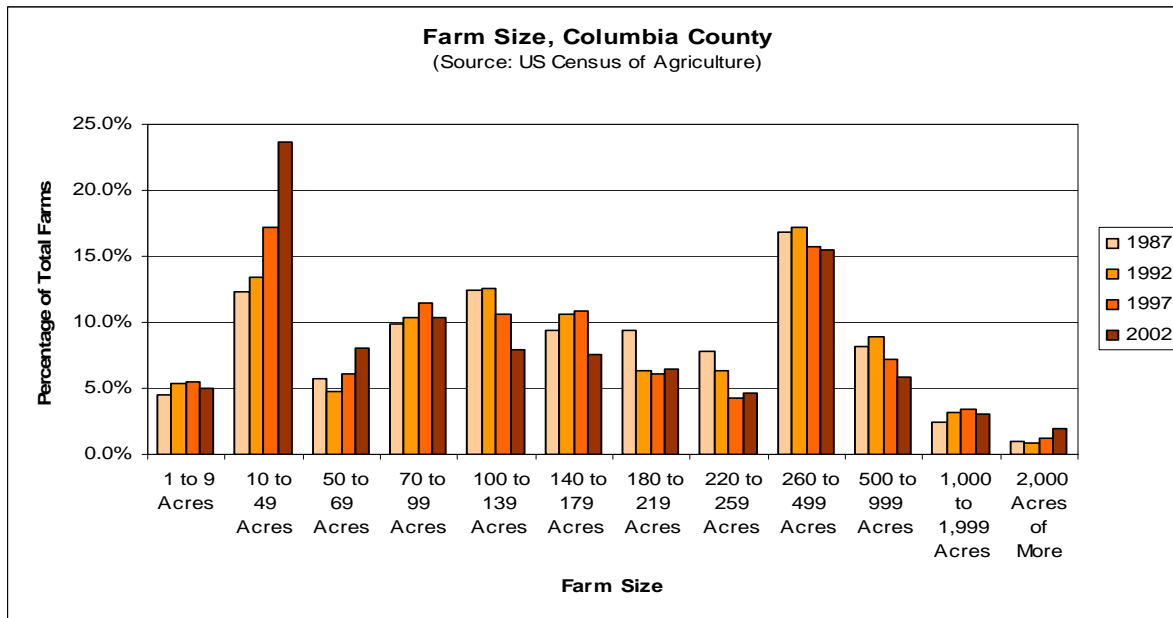


Table 5.16 displays the number of farms by NAICS (North American Industrial Classification System) for Waushara County and Wisconsin, as reported for the 2002 Census of Agriculture. The largest percentage of farms in Waushara County is in the “Oilseed and grain” category. The percentage of farms by category is fairly consistent with the percentages for the State, with the exception of the “Oilseed and grain”, “Vegetable and melon”, and “Greenhouse, nursery, and floriculture”, “Sugarcane, hay, and all other”, “Beef cattle ranching”, and “Dairy cattle and milk production” categories.

Table 5.16: Number of Farms by NAICS

Types of Farms by NAICS	Waushara County		Wisconsin	
	Number of Farms 2002	Percentage of Farms 2002	Number of Farms 2002	Percentage of Farms 2002
Oilseed and grain (1111)	161	22.5%	12,542	16.3%
Vegetable and melon (1112)	46	6.4%	1,317	1.7%
Fruit and tree nut (1113)	11	1.5%	1,027	1.3%
Greenhouse, nursery, and floriculture (1114)	86	12.0%	2,284	3.0%
Tobacco (11191)	0	0.0%	188	0.2%
Cotton (11192)	0	0.0%	0	0.0%
Sugarcane, hay, and all other (11193, 11194, 11199)	158	22.0%	20,943	27.2%
Beef cattle ranching (11211)	50	7.0%	9,852	12.8%
Cattle feedlots (11212)	16	2.2%	3,749	4.9%
Dairy cattle and milk production (11212)	84	11.7%	16,096	20.9%
Hog and pig (1122)	5	0.7%	759	1.0%
Poultry and egg production (1123)	10	1.4%	910	1.2%
Sheep and goat (1124)	14	2.0%	1,117	1.4%
Animal aquaculture and other animal (1125, 1129)	76	10.6%	6,347	8.2%
Total	717	100.0%	77,131	100.0%

Source: US Census of Agriculture

5.4.2 Natural Resource Inventory

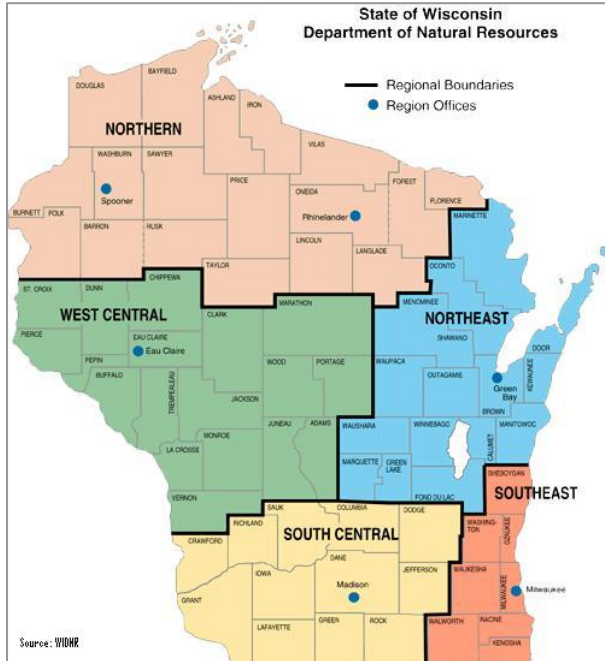
The following section details some of the important natural resources in the Plan Area and Waushara County. The information comes from a variety of resources including the Wisconsin Department of Natural Resources and the Waushara County Land & Water Conservation Department. Information on local and regional parks is explored in the Utilities and Community Facilities Element. Several other relevant plans exist and should be consulted for additional information:

- Waushara County Land and Water Resource Management Plan
- Waushara County Soil Erosion Control Plan
- Soil Survey of Waushara County
- Waushara County Floodplain, Shoreland, & General Zoning Codes
- The State of the Central Wisconsin River Basin Report, 2002
- Wisconsin Statewide Comprehensive Outdoor Recreation Plan, 2005-2010
- Wisconsin DNR Legacy Report, 2002

The Waushara County Land and Water Resource Management Plan identified four goals to protect Waushara County's natural resources, as listed below:

- 1) Reduce soil erosion and continue to protect natural resources
- 2) Protect and enhance in-stream, riparian, wetland and upland habitat
- 3) Protect surface waters from construction site erosion control & non-metallic mining
- 4) Implement the animal waste prohibitions

Figure 5.15: WIDNR Regions



Waushara County is located within the Northeast Region of the WIDNR. The Regional Office is located in Green Bay, with the nearest Service Center locations in City of Wautoma, and the nearest Field Station in the Village of Wild Rose.

In an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years. In 2002, after a three-year period of public input, the WIDNR completed the Legacy Report. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies nine criteria that were used in order to identifying the types or characteristics of

places critical to meeting Wisconsin's conservation and outdoor recreation needs. The nine criteria were:

1. **Protect the Pearls** (protect the last remaining high quality and unique natural areas).
2. **Protect Functioning Ecosystems in Each Part of the State** (protect representative, functional natural landscapes that help keep common species common).
3. **Maintain Accessibility and Usability of Public Lands** (protect land close to where people live and establish buffers that ensure these lands remain useable and enjoyable).
4. **Think Big** (protect large blocks of land).
5. **Ensure Abundant Recreation Opportunities** (provide a wide range of outdoor recreation opportunities).
6. **Connect the Dots** (link public and private conservation lands through a network of corridors).
7. **Protect Water Resources** (protect undeveloped or lightly developed shorelands, protect water quality and quantity, and protect wetlands).
8. **Promote Partnerships** (leverage state money and effort through partnerships with other agencies and organizations).
9. **Diversify Protection Strategies** (where feasible, utilize options other than outright purchase to accomplish conservation and recreation goals).

The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. The Legacy Places are organized in the report by 16 ecological landscapes, shown in Figure 5.16 (ecological landscapes are based on soil, topography, vegetation, and other attributes). The majority of Waushara County is located within the Central Sand Hills. The northeastern portion lies in the Southeast Glacial Plains and the northwest corner of the County (including the Village of Plainfield) is located in the Central Sand Plains landscape.

Figure 5.16: WIDNR Ecological Landscapes

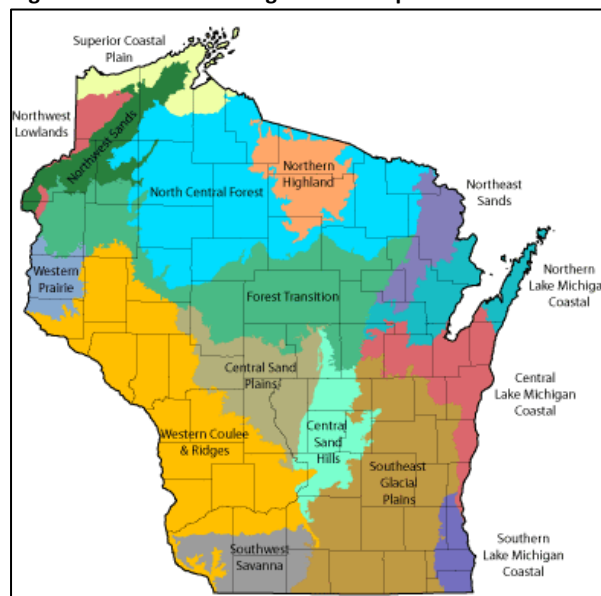
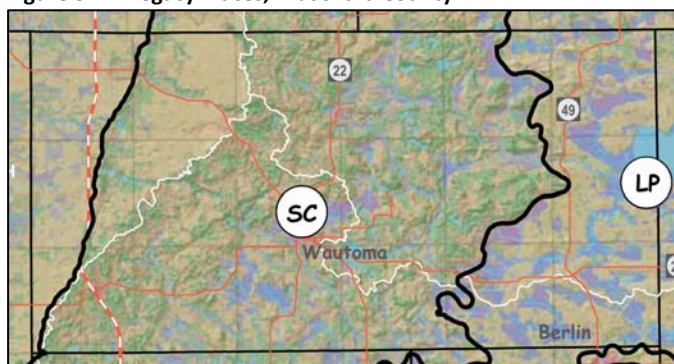


Figure 5.17: Legacy Places, Waushara County



The eight Legacy Places identified in (or partly within) Waushara County are:

- Lakes of the Winnebago Pool (LP)
- Sand Country Trout Streams (SC)

The Sand Country Trout Streams is closest to the Village of Plainfield. Refer to the report for specific information. (Source: WIDNR Legacy Report)

Groundwater

Groundwater is the only source of drinking water in the Plan Area. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to the WIDNR Susceptibility to Groundwater Contamination Map (not pictured), the Plan Area generally ranks high for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, Water Table Depth.

Groundwater can be contaminated through both point and non-point source pollution (NPS). The Environmental Protection Agency defines NPS as:

“Pollution which occurs when rainfall, snowmelt, or irrigation runs over land or through the ground, picks up pollutants, and deposits them into rivers, lakes, and coastal waters or introduces them into ground water.” And point source pollution as: “Sources of pollution

that can be traced back to a single point, such as a municipal or industrial wastewater treatment plant discharge pipe.”

According to the EPA, NPS pollution remains the Nation’s largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

- An area within 250ft of a private well or 1000ft of a municipal well
- An area within the Shoreland Zone (300ft from streams, 1000ft from rivers and lakes)
- An area within a delineated wetland or floodplain
- An area where the soil depth to groundwater or bedrock is less than 2 feet

Stream Corridors

Figure 5.18: WIDNR River Basins & Water Management Units



Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains (Figure 5.18). The majority of the County is located within the Lake Michigan Basin, with a small portion in the northwest region (and the Village of Plainfield) in the Mississippi Basin.

