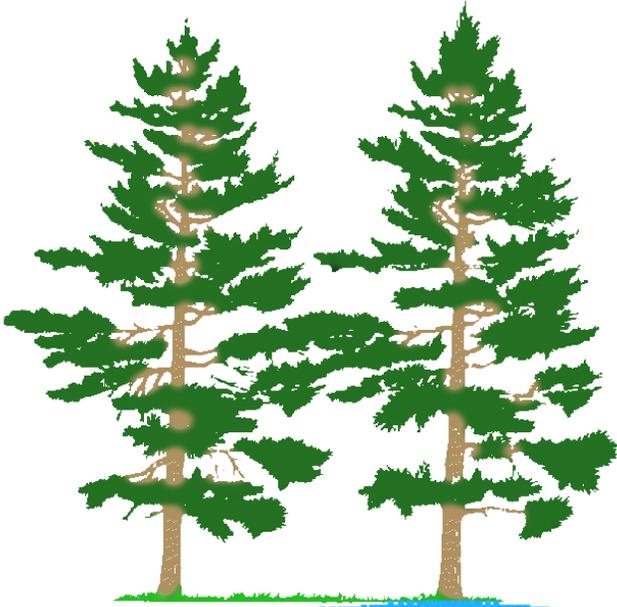
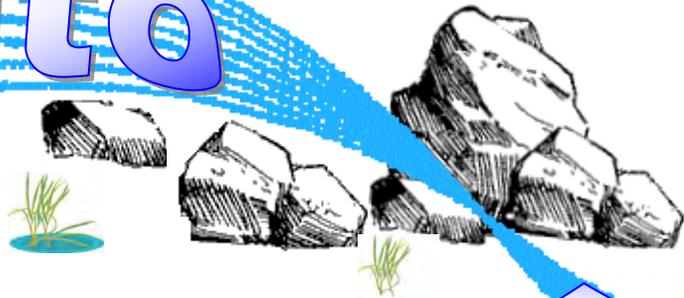


City of Oconto Falls

Oconto County, Wisconsin



Oconto



Falls

20-Year Comprehensive Plan

Prepared by:
Bay-Lake Regional Planning Commission

**CITY OF OCONTO FALLS
OCONTO COUNTY, WISCONSIN**

MAYOR: Don Osborne
ADMINISTRATOR: John Dougherty
ALDERMEN:
1ST DISTRICT: Kevin Rusch
Mike McDermid
2ND DISTRICT: Brad Rice
Dick Delveaux
3RD DISTRICT: Paul Mogged
Marty Coopman

CITY PLAN COMMISSION: John Dougherty
Marty Coopman
Sylvia Kamke
Brad Rice
Jim Van Dornick



CITY OF OCONTO FALLS 20-YEAR COMPREHENSIVE PLAN

Prepared by:

Bay-Lake Regional Planning Commission
441 South Jackson Street
Green Bay, WI 54301
(920) 448-2820



August 2008

The preparation of this document was financed through contract #06013-07 between Oconto County, the City of Oconto Falls, and the Bay-Lake Regional Planning Commission with financial assistance from the Wisconsin Department of Administration, Division of Intergovernmental Relations. Portions of the transportation element of this plan were underwritten by the Commission's Regional Transportation Planning Program which is funded by the Wisconsin Department of Transportation and portions of the economic element were underwritten by the Commission's Economic Development Program which is funded by the Economic Development Administration.

RESOLUTION NO. 08-006

**CITY OF OCONTO FALLS PLANNING COMMISSION
ADOPTION OF THE CITY OF OCONTO FALLS
20-YEAR COMPREHENSIVE PLAN**

WHEREAS, Wisconsin Statutes 62.23 authorizes the adoption of a Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development of the City;

AND WHEREAS, the Comprehensive Plan has been prepared by the Bay-Lake Regional Planning Commission which contains proposals, programs, descriptions, maps, and explanatory matter regarding natural resources, population, housing, economic development, transportation, land use, public facilities, outdoor recreation, and general plan design (future land use strategy) for the 20-year planning period;