The three basins are further subdivided into 24 Water Management Units (Figure 5.16). The portion of the County in the Lake Michigan Basin is either in the Wolf River and the Upper Fox WMU, while the Mississippi River Basin portion (and the Village of Plainfield) is located within the Upper Wisconsin WMU.

In 2002, the WIDNR released the State of the Central Wisconsin River Basin Report. The goal of the report is to inform basin residents and decision-makers about the status of their resource base so that they can make informed, thoughtful decisions that will protect and improve the future state of the Upper Wisconsin River Basin.

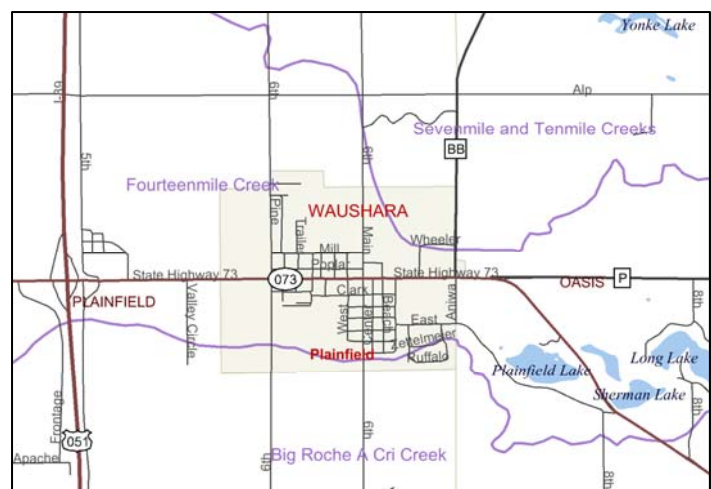
The report lists the following priority issues for the Basin (in no particular order):

- Monitor and comprehensively study the Wisconsin River and its tributaries for water quality
- Department staff should oppose construction of dams and encourage removal of existing dams on basin streams
- Continue to monitor groundwater and surface water consumptive uses and their impacts on surface aquatic life and groundwater to protect water dependent natural resources
- Evaluate impacts to water quality from the Nonmetallic Mining through permit monitoring in Central Wisconsin

- Watershed staff should continue monitoring surface water to support the 303(b) report and identify impaired water bodies for the 303(d) list
- Continue trout habitat improvements and maintenance on state owned and easement properties
- Continue to protect sensitive or critical shoreland habitats through easements or acquisition
- Continue to monitor and address contaminants of concern basin-wide in surface water, sediment, groundwater, fish, and other water depended resources
- The Drinking and Groundwater staff along with Watershed staff and our partners should continue to collect information, water samples, etc. to document the non-point contamination of Central Sand and other aquifers in the basin
- Watershed staff should continue efforts to reduce agricultural NPS inputs into waters of the state
- Basin staff should continue to work with stakeholders to identify and designate sensitive habitat areas
- Encourage municipal water systems to adopt comprehensive Well Head Protections Plans
- Encourage Best Management Practices in all agricultural areas designated as vulnerable to groundwater contamination
- Encourage NRCS to extend their funding program that offers financial assistance to farmers for abandonment of unused wells on agricultural properties
- Encourage municipal water systems to reduce water losses in their distribution systems and expand water conservation measures by their customers
- Basin staff shall continue to monitor aquatic and terrestrial exotics, document the distribution, and work with partners to prioritize control efforts to minimize the spread of exotic species on state lands and water within Central Wisconsin River Basin
- Basin staff should continue to identify and pursue the abandonment of noncomplying water supply wells that serve as conduits for contamination of groundwater
- Continue to work with local government departments, private sector businesses, and professional associations on educational programs and materials addressed to the general public/farmers concerning the protection of all waters of our basin

Figure 5.19: DNR River Basins and Watersheds

Each WMU is further subdivided into one or more of Wisconsin's 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed. The Central Wisconsin WMU consists of 29 watersheds. The Plan Area is within the Big Roche A Cri Creek, Fourteenmile Creek, and the Sevenmile and Tenmile Creeks Watersheds (Figure 5.19).



Surface Water

Surface water resources, consisting of lakes, rivers and streams together with associated floodplains, form an integral element of the natural resource base of the Plan Area. Surface water resources influence the physical development of an area, provide recreational opportunities, and

enhance the aesthetic quality of the area. Lakes, rivers and streams constitute focal points of water related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in context of the total landscape, greatly enhance the aesthetic quality of the environment. Rivers and streams are susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads that result from malfunctioning and improperly located onsite sewage disposal systems; urban runoff; runoff from construction sites; and careless agricultural practices. The water quality of streams and ground water may also be adversely affected by the excessive development of river areas combined with the filling of peripheral wetlands (which if left in a natural state serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth).

Perennial streams are defined as watercourses that maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. There are no perennial streams that run through the Village of Plainfield. There are no lakes within the village limits, but there are three lakes within the Plan Area: Plainfield Lake, Sherman Lake, and Long Lake.

Outstanding & Exceptional Waters

Wisconsin has classified many of the State's highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). Waters designated as ORW or ERW are surface waters that provide outstanding recreational opportunities, support valuable fisheries, have unique hydrologic or geologic features, have unique environmental settings, and are not significantly impacted by human activities. The primary difference between the two is that ORW's typically do not have any direct point sources (e.g., industrial or municipal sewage treatment plant, etc.) discharging pollutants directly to the water. An ORW or ERW designation does not include water quality criteria like a use designation. Instead, it is a label that identifies waters the State has identified that warrant additional protection from the effects of pollution. These designations are intended to meet federal Clean Water Act obligations requiring Wisconsin to adopt an "antidegradation" policy that is designed to prevent any lowering of water quality.

Waushara County has twenty-four ERW's and six ORW's, but there are no ORWs or ERWs within the Village of Plainfield Plan Area. (Source: WIDNR, Waushara County Land & Water Management Plan)

Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs). States are required to submit a list of impaired waters to EPA for approval every two years. These waters are listed within Wisconsin's 303(d) Waterbody Program and are managed by the WDNR's Bureau of Watershed Management. There are four bodies of water within Waushara County on the 303(d) list:

Impacts from Nutrients, Turbidity, and Sediments

- Silver Lake (Big)

Atmospheric Deposition of Mercury from Regional Sources

- Big Hills Lake
- Kusel Lake
- Carpenter Creek

There are no impaired waters in the Plan Area. (Source: WIDNR)

Floodplains

Floods are the nations and Wisconsin's most common natural disaster and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and filtration of sediments into area surface waters, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

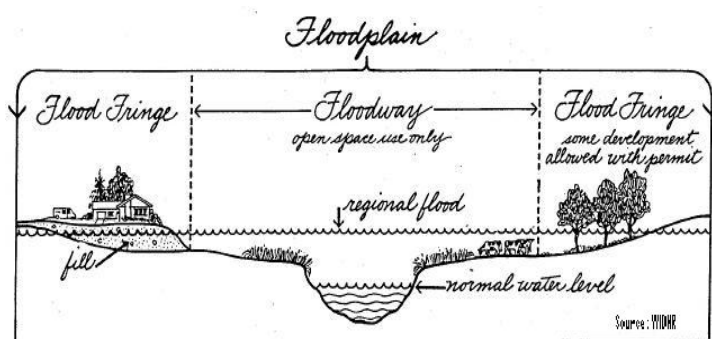
Direct Costs:

- Rescue and Relief Efforts
- Clean-up Operations
- Rebuilding Public Utilities & Facilities
- Rebuilding Uninsured Homes and Businesses
- Temporary Housing Costs for Flood Victims

Indirect Costs

- Business Interruptions (lost wages, sales, production)
- Construction & Operation of Flood Control Structures
- Cost of Loans for Reconstructing Damaged Facilities
- Declining Tax Base in Flood Blight Areas
- Subsidies for Flood Insurance

Figure 5.20: Diagram of a Floodplain



The Development Limitations Map displays the floodplain areas in the Plan Area. The Federal Emergency Management Agency (FEMA) designates floodplain areas. A flood is defined as a general and temporary condition of partial or complete inundation of normally dry land areas. The area inundated during a flood event is called the floodplain. The floodplain includes the floodway, the

floodfringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The floodfringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE). (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore, they constitute prime locations necessary for

park, recreation, and open space areas. Every effort should be made to discourage incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses.

Floodplain zoning applies to counties, cities and villages. Section 87.30, Wis. Stats., requires that each county, city and village shall zone, by ordinance, all lands subject to flooding. Chapter NR 116, Wis. Admin. Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to regulate all floodplains where serious flood damage may occur within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. Refer to the Village of Plainfield Floodplain Ordinance. (*Source: WIDNR Floodplain & Shoreland Zoning Guidebook*)

Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas. Wetlands accomplish important natural functions, including:

- Stabilization of lake levels and stream flows,
- Entrapment and storage of plant nutrients in runoff (thus reducing the rate of nutrient enrichment of surface waters and associated weed and algae growth),
- Contribution to the atmospheric oxygen and water supplies,
- Reduction in stormwater runoff (by providing areas for floodwater impoundment and storage),
- Protection of shorelines from erosion,
- Entrapment of soil particles suspended in stormwater runoff (reducing stream sedimentation),
- Provision of groundwater recharge and discharge areas,
- Provision of habitat for a wide variety of plants and animals, and
- Provision of educational and recreational activities.

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 50% of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county); and because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI.

The 1988 DNR wetlands inventory map for Waushara County shows 58,725 acres of wetlands (14.7% of the land area). The Development Limitations Map displays the wetland areas in the Plan Area. These wetlands encompass an area of 153.4 acres (1.5%) of the 9,925-acre Plan Area as a whole.

Wetlands are not conducive to residential, commercial, or industrial development. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high water table. If ignored in land use planning and development, those limitations may result in flooding, wet

basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers. In addition, there are significant onsite preparation and maintenance costs associated with the development of wetland soils, particularly as related to roads, foundations, and public utilities.

Recognizing the important natural functions of wetlands, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling, and urbanization. The Wisconsin DNR and the US Army Corp of Engineers require mitigation when natural wetland sites are destroyed.

Threatened or Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. The NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the Wisconsin Endangered Species Law it is illegal to:

1. Take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
2. Process or sell any wild plant that is a listed species;
3. Cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner.

There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. "Scientific Take" Permit or an "Incidental Take" Permit).

Table 5.17 list those elements contained in the NHI inventory for the Plan Area. These elements represent "known" occurrence and additional rare species and their habitat may occur in other locations but are not recorded within the NHI database. For a full list of elements known to occur in Waushara County & Wisconsin visit the WIDNR's Endangered Resources Bureau.

- Endangered Species - one whose continued existence is in jeopardy and may become extinct.
- Threatened Species - one that is likely, within the foreseeable future, to become endangered.
- Special Concern Species - one about which some problem of abundance or distribution is suspected but not proven.

Table 5.17: Natural Heritage Inventory

Group	Scientific Name	Common Name	State Status	Date Listed
Plant	Carex sychnocephala	Many-headed Sedge	SC	2001
Bird	Chlidonias niger	Black Tern	SC/M	2003
Plant	Eleocharis quinqueflora	Few-flower Spikerush	SC	2000
Community	Emergent marsh	Emergent Marsh	NA	1979
Butterfly	Lycaeides melissa samuelis	Karner Blue	SC/FL	2006
Community	Pine barrens	Pine Barrens	NA	1978
Mammal	Sorex arcticus	Artic Shrew	SC/N	1974
Bird	Tympanuchus cupido	Greater Prairie-Chicken	THR	1979
Plant	Carex crawei	Crawe Sedge	SC	2001
Plant	Eleocharis compressa	Flat-stemmed Spike-rush	SC	2000
Community	Inland beach	Inland Beach	NA	2000
Plant	Minuartia dawsonensis	Rock Stitchwort	SC	1962
Plant	Oxytropis campestris var. chart	Fassett's Locoweed	END	2007
Frog	Rana catesbeiana	Bullfrog	SC/H	1997
Community	Southern dry forest	Southern Dry Forest	NA	1983

Source: WIDNR NHI, Village of Plainfield

The Federal Endangered Species Act (1973) also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands.

Forests & Woodlands

Under good management forests, or woodlands, can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the woodlands contribute to the maintenance of a diversity of plant and animal life in association with human life. Unfortunately, woodlands, which require a century or more to develop, can be destroyed through mismanagement in a comparatively short time. The destruction of woodlands, particularly on hillsides, can contribute to stormwater runoff, the siltation of lakes and streams, and the destruction of wildlife habitat. Woodlands can and should be maintained for their total values; for scenery, wildlife habitat, open space, education, recreation, and air and water quality protection.

The Existing Land Use Map displays those lands that are wooded in the Plan Area. Approximately 86.2 acres (7.4%) of the Village of Plainfield are forested (Existing Land Use Map). According to the Waushara County Land and Water Resource Management Plan, approximately 128,000 acres (47.4%) of Waushara County is forested. The County is made up of 38% of oak/hickory, 23% of pine, 14% of basswood/maple, 14% of elm/ash/red maple, 8% of aspen/birch, and 3% of spruce/fir.

Environmentally Sensitive Areas & Wildlife Habitat

Taken together, surface waters, wetlands, floodplains, woodlands, steep slopes, and parks represent environmentally sensitive areas that deserve special consideration in local planning. Individually all of these resources are important areas, or “rooms,” of natural resource activity. They become even more functional when they can be linked together by environmental corridors, or “hallways.” Wildlife, plants, and water all depend on the ability to move freely within the environment from

room to room. Future planning should maintain and promote contiguous environmental corridors in order to maintain the quantity and quality of the natural ecosystem.



The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. Wisconsin's **590** State Natural Areas are valuable for research and educational use, the preservation of genetic and biological diversity, and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals. In fact, more than 90% of the plants and 75% of the animals on Wisconsin's list of endangered and threatened species are protected on SNAs. Site protection is accomplished by several means, including land acquisition from willing sellers, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the natural area system by formal agreements between the DNR and the landowner. The SNA Program owes much of its success to agreements with partners like The Nature Conservancy, USDA Forest Service, local Wisconsin land trusts, and county governments. (Source: WIDNR)

There are seven SNAs in Waushara County and one within the Plan Area. Plainfield Tunnel Channel Lakes, provides a specialized habitat for a very rare and federally threatened plant, the Fassett's locoweed. Named after University of Wisconsin botanist Norman Fassett, it only grows on the fluctuating shorelines of lakes in the Central Sands area of Wisconsin. Visit the WIDNR Bureau of Endangered Resources for more information each location.

Metallic & Non-Metallic Mineral Resources

Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation (*refer to Waushara County Department of Zoning*). The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion. After reclamation many quarries become possible sites for small lakes or landfills. Identification of quarry operations is necessary in order to minimize nuisance complaints by neighboring uses and to identify areas that may have additional transportation needs related to trucking. There are no mining operations in the Plan Area.

5.4.3 Cultural Resource Inventory

The following section details some of the important cultural resources in the Village of Plainfield and Waushara County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. Future planning within the

community should minimize the effects on important cultural resources in order to preserve the character of the community.

History

Waushara County

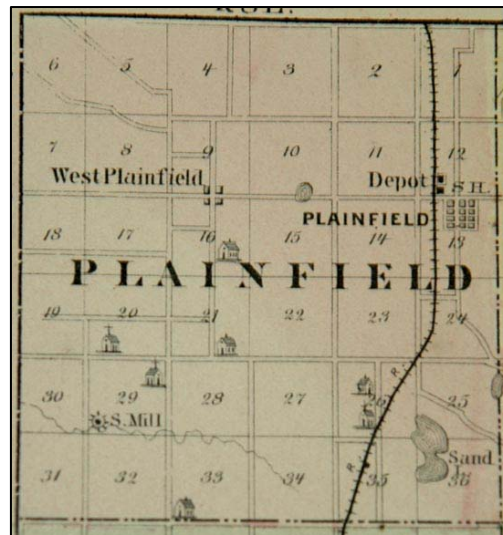
In 1848 the first settlers in the County, Isaac and William Warwick, built a temporary log shanty, (later replacing it with a permanent house) on land that was owned by the Menomonee Indians. Even though they were asked to leave the Indian property, they remained and made claim to the land (now part of the Town of Marion). The following year a road was built from Berlin to present-day Wautoma. In 1849, settlers moved into present-day Town of Warren and built the County's first school.

On February 15th, 1851, Waushara County, which means "good earth", was created from Marquette County; however the County remained attached to Marquette for judicial purposes until February 15th, 1852. Temporarily the Village of Sacramento was the county seat until it was voted to be moved to the Village of Wautoma on February 21st, 1854. In 1857, two towns south of the Fox River, including the Village of Sacramento, were removed from Waushara County and were added to Green Lake County. As of 1877 there were about 12,000 residents in the County with the majority of them engaged in agricultural pursuits. Today the County remains completely rural, as every community within the County is under 2,500 people.

Village of Plainfield

In 1852 the first settler to the area, E.C. Waterman, built a shanty that became a hotel as well as his residence (later this building was enlarged and still stands today as the Plainfield House). Originally named Norwich, the settlement did not create its name as Plainfield until the post-office was established in 1855. E.C. Waterman, who became the Village's first postmaster, suggested the name in honor of his earlier home (Plainfield, VT). Over the next year the Village had its first gristmill, sawmill, and general store. Over the years the Village continued to grow, especially after the railroad line was built through the community, and today is one of the County's most thriving and promising villages.

Figure 5.21: Town of Plainfield Map, 1878



For more information on local history of Waushara County and the Village of Plainfield contact either the Waushara County Historical Society in Wautoma.

(Source: *Waushara County, Wisconsin Atlas, 1878*)

Historical Resources

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. The WI Historical Society's Division of Historic Preservation administers the Historical Markers program. There are no historical markers in the Plan Area and one total in Waushara County:

- Sir Henry Soloman Wellcome, 2 miles south of Almond

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and much of the information is dated, as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. Table 5.18 shows the lists of AHI sites within the Village of Plainfield (contact the State Historical Society for more information on each record).

Table 5.18 : AHI Inventory

AHI ID #	Location	Resource Type - Style	Historic Name
88536	SE Corner of Beach and Charles Streets	Church	<i>n.a.</i>
88538	NE Corner of Beach and Chester	House	<i>n.a.</i>
88539	SE Corner of Beach and Clark Streets	House	<i>n.a.</i>
88540	NE Corner of Beach and South Streets	Rectory/ Parsonage	<i>n.a.</i>
88541	Across from 42 Center Street	House	<i>n.a.</i>
88542	412 Center Street	House	<i>n.a.</i>
88543	SW Corner of Center and North	House	<i>n.a.</i>
88544	S. Side of Clark Street, 50 feet E. of Woodward	House	<i>n.a.</i>
88545	NW Corner of Clark and Center	House	<i>n.a.</i>
88546	SE Corner of Clark and Center	Church	<i>n.a.</i>
88547	SW Corner of East and Elizabeth	House	<i>n.a.</i>
88548	527 Main Street	House	<i>n.a.</i>
88549	E. Side of Main St., between North and Clark Street	Meeting Hall	Masonic Hall
88550	NE Corner of Main and High	House	<i>n.a.</i>
88551	E. Side of Main Street, 200 feet N. of High	Church	<i>n.a.</i>
88552	E. Side of Main Street, 100 feet S. of Clark	House	<i>n.a.</i>
88553	W. Side of Main Street, 150 feet of North	Opera House/ Concert Hall	Old Town Opera House
88554	W. Side of Main Street, 100 feet of Chester	House	<i>n.a.</i>
88555	NE Corner of Main and Elizabeth Streets	Industrial Bldg	<i>n.a.</i>
88556	SW Corner of Main and Elizabeth Streets	House	<i>n.a.</i>
88557	SW Corner of Main and North Streets	Retail Bldg	<i>n.a.</i>
88558	N. Side of Mill Street, Junction with Hamilton Street	House	<i>n.a.</i>
88559	N. Side of Mill Street	House	<i>n.a.</i>
88560	SW Corner of Mill and West Streets	House	<i>n.a.</i>
88561	SE Corner of Mill and West Streets	House	<i>n.a.</i>
88562	North Street, just E. of Aniwa Road	Retail Bldg	<i>n.a.</i>
88563	North Street, 150 feet W. of Main	Retail Bldg	<i>n.a.</i>
88564	N. Side of North Street, just E. of Elm Street	House	<i>n.a.</i>
88565	N. Side of North Street, 1/2 Mile W. of Pine Street	House	<i>n.a.</i>
88566	S. Side of North Street, just E. of Hamilton	House	<i>n.a.</i>
88567	SE Corner of North Street and Grove	House	<i>n.a.</i>
88568	NE Corner of North Street and Hamilton	House	<i>n.a.</i>
88569	NW Corner of North and Hamilton	House	<i>n.a.</i>
88570	NE Corner of North Street and Market	House	<i>n.a.</i>
88571	SE Corner of North and West Streets	Retail Bldg	<i>n.a.</i>

88572	NW Corner of Poplar and West	Gas Station/ Service Station	<i>n.a.</i>
88734	225 North Street	House	<i>n.a.</i>
88735	S. Side of Town	Elementary, middle, jr. high, high	<i>n.a.</i>

Source: State Historical Society AHI Inventory, Village of Plainfield

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society and some listed sites may be altered or no longer exist. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. Contact the State Historical Society for information on ASI records in the plan area.

Some resources are deemed so significant that they are listed as part of the State and National Register of Historic Places. The National Register is the official national list of historic properties in American worthy of preservation, maintained by the National Park Service. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or locally history.

Table 5.19: State Register of Historic Places, Village of Plainfield

Reference #	Historic Name	Location
<i>no occurrences</i>		

Source: WI Historical Society National Register of Historic Places, Village of Plainfield

The establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for Certified Local Government (CLG) status with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.

There are currently 59 CLGs in the State of Wisconsin; none of which are in Waushara County.

5.5 UTILITY & COMMUNITY FACILITIES

This element provides a baseline assessment of the Village of Plainfield utility and community facilities and contains information required under SS66.1001. Information includes: forecasted utility & community facilities needs, and existing utility & community facility conditions. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utility and community facilities in the Village of Plainfield.

5.5.1 Existing Utility & Community Facilities Conditions

Sanitary Sewer System

There are still some private septic systems that are being converted on an “as needed” basis; however the majority of the wastewater generated in the Village of Plainfield is pumped to and treated at the Village’s aerorated lagoon (located in the northeast corner of the Village). After being treated, the effluent is discharged over 150 acres of land using spray irrigation.

Currently, homes and businesses in the Village generate an average of 88,000 gallons of wastewater per day. The lagoon was built in 2006 and is running at 59% of its daily design flow. In 2008, the district scored 3.26 on the Compliance Maintenance Annual Report. There are no planned improvements or changes to the sanitary sewer system at this time.

Storm Water Management

Stormwater management involves providing controlled release rates of runoff to receiving systems, or neighboring properties, typically through detention and/or retention facilities, as well as measures to minimize stormwater pollutants entering lakes and streams. The Village of Plainfield uses a relatively simple system of culverts and ditches throughout most of the Village that allows stormwater to infiltrate into the ground. Recently, the Village has added a storm sewer system of pipes, manholes, inlets, and two retention basins, which diminish the impact of non-point source pollution. There are no plans for facility expansions and improvements within the foreseeable future.