AND WHEREAS, the Comprehensive Plan has been prepared in accordance with the elements of a plan as defined in Wisconsin Statutes 66.1001 (Smart Growth);

AND WHEREAS, the Comprehensive Plan has been drafted and reviewed by the City of Oconto Falls Planning Commission;

NOW, THEREFORE BE IT RESOLVED that the City of Oconto Falls Planning Commission hereby recommends to the Oconto Falls City Council that the Comprehensive Plan entitled: *City of Oconto Falls 20-Year Comprehensive Plan*, be adopted by the City Council pursuant to Wisconsin Statutes Sections 62.23 and 66.1001(4).

Dated this 28 day of July, 2008.

Resolution introduced and adoption moved by Kamke.

Motion for adoption seconded by Rice.

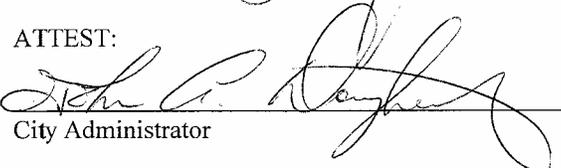
Voting Aye: 3 Nay: 0

APPROVED:



City of Oconto Falls Planning Commission Chair

ATTEST:



City Administrator

CITY OF OCONTO FALLS
ORDINANCE NO. 08-005

An Ordinance to Adopt a Comprehensive Plan Pursuant to
Wisconsin Statutes Section 66.1001 (Smart Growth)

WHEREAS, on June 22, 2006 Oconto County approved a contract with the Bay-Lake Regional Planning Commission to prepare a Multi-Jurisdictional Comprehensive Plan for Oconto County, to include the City of Oconto Falls, under the guidelines of Section 66.1001 Wisconsin Statutes; and,

WHEREAS, the project included a public participation plan in every stage of the process for preparation of a Comprehensive Plan for the City of Oconto Falls, which addressed provisions for wide distribution of the proposed elements of the Comprehensive Plan, and provided an opportunity for written comments to be received from the public and for the City to respond to such comments; and,

WHEREAS, on July 28, 2008, the City of Oconto Falls Plan Commission recommended to the City Council adoption of the Comprehensive Plan by resolution, which vote is recorded in the official minutes of the Plan Commission; and,

WHEREAS, the Oconto Falls City Plan Commission held a public hearing on July 28, 2008, which was preceded by a Class 1 Notice provided as described in Wisconsin Statutes Chapter 985, that was published at least 30 days before the hearing was held, and the notice included all of the following information:

1. The date, time and location of the hearing;
2. A summary of the proposed Comprehensive Plan;
3. The name of the individual employed by the City of Oconto Falls who may provide additional information regarding the proposed ordinance;
4. Information relating to where and when the proposed Comprehensive Plan could be inspected before the hearing, and how a copy of the Plan could be obtained; and,

WHEREAS, the City Council of the City of Oconto Falls, having carefully reviewed the recommendation of the City Plan Commission, having determined that all procedural requirements and notice have been satisfied, having given the matter due consideration, including consideration of the Plan elements relating to issues and opportunities, natural, agricultural and cultural resources, population and housing, economic development, transportation, utilities and community facilities, intergovernmental cooperation, land use, and implementation; and having determined that the Comprehensive Plan will serve the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the City of Oconto Falls which will, in accordance with existing and future needs, best promote the public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the City Council of the City of Oconto Falls, Oconto County, Wisconsin, DOES ORDAIN AS FOLLOWS:

Section 1: The Comprehensive Plan recommended by the City of Oconto Falls Plan Commission to the Oconto Falls City Council, attached hereto as Exhibit A, is hereby adopted.

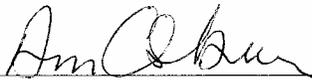
Section 2: The City Administrator is directed to file a copy of the attached Comprehensive Plan for the City of Oconto Falls with all the following entities:

1. Every governmental body that is located in whole or in part within the boundaries of the City of Oconto Falls;
2. The Clerk of every local governmental unit that is adjacent to the City of Oconto Falls;
3. The Wisconsin Land Council;
4. The Wisconsin Department of Administration;
5. The Bay-Lake Regional Planning Commission;
6. The public library that serves the area in which the City of Oconto Falls is located.