Water Supply

The Plainfield Municipal Water Utility operates a public potable water supply system. The system relies entirely on groundwater, and consists of two operating wells, an elevated storage tower, water mains, and 56 fire hydrants. Water mains range in size from 3 inches to 12 inches. In 2008, the system served 355 residences and 42 commercial customers, as well as public entities.

Approximately 16.9 million gallons of water was used in year 2007, and 82% of this was for residential use. In 2008, the largest single day usage was 193,000 gallons on February 2nd (due to leak) and 114,000 on August 17th. The total capacity for the two pumps serving the Village water system is 1,216,000 gallons (actual) per day. The water tower has a capacity of 50,000 gallons. Assuming no future water intensive industrial development, the water system capacity appears more than satisfactory to accommodate the existing and future development needs of the community.

Table 5.20: Water Well Statistics

Well	Location	Depth (ft)	Well Diameter (in)	Yield Per Day (g)	Currently in Service	Year Installed
#1	314 S. Main	100	10	496,000	Yes	1961
#2	316 S. Woodward	65	12	720,000	Yes	1983

Source: WI Pubic Service Commission, 2007 Annual Report

Homes outside of the Village, including 76 within the limits, rely on private wells for water needs. Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936. NR 812 (formerly NR 112), Wisconsin’s Administrative Code for Well Construction and Pump Installation, is administered by the DNR. The Well Code is based on the

premise that if a well and water system is properly located, constructed, installed, and maintained, the well should provide safe water continuously without a need for treatment. Refer to the WI DNR, or the Waushara County Zoning Department for more information on water quality and well regulations.

Solid Waste Disposal & Recycling Facilities

Currently solid waste and recycling services are provided by Waste Management, a private vendor.

Parks, Open Spaces & Recreational Resources

Parks and recreational resources are important components of a community's public facilities. These resources provide residents with areas to exercise, socialize, enjoy wildlife viewing or provide opportunities for environmental education for adults and children. Increasingly, parks and recreational resources can contribute to a community's local economy through eco-tourism. In addition, these resources are important for wildlife habitat and movement. Taken together, it is clear that the protection, enhancement, and creation of parks and recreational resources are important to the quality of life and character of a community.

The following public parks are owned and maintained by the Village of Plainfield:

- Waterman Park, located on S. Main Street, has a shelter house, restrooms, and a basketball court.
- Veterans Park, located at 418 S. Woodward Avenue, has athletic facilities, a shelter house, restrooms, and outdoor grills.
- Mill Street Park has playground equipment
- Meadow Acres Park has a shelter house and playground equipment.

In addition to public parks within the Village, Plainfield residents have access to a recreational trail, which runs from Veteran's Park to the Tri-County School.

The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. Including the school facility co-owned by the Village and the Township of Glendale, Plainfield has approximately 11.25 acres of parkland. As Table 5.21 suggests, the existing parks system (including school facilities) should adequately meet the needs of Village residents for the foreseeable future. As the age composition in the Village changes, specific recreational needs may change, and should be monitored over time.

Table 5.21: Park Acreage Compared to Population Forecasts

	2005	2020	2030
Population	891	868	843
Demand (6 acres/1,000 people)	5.3	5.2	5.1
Total Supply (acreage of municipal parks & school facilities)	57.5	57.5	57.5
Surplus/Deficit	52.1	52.3	52.4

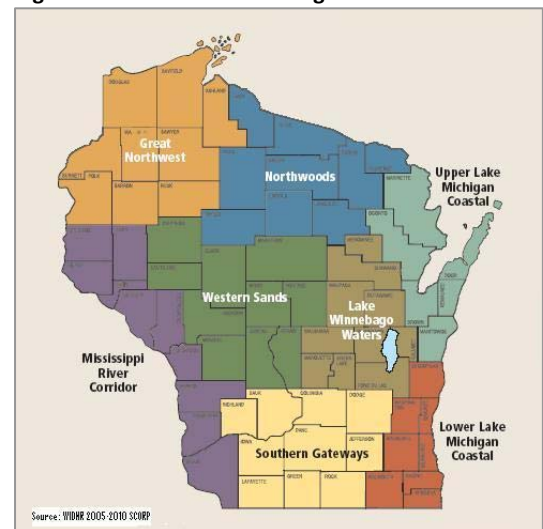
Source: MSA GIS

The 2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation

plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WIDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:

- Walking for Pleasure is rated as the activity with the most participation.
- Backpacking, Downhill Skiing, Golf, Hunting, Mountain Biking, Snowmobile, and Team Sports are decreasing in demand.
- ATVing, Birdwatching, Canoeing, Gardening, Geocaching, Paintball Games, Road Biking, RV Camping, Hiking, Water Parks, Wildlife Viewing, and Photography are increasing in demand.
- The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides \$60 million annually through FY 2010 for outdoor recreation purposes.

Figure 5.22: WIDNR SCORP Regions



The Wisconsin SCORP divides the state into eight planning regions based on geographic size, demographic trends, tourism influences, and environmental types. Together these influences shape each region's recreational profile, describing which activities are popular, which facilities need further development, and which issues are hindering outdoor recreation. Waushara County is a part of the *Lake Winnebago Waters* (Marquette, Green Lake, Fond du Lac, Marathon, Calumet, Winnebago, Waushara, Outagamie, Waupaca, Shawano, and Menominee Counties). The most common issues and needs for the region identified by the plan include:

Issues:

- Increasing ATV usage and associated impacts
- Increasing multiple-use recreation conflicts
- Increasing noise pollution from motorized activities
- Invasive species
- Loss of public access to lands and waters
- Conflicts between silent sport and motorized user groups
- Overcrowding
- Poor water quality impairing recreation

Needs:

- Better maps/signage for trails
- Four wheel drive OHV parks
- More camping opportunities
- More geocaching sites on public lands
- More hiking trails
- More horse trails
- More hunting opportunities
- More kayaking opportunities
- More mountain biking trails

Telecommunication Facilities

Union Telephone Company provides telephone service for the Village, and Charter Communications provides Cable TV service. There are no cell towers within the Plan Area.

Power Plants & Transmission Lines

Alliant Energy provides electric power, and We Energies provides gas heat to residents in the Village.

Cemeteries

Plainfield Cemetery, located on 5th Avenue within the Town of Plainfield, is the only public cemetery in the Village. The Village of Plainfield does not initiate the development or expansion of cemeteries; however, they are regulated through the Village Zoning Code.

Health Care Facilities

The only health care facility in the Plan Area is Waushara Family Physicians, located at WI-73 and Valley Circle Road (just west of the Village). There are three hospitals within close proximity to the Village.

Riverview Hospital, founded in 1912, is located at 410 Dewey Street in the City of Wisconsin Rapids. It remains one of the few independent, community-owned and operated health care providers in Wisconsin under the direction of the Riverview Hospital Association. The 79-bed hospital (licensed for 99 beds) was built in 1967, with additions in 1976, 1983, 1994, 2002 and 2003. For more information visit the Hospital's website at <http://www.hospitalsoup.com/listing/43031-riverview-hospital>.

Wild Rose Community Memorial Hospital, established in 1941, is located at 601 Grove Avenue. The Hospital provides immediate access to emergency, diagnostic, rehabilitation and outpatient surgical services. The facility provides an integrated system of healthcare services as an affiliate of Partners Health System. For more information visit the Hospital's website at http://www.communityhealthnetwork.org/getpage.php?name=wild_rose.

Saint Michael's Hospital, located in the City of Stevens Point (900 Illinois Avenue), is a fully accredited, acute-care facility with a comprehensive range of services. There are over 200 physicians serving residents in Stevens Point and to the surrounding communities. For more information visit the Hospital's website <http://www.ministryhealth.org/SMH/home.nws>.

Child Care Facilities

Under Wisconsin law, no person may be compensated for providing care and supervision for 4 or more children under the age of 7 for less than 24 hours a day unless that person obtains a license to operate a child care center from the Department of Health and Family Services. There are two different categories of state licensed childcare; they depend upon the number of children in care. Licensed Family Child Care Centers provide care for up to eight children. This care is usually in the provider's home, but it is not required to be located in a residence. Licensed Group Child Care Centers provide for nine or more children.

There is one licensed group child care center within the Village of Plainfield. UMOS Plainfield Center, located at 308 N. Main Street, has a capacity of 60 children. Additionally there are three family centers within the Plan Area. Happy Hearts Daycare (6523 Lauras Lane), Trina's Little Critters (W12479 Alp Avenue), and Wendy's Little Ones Child Care (140 S. East Street) all have a capacity of

eight children. The Village of Plainfield does not initiate the development or expansion of childcare facilities, nor are they explicitly regulated through the Village Zoning Code.

Police & Emergency Services

Law enforcement in the Village is provided by the Plainfield Police Department and is located at 114 W. Clark Street. Currently the department maintains two full-time and four part-time employees. The Plainfield Fire Department (114 W. Clark Street) provides fire protection to Village residents and currently retains 28 volunteer employees. Waushara County EMS provides emergency medical service to residents within the Plan Area.

Libraries

The Plainfield Public Library, located at 126 S. Main Street, was built in 1997 and is in excellent condition. The library is 3,500 sq. ft. and houses about 29,000 educational and informational materials, approximately 1,900 audio and video materials, and six computers with wireless internet access. In 2007, the library had 1,125 registered borrowers, including 430 residents from the Village.

In addition, residents can access items from over 40 area libraries through the Winnefox Library System. In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin. The purpose of the library systems is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin. The Winnefox Library System is headquartered in Oshkosh and serves libraries in Waushara, Marquette, Green Lake, Fond du Lac, and Winnebago counties. For more information, visit the Winnefox's website at <http://winnefox.org>.

Schools

The Village of Plainfield is served by Tri-County Area School District. The District operates one school that provides prekindergarten through twelfth grade. The school served a total of 720 students in the fall of 2007. This is a significant decrease from 2001 when 831 students were served (Wisconsin Dept. of Public Instruction). Plainfield Elementary/High School, located at 409 S. West Street, was rebuilt in 1978 after a fire destroyed 80% of the building in 1976. There are no plans for improvements, as the existing building is in excellent condition.

Waushara County is served by the Fox Valley Technical College located in Wautoma, WI. Fox Valley Technical College offers 51 programs that lead to an associate in applied science degree. In addition, the College offers many other programs that lead to a technical diploma, certificate, or apprenticeship. The nearest four-year university is UW-Stevens Point.

Other Government Facilities

The Village Hall (and dental office) is located 114 S. Main Street, and is used for Village administration and for official Village meetings. The facility is in excellent condition and there are no plans for improvements for the foreseeable future.

The Village's maintenance building, located at 518 Mill Street, is in excellent condition with no plans for improvements for the foreseeable future.

The Municipal Building – Community Center is located at 114 W. Clark Street. There are no plans for improvements, as the facility is in excellent condition.

5.6 ECONOMIC DEVELOPMENT

This element provides a baseline assessment of the Village of Plainfield economic development and contains information required under SS66.1001. Information includes: labor market statistics, economic base statistics, new businesses desired, strength & weaknesses for economic development, analysis of business & industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Village of Plainfield.

5.6.1 Economic Development Existing Conditions

Labor Market

Table 5.22 details the employment status of workers in the Village of Plainfield as compared to Waushara County and the State. At the time of the 1990 U.S. Decennial Census unemployment for the Village was higher than that for Waushara County and the State as a whole. By year 2000, the village unemployment rate decreased to 6.5%, still above both the County (4.1%) and State (3.4%) rates. Unemployment rates for villages are only collected during the U.S. Decennial Census; therefore, 2007 data was not available.

Table 5.22: Employment Status of Civilians 16 Years or Older

Employment Status, Civilian 16 Years or Older	Village of Plainfield Number	Waushara County	Wisconsin
In Labor Force (1990)	366	8,729	2,598,898
Unemployment Rate	8.7%	7.2%	4.3%
In Labor Force (2000)	425	11,281	2,996,091
Unemployment Rate	6.5%	4.1%	3.4%
In Labor Force (2007)	<i>n.a.</i>	13,838	3,089,321
Unemployment Rate	<i>n.a.</i>	5.4%	4.9%

Source: WI Department of Workforce Development; US Census for Village

Unemployment rates for villages are only collected during the U.S. Decennial Census; therefore, 2007 data was not available.

Table 5.23: Class of Worker

Table 5.23 indicates the percentage of workers by class for the Village of Plainfield, Waushara County and the State, in year 2000. The Village of Plainfield has a lower percentage of self-employed residents than Waushara County and a higher percentage of residents employed in government jobs than both the County and the State.

Class of Worker	Village of Plainfield Number	Waushara County	Wisconsin
Private Wage & Salary	76.3%	75.8%	81.1%
Government Worker	14.8%	14.0%	12.5%
Self-Employed	7.3%	9.6%	6.1%
Unpaid Family Worker	1.6%	0.6%	0.3%
Total	100.0%	100.0%	100.0%

Source: US Census

Table 5.24 and Figure 5.23 describe the workforce by occupation within the Village, County and State in year 2000. Occupation refers to the type of job a person holds, regardless of the industry type. The highest percentage of occupations of employed Plainfield residents is in the Sales & Office category. This category also ranks high for Waushara County, although Production, Transportation & Material Moving and Management, Professional, & Related job categories rank slightly higher.

Table 5.24: Employment by Occupation

Occupations	Village of Plainfield Number	Village of Plainfield Percent	Waushara County Number	Waushara County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	85	22.1%	2,636	25.0%	540,930	19.8%
Const, Extraction & Maint.	58	15.1%	1,172	11.1%	237,086	8.7%
Farm, Fishing & Forestry	29	7.6%	303	2.9%	25,725	0.9%
Sales & Office	100	26.0%	2,256	21.4%	690,360	25.2%
Services	44	11.5%	1,691	16.1%	383,619	14.0%
Mgmt, Prof & Related	68	17.7%	2,472	23.5%	857,205	31.3%
Total	384	100%	10,530	100%	2,734,925	100%

Source: US Census, Village of Plainfield

Figure 5.23: Employment by Occupation

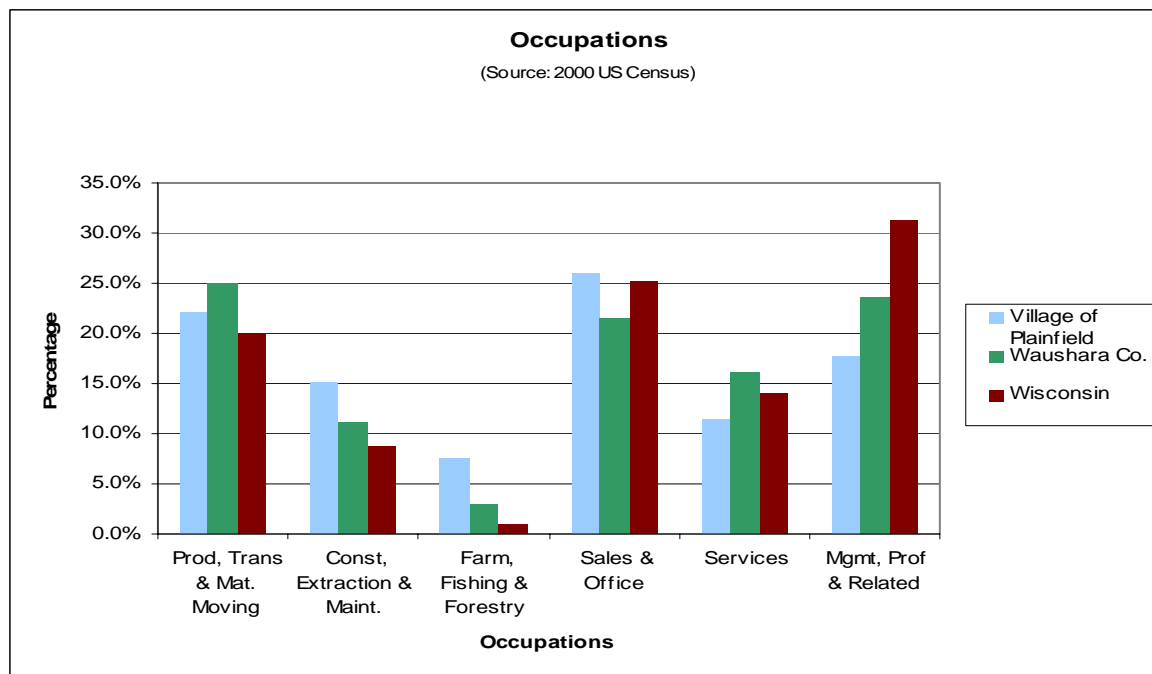


Table 5.25 and Figure 5.24 show the earnings for workers within the Village, County and State, in years 1989 & 1999. Earning figures are reported in three forms: per capita income (total income divided by total population), median family income (based on units of occupancy with at least two related individuals), and median household income (based on every unit of occupancy with one or more individuals). For all three-income indicators, the Village of Plainfield ranks lower than the average for the State. The County ranks higher than the Plainfield in average per capita and median household income indicators. Between 1989 and 1999, Plainfield's percent growth of the median family and household income indicators was greater than that of Waushara County and the State as a whole.

The percentage of individuals living below poverty status in the Village of Plainfield is higher than that of Waushara County and the State as whole. Between 1989 and 1999, individuals living below poverty status decreased by only 0.9%, while the County decreased by 4.7% and the State decreased by 1.7%.

Table 5.25: Income

Income	Village of Plainfield 1990	Village of Plainfield 2000	Waushara County 1990	Waushara County 2000	Wisconsin 1990	Wisconsin 2000
Per Capita Income	\$9,634	\$15,563	\$10,408	\$18,144	\$13,276	\$21,271
Median Family Income	\$25,774	\$43,977	\$26,042	\$42,416	\$35,082	\$52,911
Median Household Income	\$17,409	\$36,328	\$21,888	\$37,000	\$29,442	\$43,791
Individuals Below Poverty	12.3%	11.4%	13.8%	9.1%	10.4%	8.7%

Source: US Census

1. The Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Figure 5.24: Income, Year 1999

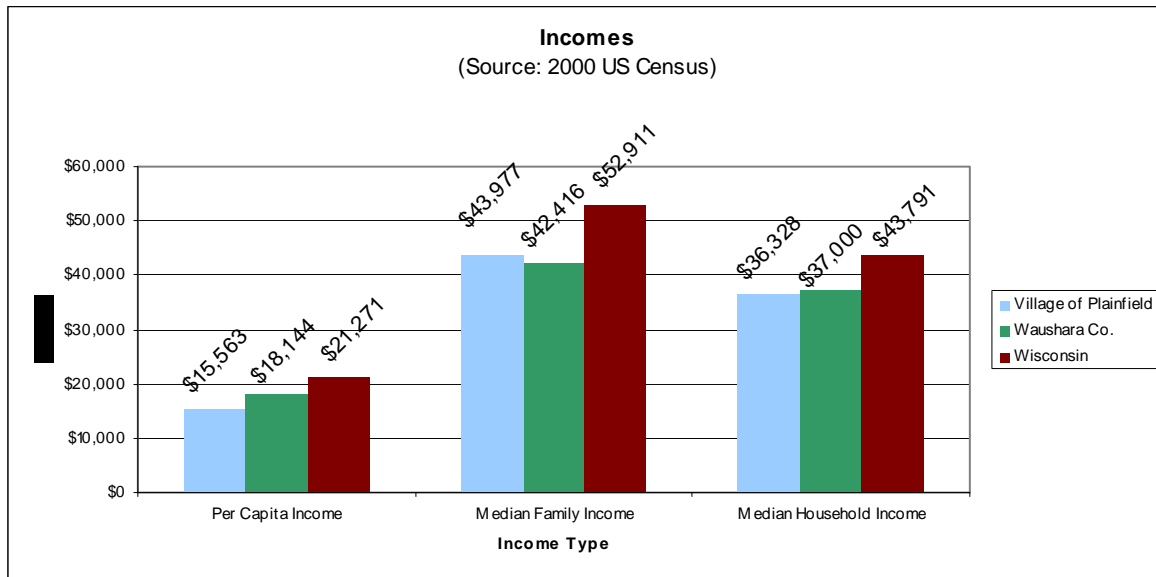


Table 5.26 details the educational attainment of Village of Plainfield, Waushara County, and State residents 25 years and older according to the 1990 and 2000 U.S. Census. In year 2000, 71% of Village of Plainfield residents 25 years or older had at least a high school diploma. This figure is lower than that for Waushara County (79%) and the State (85%). Only 13.0% of Village residents have bachelors or a graduate/professional degree, which lags far behind the State (22.5%). Presumably, this accounts for the lower income of Village residents.

Table 5.26: Educational Attainment Person 25 Years & Over

Educational Attainment Person 25 Years and Over	Village of Plainfield 1990	Village of Plainfield 2000	Waushara County 1990	Waushara County 2000	Wisconsin 1990	Wisconsin 2000
Less than 9th Grade	12.4%	9.3%	14.6%	7.0%	9.5%	5.4%
9th to 12th No Diploma	13.9%	19.6%	15.4%	12.4%	11.9%	9.6%
HS Grad	44.6%	41.3%	41.6%	43.1%	37.1%	34.6%
Some College	14.3%	14.2%	13.3%	18.8%	16.7%	20.6%
Associate Degree	4.2%	2.6%	5.1%	5.2%	7.1%	7.5%
Bachelor's Degree	9.5%	10.6%	7.3%	8.2%	12.1%	15.3%
Graduate/Prof. Degree	1.1%	2.4%	2.6%	3.5%	5.6%	7.2%
Percent High School Grad or Higher	73.7%	71.1%	70.0%	78.8%	78.6%	85.2%

Source: US Census

Economic Base

Table 5.27 lists the top 25 employers in Waushara County as reported by the Wisconsin Department of Workforce Development, in year 2005. The Waushara County government is the largest employer for Waushara County. Of the top 25, three are located within the Plan Area:

- Tri-County Area School
- Plainfield Trucking Inc
- Paramount Farms Inc

Table 5.27: Top 25 Employers in Waushara County

Rank	Employer	Industry Type	Number of Employees
1	County of Waushara	Executive and Legislative Offices, Combined	250-499
2	Wautoma Public School	Elementary & Secondary Schools	250-499
3	Redgranite Correctional Institution	Human Resources	250-499
4	Magnum Products LLC	Other Lighting Equipment Manufacturing	250-499
5	Fleet Guard Inc	Human Resources	100-249
6	Milsco Manufacturing	Motor Vehicle Seating & Interior Trim Mfg	100-249
7	Tri-County Area School	Human Resources	100-249
8	Wild Rose Public School	Elementary & Secondary Schools	100-249
9	Wild Rose Community Memorial	General Medical & Surgical Hospitals	100-249
10	Plainfield Trucking Inc	General Freight Trucking, Local	100-249
11	Mayville Engineering Co Inc	Human Resources	100-249
12	Alabama Farmers Coop Inc	Floriculture Production	50-99
13	Stone Ridge Meat & Country Market	Human Resources	50-99
14	Heartland House/Preston Place	Homes for the Elderly	50-99
15	Silvercryst Inc	Full-Service Restaurants	50-99
16	Pine Ridge of Wautoma	Full-Service Restaurants	50-99
17	Copps	Supermarkets & Other Grocery (except Convenience) Stores	50-99
18	Cooperative Care	Services for the Elderly & Persons w/ Disabilities	50-99
19	Wild Rose Manor	Nursing Care Facilities	50-99
20	Seneca Foods Corp	Other Vegetable (except Potato) and Melon Farming	50-99
21	Paramount Farms Inc	Potato Farming	50-99
22	Especially For You LTD	Nonupholstered Wood Household Furniture Mfg	50-99
23	Leach Farms Inc	Human Resources	50-99
24	Lifeline Systems Inc	Human Resources	50-99
25	US Postal Service	Postal Service	50-99