Section 3: SEVERABILITY Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms in conflict.

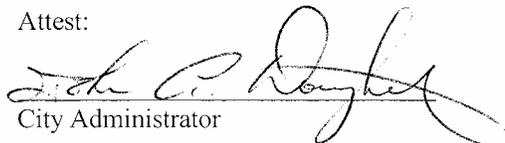
Section 4: EFFECTIVE DATE. This ordinance will take effect immediately upon passage and publication as provided by law

Adopted this 12 day of August 2008, by a majority vote of the members of the City Council of the City of Oconto Falls.



Mayor

Attest:



City Administrator

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City Plan

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“The City of Oconto Falls is a thriving economic hub characterized by a vibrant Main Street and diverse manufacturing base; while its citizens, businesses, and guests are provided a welcoming environment through first class amenities and services, quality neighborhoods, distinguishable natural features, and outstanding recreational opportunities.”

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PURPOSE OF THE COMPREHENSIVE PLAN

The *City of Oconto Falls 20-Year Comprehensive Plan* is a legal document that provides the policy framework for which city officials will base their development decisions. Over the next 20 years, the city will need to address a number of land use issues that will likely have an impact on various aspects of community. This comprehensive plan will serve as a guide to ensure decisions regarding future land uses are consistent and take into account housing development, provision of public services, economic development, transportation expansion, and environmental protection.

The General Plan Design (**Map 3.1**) designates areas of the city for preferred land use activities and is the desired goal to be achieved through the implementation of this comprehensive plan. The General Plan Design, along with the city's development strategies, shall be used in conjunction with the city's zoning ordinances and other implementation tools to make informed land use decisions in the City of Oconto Falls over the next 20 years.

State Planning Legislation

As outlined in the Comprehensive Planning legislation, s.66.1001, Wis. Stats., the *City of Oconto Falls 20-Year Comprehensive Plan* addresses the required nine plan elements.

- Issues and Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agriculture, Natural, and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

The comprehensive planning legislation (s.66.1001, Wis. Stats.) further states: "Beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with that local governmental unit's comprehensive plan:

- (a) Official mapping established or amended under s. 62.23 (6).
- (b) Local subdivision regulation under s. 236.45 or 236.46.
- (c) County zoning ordinances enacted or amended under s. 59.69.
- (d) City or village zoning ordinances enacted or amended under s. 62.23 (7).
- (e) Town zoning ordinances enacted or amended under s. 60.61 or 60.62.
- (f) Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231."

HOW TO USE THIS PLAN

The *City of Oconto Falls 20-Year Comprehensive Plan* is made up of two volumes containing a total of 11 chapters. **Volume I – City Plan** consists of Chapters 1 through 4 along with an appendices section for the community’s plan. **Volume II – County Resources** contains Chapters 5 through 11 along with an appendices section for countywide resources.

Volume I: City Plan: This volume describes how the City of Oconto Falls envisions itself developing over the next 20 years. It includes detailed background information and data, development strategies, land use projections, a 20-Year General Plan Design (future land use map), and a plan implementation guide.

Chapter 1: Introduction - contains an overview of the purpose of the plan; state planning legislation; plan development process; and the city’s planning vision statement.

Chapter 2: Inventory, Trends, and Forecasts - identifies city specific background information and data assembled at the county level; inventories existing city land uses; details land use issues and conflicts; acknowledges continued land use trends; and projects future land use allocations.

Chapter 3: Future Land Use Plan - illustrates the city’s recommendations for future land uses through a 20-Year General Plan Design.

Chapter 4: Implementation - contains a guide to implement the development strategies (goals, objectives, policies, and programs) of the comprehensive plan with identified stakeholders and priority projects.

Appendices: City Plan - Contains city public participation materials; nominal group results; economic S.W.O.T workshop results; intergovernmental cooperation workshop results; existing city land use inventory; and other relevant input and materials generated or gathered during the plan development process.