Source: WI Department of Workforce Development, Waushara County

Table 5.28 and Figure 5.25 describe the workforce by industry within the Village, County and State in year 2000. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a workers employer. Therefore, an industry usually employs workers of varying occupations. (i.e. a “wholesale trade” industry may have employees whose occupations include “management” and “sales”)

Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in total manufacturing employment. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

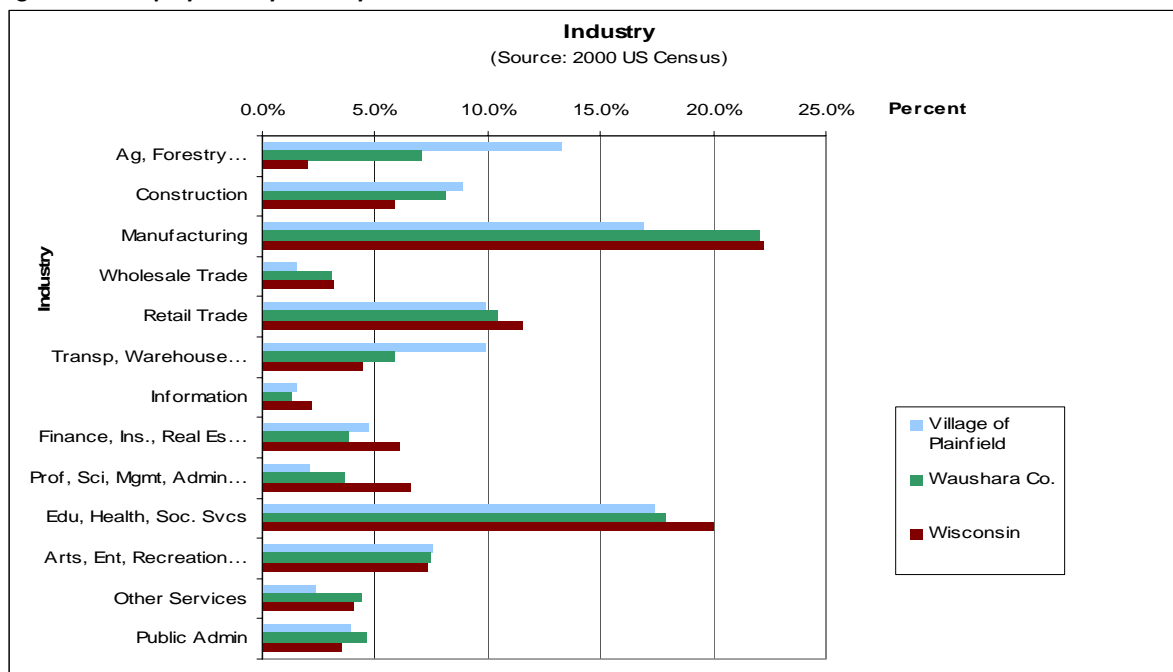
The highest percentage of employment by industry for Plainfield residents is in the Educational, Health & Social Services category. This category ranks second, just behind Manufacturing, for both the County and the State.

Table 5.28: Employment by Industry

Industry	Village of Plainfield Number	Village of Plainfield Percent	Waushara County Number	Waushara County Percent	Wisconsin Number	Wisconsin Percent
Ag, Forestry, Fishing, Hunting & Mining	51	13.3%	749	7.1%	75,418	2.0%
Construction	34	8.9%	855	8.1%	161,625	5.9%
Manufacturing	65	16.9%	2,326	22.1%	606,845	22.2%
Wholesale Trade	6	1.6%	330	3.1%	87,979	3.2%
Retail Trade	38	9.9%	1,098	10.4%	317,881	11.6%
Transp, Warehousing & Utilities	38	9.9%	617	5.9%	123,657	4.5%
Information	6	1.6%	136	1.3%	60,142	2.2%
Finance, Insurance, Real Estate, Rental & Leasing	18	4.7%	402	3.8%	168,060	6.1%
Prof, Scientific, Mgmt, Administrative & Waste Mgmt	8	2.1%	388	3.7%	179,503	6.6%
Educational, Health & Social Services	67	17.4%	1,890	17.9%	548,111	20.0%
Arts, Entertainment, Recreation, Accommodation & Food Services	29	7.6%	790	7.5%	198,528	7.3%
Other Services	9	2.3%	462	4.4%	111,028	4.1%
Public Administration	15	3.9%	487	4.6%	96,148	3.5%
Total	384	100%	10,530	100%	2,734,925	100%

Source: US Census, Village of Plainfield

Figure 5.25: Employment by Industry



Within each industry, the Wisconsin Department of Workforce Development collects statistics on the average wage of employees at the County and State levels. Table 5.29 details average employee wages for industries. In Waushara County, employees working in the Manufacturing industry earn the highest average annual wage. As expected, employees working in Leisure & Hospitality earn the lowest average wage, partly because many of these are part-time employees, and many receive tips, which are unaccounted for. The average wage per industry in all categories is lower for Waushara County workers compared to State averages for the same industries. Statistics on wages by industry are not available for the Village of Plainfield.

Table 5.29: Wage by Industry

NAICS Code	Industries	Waushara County Average Annual Wage 2007	Wisconsin Average Annual Wage 2007	Percent of Wisconsin
21, 1133	Natural Resources & Mining	\$26,053	\$29,235	89.1%
23	Construction	\$26,254	\$47,489	55.3%
31-33	Manufacturing	\$35,184	\$47,106	74.7%
42, 44, 48, 22	Trade, Transportation, Utilities	\$25,874	\$32,762	79.0%
51	Information	\$31,538	\$48,483	65.0%
52-53	Financial Activities	\$27,217	\$50,749	53.6%
54-56	Professional & Business Services	\$20,531	\$44,328	46.3%
61-62	Educational & Health Services	\$27,196	\$39,606	68.7%
71-72	Leisure & Hospitality	\$9,332	\$13,589	68.7%
81	Other Services	\$17,980	\$22,073	81.5%
92	Public Administration	\$34,180	\$39,879	85.7%
99	Unclassified	\$0	\$45,573	0.0%
	All Industries		\$38,070	--

Source: WI Department of Workforce Development

5.6.2 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.30 identifies which occupations are expected to experience the most growth over a ten-year period from year 2006 to 2016. According the DWD, the fastest growing occupation is Network Systems and Data Communications Analysts. The DWD also projects substantive growth in many health-care related occupations.

Table 5.30: Fastest Growing Occupations 2006-2016

SOC Code	Occupational Title	WI Employment 2006	WI Employment 2016	Percent Change 2006-2016
15-1081	Network Systems and Data Communications Analysts	5,150	7,390	43.5%
31-1011	Home Health Aides	16,550	23,310	40.8%
39-9021	Personal and Home Care Aides	22,030	30,540	38.6%
15-1031	Computer Software Engineers, Applications	8,830	12,170	37.8%
31-9092	Medical Assistants	7,120	9,720	36.5%
29-1071	Physician Assistants	1,110	1,480	33.3%
29-1124	Radiation Therapists	490	650	32.7%
13-2052	Personal Financial Advisors	3,170	4,190	32.2%
29-2021	Dental Hygienists	4,170	5,470	31.2%
31-9091	Dental Assistants	5,340	6,960	30.3%
21-1011	Substance Abuse and Behavioral Disorder Counselors	1,550	2,020	30.3%
31-2021	Physical Therapist Assistants	1,270	1,650	29.9%
29-2055	Surgical Technologists	2,310	2,990	29.4%
39-5094	Skin Care Specialists	510	660	29.4%
31-2022	Physical Therapist Aides	1,240	1,600	29.0%
29-2031	Cardiovascular Technologists and Technicians	700	900	28.6%
21-1093	Social and Human Service Assistants	7,340	9,400	28.1%
29-2056	Veterinary Technologists and Technicians	1,510	1,930	27.8%
29-2052	Pharmacy Technicians	6,300	8,030	27.5%
29-1126	Respiratory Therapists	1,790	2,270	26.8%
15-1032	Computer Software Engineers, Systems Software	2,840	3,600	26.8%
13-2051	Financial Analysts	2,140	2,710	26.6%
29-1111	Registered Nurses	51,130	64,550	26.2%
29-1123	Physical Therapists	4,060	5,080	25.1%
21-1013	Marriage and Family Therapists	720	900	25.0%
39-2011	Animal Trainers	730	910	24.7%
49-9062	Medical Equipment Repairers	690	860	24.6%
29-1131	Veterinarians	1,750	2,170	24.0%
21-1014	Mental Health Counselors	1,650	2,040	23.6%
21-1023	Mental Health and Substance Abuse Social Workers	2,230	2,740	22.9%

Source: WI Department of Workforce Development

Table 5.31 identifies which industries are expected to experience the most growth over a ten-year period from year 2006 to 2016. According the DWD, industries in Securities, Commodity Contracts and Other Financial Investments are expected to have the highest growth rate. Since the DWD does not collect data on employment projections for the Village of Plainfield or Waushara County, it is assumed that local trends will be consistent with statewide projections. It is important to note that

unanticipated events, such as the economic situation facing the country, may affect the accuracy of these projections.

Table 5.31: Fastest Growing Industries 2004-2014

SOC Code	Occupational Title	WI Employment 2006	WI Employment 2016	Percent Change 2006-2016
15-1081	Network Systems and Data Communications Analysts	5,150	7,390	43.5%
31-1011	Home Health Aides	16,550	23,310	40.8%
39-9021	Personal and Home Care Aides	22,030	30,540	38.6%
15-1031	Computer Software Engineers, Applications	8,830	12,170	37.8%
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13-2052	Personal Financial Advisors	3,170	4,190	32.2%
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29-2055	Surgical Technologists	2,310	2,990	29.4%
39-5094	Skin Care Specialists	510	660	29.4%
31-2022	Physical Therapist Aides	1,240	1,600	29.0%
29-2031	Cardiovascular Technologists and Technicians	700	900	28.6%
21-1093	Social and Human Service Assistants	7,340	9,400	28.1%
29-2056	Veterinary Technologists and Technicians	1,510	1,930	27.8%
29-2052	Pharmacy Technicians	6,300	8,030	27.5%
29-1126	Respiratory Therapists	1,790	2,270	26.8%
15-1032	Computer Software Engineers, Systems Software	2,840	3,600	26.8%
13-2051	Financial Analysts	2,140	2,710	26.6%
29-1111	Registered Nurses	51,130	64,550	26.2%
29-1123	Physical Therapists	4,060	5,080	25.1%
21-1013	Marriage and Family Therapists	720	900	25.0%
39-2011	Animal Trainers	730	910	24.7%
49-9062	Medical Equipment Repairers	690	860	24.6%
29-1131	Veterinarians	1,750	2,170	24.0%
21-1014	Mental Health Counselors	1,650	2,040	23.6%
21-1023	Mental Health and Substance Abuse Social Workers	2,230	2,740	22.9%

Source: WI Department of Workforce Development

5.6.3 Analysis of Business & Industry Parks

According to the East Central Wisconsin RPC, approximately 55% of the acreage of industrial parks across the County is vacant (*see Table 5.32*). Currently there does not appear to be a need for more industrial parks in the area.

Table 5.32: Waushara County Business & Industry Parks

Community	Name of Site	Approx. Total Acres	Approx. Acres Sold	Approx. Acres for Sale	Utilities to Site
City of Berlin	Berlin North Business Park	186	80	106	Yes
City of Wautoma	South Industrial Park	19	0	19	Yes
City of Wautoma	Southeast Industrial Park	45	8	37	Yes
Village of Coloma	Coloma Business Park	42	25	17	Yes
Village of Regranite	Regranite Industrial Park	22	22	0	Yes
Village of Wild Rose	Roberts Industrial Park	23	18	5	Yes
Village of Wild Rose	South Industrial Park	9	2	7	Yes

Source: ECWRPC; Economic Development, March 2008

5.6.4 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents (“Activities”) that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Table 5.33 provides BRRTS data for sites that are still “Open” within the Plan Area. Open sites are those in need of clean up or where clean up is underway. The BRRTS also maintains a list of sites which were contaminated at one point but have since been cleaned up. Contact the Bureau for more information on these sites.

Table 5.33: BRRTS Sites

DNR Activity Number	Activity Type	Site Name	Address	T,R,S	Status
02-70-552965	ERP	UAP Distribution - Bulk Liquid Plant	N5853 5th Avenue	20N,08E,22	Open
03-70-182653	LUST	Amoco Food Mart	N6481 5th Avenue	20N,08E,14	Open
04-01-043728	SPILL	0.25 MI S. of Akron Dr. on 3rd Ave.	0.25 MI S. of Akron Dr. on 3rd Ave.	n.a.	Historic
04-01-044717	SPILL	Hwy W & Hwy D Intersection	Hwy W & Hwy D Intersection	n.a.	Historic
04-01-049427	SPILL	200 ft. E. of 6th Ave. on S. Side of Archer	200 ft. E. of 6th Ave. on S. Side of Archer	n.a.	Historic
04-70-040280	SPILL	Woodward Ave. - 3 Blocks N. of Hwy 73	Woodward Ave. - 3 Blocks N. of Hwy 73	n.a.	Historic
04-70-044323	SPILL	Hwy 51 N. Archer in Median Strip	Hwy 51 N. Archer in Median Strip	n.a.	Historic
04-70-044797	SPILL	Burns Land - N. of Town	Burns Land - N. of Town	n.a.	Historic
04-70-449092	SPILL	Ruan	Hwy I-39 (southbound entrance ramp at Hwy 73)	n.a.	Historic
04-70-515883	SPILL	Transport Service Co	Hwy 51 (2 MI S. of Plainfield)	20N,08E,?	Historic

Source: WIDNR, BRRTS, Village of Plainfield

Abandoned Container (AC), an abandoned container with potentially hazardous contents has been inspected and recovered. No known discharge to the environment has occurred. **Leaking Underground Storage Tank (LUST)**, a LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. **Environmental Repair (ERP)**, ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. **Spills**, a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment. Spills are usually cleaned up quickly. **General Property Information (GP)**, this activity type consists of records of pPlainfield milestones related to liability exemptions, liability clarifications, and cleanup agreements that have been approved by NDR to clarify the legal status of the property. **Liability Exemption (VPLE)**, VPLEs are an elective process in which a property conducts an environmental investigation and cleanup of an entire property and then receives limits on future liability for

that contamination under s. 292.15. No Action Required by RR Program (NAR). There was, or may have been, a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.

5.6.5 New Businesses Desired

When asked what type of non-residential development would be best for the Village of Plainfield, the Plan Committee mentioned a recreation center/resource center, light manufacturing, sports complex, and restaurants.

5.6.6 Strengths & Weaknesses for Economic Development

The following lists some of the strengths and weaknesses for economic development within the Village of Plainfield.

Strengths:

- I-39
- Utilities
- Location
- Low Cost of living
- Cheap property

Weaknesses:

- Less economic advantage than eastern Waushara County
- Lack of jobs and business retention downtown
- Lack of infrastructure for businesses

5.7 INTERGOVERNMENTAL COOPERATION

With over 2,500 units of government and special purpose districts Wisconsin ranks 13th nationwide in total number of governmental units and 3rd nationwide in governmental units per capita. (Source: *WIDOA Intergovernmental Cooperation Guide*). While this many government units provide more local representation it does stress the need for greater intergovernmental cooperation. This element provides a baseline assessment of the Village of Plainfield intergovernmental relationships and contains information required under SS66.1001. Information includes: existing and potential areas of cooperation, and existing and potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Village of Plainfield.

5.7.1 Existing and Potential Areas of Cooperation

Table 5.34 lists the Village of Plainfield existing and potential areas of cooperation as identified by the Plan Commission.

Table 5.34: Existing & Potential Areas of Cooperation

Existing areas of cooperation with other local units of government.	
Local Unit of Government	Existing Cooperation Efforts
Waushara County	<i>Plan Commission :any existing cooperation efforts?</i>
Town of Plainfield	<i>Plan Commission :any existing cooperation efforts?</i>
Town of Oasis	<i>Plan Commission :any existing cooperation efforts?</i>
Tri-County Area School District	<i>Plan Commission :any existing cooperation efforts?</i>
Potential areas of cooperation with other local units of government.	
Local Unit of Government	Potential Cooperation Efforts
	<i>Plan Commission :any existing cooperation efforts?</i>

The Intergovernmental Cooperation Element Guide published by the Wisconsin Department of Administration provides several ideas for cooperation including the following listed below.

Voluntary Assistance: Your community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.

Trading Services: Your community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.

Renting Equipment: Your community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.

Contracting: Your community could contract with another community or jurisdiction to provide a service. For example, you could contract with an adjacent town or Village to provide police and fire protection, or you could contract with the county for a service in addition to that already routinely provided by the county sheriff's department.

Routine County Services: Some services are already paid for through taxes and fees. Examples are police protection services from the county sheriff's department, county zoning, county public health services, and county parks. Your Intergovernmental Cooperation Element could identify areas where improvements are needed and could recommend ways to cooperatively address them.

Sharing Municipal Staff: Your community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.

Consolidating Services: Your community could agree with one or more other communities or governmental units to provide a service together. Consolidation could also include the process of joining the Town and Village to form one jurisdiction.

Joint Use of a Facility: Your community could use a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.

Special Purpose Districts: Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.

Joint Purchase and Ownership of Equipment: Your community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.

Cooperative Purchasing: Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.

Consolidation

Consolidation is the process by which a town, City, or Village joins together with another town, City, or Village to form one jurisdiction. More detailed information on incorporation can be obtained from Wisconsin State Statute Section 66.0229.

Extraterritorial Planning

Cities and villages have the right to include land within their extraterritorial jurisdiction (ETJ), the area within 1 ½ mile of the municipal boundaries, in their planning documents. The inclusion of this land within planning documents allows for greater transparency and coordination with neighboring municipalities.

Extraterritorial Zoning

Extraterritorial Zoning allows a first, second or third class city to adopt zoning in town territory, 3 miles beyond a city's corporate limits. A fourth class city or village may adopt zoning 1.5 miles beyond its corporate limits. Under extraterritorial zoning authority a city or village may enact an interim-zoning ordinance that freezes existing zoning (or if there is no zoning, existing uses). A joint extraterritorial zoning committee is established to develop a plan and regulations for the area. The joint committee is comprised of three member from the affected town and three members from the village or city. Zoning requests within the area must be approved by a majority of the committee. More detailed information can be obtained from Wisconsin State Statute 66.23.

Extraterritorial Subdivision "Plat" Review

Extraterritorial subdivision review allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, whereas extraterritorial zoning requires town approval of the zoning ordinance, extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the village or city. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it. More detailed information can be obtained from Wisconsin State Statute 236.10.

Intergovernmental Agreements

Intergovernmental Agreements can be proactive or reactive. There are three types of intergovernmental agreements that can be formed including general agreements, cooperative boundary agreements, and stipulations and orders.

1. General Agreements – This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to

cooperate on a very broad range of subjects. Specifically, Wis. Stats 66.0301 authorizes municipalities to cooperate together for the receipt of furnishing of services or the joint exercise of any power or duty required or authorized by law. The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already has.

2. **Cooperative Boundary Agreements** – This type of agreement is proactive and is used to resolve boundary conflicts. Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative agreement must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. Using a cooperative boundary agreement a community could agree to exchange revenue for territory, revenue for services, or any number of other arrangements. More detailed information can be obtained from Wisconsin State Statute 66.0307.
3. **Stipulation and Orders** – This type of agreement is reactive because it is used for resolving boundary conflicts that are locked in a lawsuit. The statute provides the litigants a chance to settle their lawsuit by entering into a written stipulation and order, subject to approval by a judge. Using a stipulation and order a community could agree to exchange revenue for territory in resolving their boundary conflict. Stipulation and orders are subject to a binding referendum. More detailed information can be obtained from Wisconsin State Statute 66.0225.

(Source: WIDOA Intergovernmental Cooperation Element Guide)

5.7.3 Analysis of Intergovernmental Relationships

Table 5.35 provides a brief description of the quality of the Village of Plainfield relationship to other units of government according to the Plan Commission.

Table 5.35: Analysis of Intergovernmental Relationships

Adjacent Units of Governments	Satisfactory (5), Neutral (3), or Unsatisfactory (1)	Comments
Waushara County	?	<i>Plan Committee: any comments?</i>
Town of Plainfield	?	<i>Plan Committee: any comments?</i>
Town of Oasis	?	<i>Plan Committee: any comments?</i>
School Districts		
Tri-County Area School District	?	<i>Plan Committee: any comments?</i>
Other		
State	?	<i>Plan Committee: any comments?</i>
East Central WI Regional Planning Commission	?	<i>Plan Committee: any comments?</i>

5.7.4 Existing & Potential Conflicts & Potential Solutions

Table 5.36 provides a brief description of the existing and potential conflicts facing the Village of Plainfield according to the Plan Commission.

Table 5.36: Existing & Potential Conflicts & Potential Solutions

<u>Existing & potential</u> conflicts with other local units of government.	
Local Unit of Government	Existing & Potential Conflicts
	<i>Plan Committee: any?</i>
<u>Solutions</u> appropriate to resolve these conflicts.	
<i>Plan Committee: any?</i>	

5.8 LAND USE

This element provides a baseline assessment of the Village of Plainfield land use and contains information required under SS66.1001. Information includes: existing land uses, existing & potential land use conflicts, natural limitations for building site development and land use trends. This information provides a basis for creating goals, objectives, policies, maps and actions to guide the future land use activities in the Village of Plainfield.

5.8.1 Existing Land Use

All the land in the Village of Plainfield is categorized according to its primary use. Those categories are described in the following list and illustrated on Map 5 & 5a, Existing Land Use.

Dwelling Unit: A building or a portion thereof designed exclusively for residential occupancy and containing provisions for living, sleeping, eating, cooking and sanitation for not more than one family.

- Agricultural – land used for the production of food or fiber
- Farmstead – a residential structure associated with agricultural land and typically without urban services (public water or sewer)
- Single Family Residential – a structure that only contains one dwelling unit (as defined above).
- Duplex Residential – a structure that contains two dwelling units.
- Multi-Family Residential – a structure that contains more than two dwelling units.
- Mobile Home Park – a contiguous parcel developed for the placement of manufactured homes.
- Commercial/Office – a location where retail goods and/or services are sold or where office activities take place.
- Industrial – a property where goods and products are manufactured, produced, or stored.
- Quarry – a property where the extraction of metallic or nonmetallic minerals or materials takes place.

- Public/Institutional – properties owned and/or used by governmental bodies, non-governmental organizations, and community organizations. These can include the Village Hall, public works buildings, County, State, and Federal structures, schools, churches, and others.
- Park & Recreation – a property where recreation is the primary activity and where there is typically no commercial or residential use. The City, County, or State usually owns these properties.
- Woodland – land which is primarily forested and without structures.
- Wetlands - areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment.
- Open Space – land that is without structures and is neither forested nor used for agricultural purposes.
- Vacant – land that has been platted for development but remains unused.

Table 5.37 approximates the existing land uses in the Plan Area and Village as of year 2009. The Village of Plainfield's existing land use pattern is indicative of a generally small Wisconsin village. The dominant land uses within Village limits are agricultural (42%) and single-family residential (17%). Within the entire Plan Area, dominant land uses are agricultural (48%), forest (16%) and forest-agriculture (13%). *Refer to Map 5 & 5a, Existing Land Use.*

Table 5.37: Existing Land Use

Existing Land Use Plan Area	Acres	Percentage	Existing Land Use Village Limits	Acres	Percentage
Agricultural	4,741.5	47.77%	Agricultural	492.4	42.38%
Farmstead	24.9	0.25%	Farmstead	1.7	0.15%
Residential-SF	524.0	5.28%	Residential-SF	199.7	17.19%
Residential-MF	0.8	0.01%	Residential-MF	0.8	0.07%
Mobile Home Park	2.0	0.02%	Mobile Home Park	2.0	0.17%
Commercial/Office	102.8	1.04%	Commercial/Office	34.5	2.97%
Industrial	31.2	0.31%	Industrial	31.2	2.69%
Landfill	16.0	0.16%	Landfill	16.0	1.38%
Public/Institutional	67.0	0.67%	Public/Institutional	52.9	4.55%
Utility	2.2	0.02%	Utility	1.9	0.17%
Parks & Recreational	57.8	0.58%	Parks & Recreational	57.8	4.97%
Forest	1,620.3	16.33%	Forest	85.6	7.37%
Forest-Agriculture	1,266.7	12.76%	Forest-Agriculture	0.0	0.00%
Water	101.0	1.02%	Water	0.0	0.00%
Open Space	780.8	7.87%	Open Space	60.2	5.18%
Vacant	78.0	0.79%	Vacant	29.0	2.49%
Road ROW	508.3	5.12%	Road ROW	96.0	8.26%
Total	9,925	100.00%	Total	1,162	100.00%

Source: MSA GIS, Columbia County, Village of Plainfield

Existing & Potential Conflicts

The most notable existing or potential land use conflicts stem from natural limitations to development (wetlands, floodplains, and steep slopes).

Limitations for Building Site Development

All land does not hold the same development potential. Development should only take place in suitable areas, which is determined by a number of criteria, including:

- A community's comprehensive plan
- Compatibility with surrounding uses
- Special requirements of a proposed development
- Ability to provide utility and community services to the area
- Cultural resource constraints
- Ability to safely access the area
- Various physical constraints (soils, wetlands, floodplains, steep slopes, etc.)

The United States Soil Conservation Service (SCS), the predecessor agency to the United States Natural Resources Conservation Service (NRCS), completed a detailed operational soil survey of Waushara County. The findings of this survey are documented in the report entitled "Soil Survey of Waushara County, Wisconsin", published in 1979 by the United States Department of Agriculture, Soil Conservation Service. The soil survey provided useful information regarding the suitability of the soils for various urban and rural land uses. Utilization of the soil survey involves determining the kinds and degrees of limitations that the soil properties are likely to impose on various uses and activities, and evaluating the appropriateness of a particular land use with respect to the soil limitations.

Topography is an important determinant of the land uses feasible in a given area. Lands with steep slopes (20 % or greater) are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands with less severe slopes (12%-20%) may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential use, with appropriate erosion control measures. Lands that are gently sloping or nearly level are generally suitable for agricultural production or for urban uses.

Another important determinant of land suitability for development is the presence of water and an area's susceptibility to flooding. Lands that are classified as wetlands, have a high water table, or are in designated floodplains are rarely suitable for rural or urban development.

The Development Limitations Map in the Appendix indicates those areas within the Village of Plainfield that are unfavorable for development due to steep slopes, wetlands, and floodplains.

5.8.2 Land Use Trends

Land Supply

In year 2008, there were 9,925 acres of land within the Plan Area, including 1,162 acres within the Village of Plainfield. The land supply in the Village may expand in the future, as the Village has the ability to continue to annex land within the Town into the Village if petitioned by landowners and approved by the Village Board. Table 5.38 indicates that over 5.4% of the land within the Plan Area has some sort of development limitation either due to water, wetlands, floodplains, or steep slopes. There are approximately 8,637 acres of developable land within the Plan Area, including over 800 acres of vacant, open space, or agricultural land within the current Village limits. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation access or utility access.

Table 5.38: Land Supply, Plan Area

Land Use Categories	Village Limits		Plan Area	
	Acres	%	Acres	%
Developed	321	27.6%	751	7.6%
Development Limitations	11	0.9%	538	5.4%
Developable	830	71.4%	8,637	87.0%
Total	1,162	---	9,925	---

Source: MSA GIS

1. Developed lands include all intensive land uses (residential, commercial, industrial, public, recreation)
2. Development Limitation land includes water, wetlands, floodplains, and steep slopes >20%
3. Developable lands include all lands not categorized as developed or undevelopable.

Land Demand

According to the U.S. Census, the Village of Plainfield gained 15 households between years 1990 to 2000. This represents an increase of 4.6%, which was less aggressive than the housing growth of Waushara County (23.0%). The WIDOA projects that the Village will need 51 homes between years 2000 and 2030, representing an increase of less than 2 homes a year. The Village has only issued three building permits over the last five years, which is below the predicted growth rate.

Table 5.39 projects the estimated total acreage that will be utilized by residential, commercial, and industrial land uses for five-year increments throughout the planning period. Projected residential acreage is calculated by using the household projections (*see Table 5.4*) and 0.31 units per acre (*based on 2007 WI DOR data*). It is estimated that there will be a need of 1.3 acres of residential lands by year 2030. Caution should be given, as this number assumes that new lot sizes will reflect the current average lot size in the Village. It is assumed that commercial and industrial acreage will maintain the same proportion to residential acreage as in year 2007.

Table 5.39: Projected Land Use Needs

Projected Land Demand	2005	2010	2015	2020	2025	2030	25 Year Change
Population	891	880	874	868	857	843	-48
Household Size	2.50	2.49	2.43	2.38	2.35	2.34	-0.16
Housing Units	388	385	393	397	397	393	4
Residential (acres)	115	114	116	118	118	116	1.3
Commercial (acres)	32	32	32	33	33	32	0.4
Industrial (acres)	0	0	0	0	0	0	0.0
Undeveloped Land, including agricultural land (acres)	826	827	824	822	822	824	-1.7

Source: Projections based on the 2007 WI DOR; commercial & Industrial development is expected to react proportionally to residential increases

*This figure includes acreage on farmsteads (agricultural parcels with a residence)

Land Prices

Agricultural and forestlands generally sell for a higher price when sold for uses other than continued agriculture or forestry. The U.S. Census of Agriculture tracks land sale transactions involving agricultural and forestry land at the county level. From year 1998 to 2007, Waushara County has averaged a total of 24 transactions per year where agricultural land continued in agricultural use. In all years, the number of transactions involving land to continue to agricultural use outnumbered those involving land diverted to other uses. The average price per acre for those transactions grew by almost 98%, from \$1,519 to \$3,001. Similar trends in land prices can be expected for undeveloped land within the Plan Area.

An average of 7 transactions per year occurred where agricultural land was diverted to other uses. Between 1998 and 2006, the average price per acre for those transactions grew by almost 160%, from \$846 to \$3,769.

Table 5.40: Agricultural Land Sale Transactions

Year	Ag Land Continuing in Ag Use			Ag Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1998	47	3,768	\$1,519	22	946	\$1,452
1999	30	5,122	\$1,947	11	591	\$1,872
2000	30	1,318	\$1,885	19	720	\$2,535
2001	26	1,039	\$2,193	3	118	\$3,494
2002	20	1,499	\$1,780	6	301	\$2,915
2003	26	2,027	\$2,176	3	119	\$6,587
2004	25	3,222	\$2,036	2	98	\$4,103
2005	32	2,934	\$2,474	1	40	\$2,260
2006	16	928	\$3,617	2	70	\$3,769
2007	21	906	\$3,001	1	39	\$12,331
Total	273	22,763	x	70	3,042	x

Source: US Census of Agriculture, Columbia County

Information regarding the number of forestland sale transactions is not as well known and what data is available appears in Table 5.40. From year 1998 to 2007, Waushara County has averaged 27 annual transactions where forestland continued in forest use. The average price per acre for those transactions was \$2,092. During the same period, the County averaged 10 transactions per year where forestland was diverted to other uses. The average price per acre for those transactions was \$2,751. Similar trends in land prices can be expected for undeveloped land within the Plan Area.

Table 5.41: Forest Land Sale Transactions

Year	Forest Land Continuing in Forest Use			Forest Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1998	44	1,127	\$1,613	24	463	\$1,449
1999	31	953	\$1,691	11	253	\$2,641
2000	35	882	\$2,039	12	770	\$3,594
2001	27	771	\$1,964	8	319	\$2,451
2002	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
2003	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
2004	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
2005	23	849	\$2,697	9	257	\$2,921
2006	18	878	\$2,988	6	411	\$3,016
2007	14	574	\$1,655	2	96	\$3,184
Total	192	6,034	x	72	2,569	x

Source: US Census of Agriculture, Columbia County

Trends in land prices can also be derived using the tax assessment data. Table 5.42 displays the aggregate assessed value for various land use categories for year 2002 and 2007. In year 2007, the average equalized asset value (land and improvements) for residential parcels in the Village of

Plainfield was \$70,982 and \$87,373 for commercial parcels. The information is from the WI Department of Revenue, and caution should be given as the WIDOR has periodically switched the way that they have reported or assessed certain land classifications over the years (i.e. use value assessment of agricultural land).

Table 5.42: Village of Plainfield Land Use Assessment Statistics

Land Use	2002				2007				
	Parcels	Acres	Aggregate Assessed Value	Equalized Value	Parcels	Acres	Aggregate Assessed Value	Equalized Value	Equalized Value per Parcel
Residential	401	149	\$16,591,700	\$20,515,500	376	115	\$24,319,600	\$26,689,400	\$70,982
Commercial	65	49	\$3,282,050	\$3,760,900	52	32	\$4,038,600	\$4,543,400	\$87,373
Manufacturing	0	0	\$0	\$0	0	0	\$0	\$0	<i>n.a.</i>
Agricultural	6	139	\$51,700	\$30,600	5	139	\$20,200	\$22,100	\$4,420
Undeveloped	8	53	\$44,750	\$54,100	7	59	\$48,900	\$60,500	\$8,643
AG Forest	<i>n.a.</i>	<i>n.a.</i>	<i>n.a.</i>	<i>n.a.</i>	2	14	\$15,400	\$19,600	\$9,800
Forest	5	43	\$44,250	\$58,600	2	18	\$38,900	\$50,400	\$25,200
Other	2	7	\$287,800	\$290,100	2	7	\$120,300	\$153,400	\$76,700
Personal Property	---	---	\$526,550	\$598,400	---	---	\$744,700	\$785,500	---
Total	487	440	\$20,828,800	\$25,308,200	446	384	29,346,600	32,324,300	---

Source: WI Dept Revenue, Village of Rio

1. Aggregate Assessed Value – This is the *dollar amount* assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2006 Guide for Property Owners, WI DOR)

2. Equalized Value Assessment – This is the *estimated value* of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: 2006 Guide for Property Owners, WI-DOR)

5.8.3 Redevelopment Opportunities

Redevelopment opportunities are buildings or parcels that have fallen into disrepair and are no longer contributing positively to the social or economic life of the Village. Redevelopment is typically synonymous with infill development, which is development within existing urban areas that utilizes existing public infrastructure. Such investments help to make communities more efficient and sustainable. There was no redevelopment opportunities suggested during this planning process.