Volume II: County Resources: This volume contains countywide background information and data that served as a basis in the creation of the city’s development strategies and 20-Year General Plan Design.

Chapter 5: Natural, Agricultural and Cultural Resources - provides a detailed description of the county’s unique features that comprise its physical landscape.

Chapter 6: Population and Housing - presents countywide historic demographic information along with future population and housing projections.

Chapter 7: Economic Development – highlights labor force statistics; economic composition; and provides an analysis of existing and future economic conditions for the local communities and Oconto County.

Chapter 8: Transportation - describes the county’s existing multi-modal transportation system.

Chapter 9: Utilities and Community Facilities - inventories all local and countywide utilities and facilities including schools and emergency services.

Chapter 10: Intergovernmental Cooperation - lists the results of the intergovernmental cooperation workshops as well as programs to facilitate joint planning and decision making processes with other government units.

Chapter 11: Land Use Controls and Inventory – provides a detailed inventory of existing land uses for Oconto County.

Appendices: County Resources - Contains a countywide inventory of natural resources information, endangered and threatened species; a detailed list of available housing, economic development, and transportation financial and technical resources; existing countywide land use inventory; a glossary of definitions; and other relevant input and materials generated or gathered during the plan development process.

PLAN DEVELOPMENT PROCESS

The City of Oconto Falls was one of sixteen communities to enter into an agreement with Oconto County to develop comprehensive plans utilizing a *three phase* multi-jurisdictional planning process:

First Phase: Inventorying countywide background information to be used for completion of the local and county plans

- Collection and presentation of countywide background data.
- Oconto County Planning Advisory Committee (OCPAC) provided edits and other input on countywide background data.
- Conducted three (3) Open Houses. One in each of the county’s three Planning Clusters (Southern, Central, and Northern). These Open Houses allowed the public to review countywide background materials, ask questions, and provide feedback.
- Created the preliminary *Volume II: County Resources* document to assist with the completion of the local and county comprehensive plans.

Second Phase: Completion and adoption of the local comprehensive plans

- Commenced work on the 16 local comprehensive plans, including City of Oconto Falls
- Analyzed City of Oconto Falls data to identify existing and potential conflicts.
- Developed the city’s vision statement along with the land use goals, objectives, policies and programs by using results from the various issue identification workshops and background data.



- Created a preliminary General Plan Design and recommended land use strategy to guide future growth, development and conservation within the city over the next 20 years.
- Oconto County Planning and OCPAC finalize *Volume II: County Resources* document.
- Public review and Final Open House conducted to present the *City of Oconto Falls 20-Year Comprehensive Plan* to the citizens of the community as well as nearby municipalities and government organizations for their feedback. Comments were considered and included in the city's comprehensive plan where appropriate.

Third Phase: Completion and adoption of the *Oconto County 20-Year Comprehensive Plan*

- Oconto County Planning and OCPAC utilize the background information and data gathered in the first phase, along with the adopted local comprehensive plans completed during the second phase, to create a generalized future land use plan for Oconto County.

Public Participation Process

Public Participation Plan

A major element of the city's comprehensive planning process is gathering input from citizens and land owners. In accordance with s. 66.1001(4), Wis. Stats., the City of Oconto Falls approved "Procedures for Adoption or Amendment of the City of Oconto Falls Comprehensive Plan". A copy of these written procedures is included in Appendix A of *Volume I: City Plan*.

The city held public meetings monthly to review background data, finalize each plan element, and create the 20-Year General Plan Design. In addition to these planning meetings, a number of issue identification exercises (Nominal Group and Economic S.W.O.T.) and open houses were used to gather additional input from the public.

Nominal Group Exercise

In August 2006, the City Plan Commission members participated with surrounding municipalities in a Nominal Group Exercise to identify issues and concerns regarding future development in the City of Oconto Falls and the central portion of Oconto County. The following are the priority planning issues generated during the discussion. Relevant issues were considered during the development of the goals, objectives, policies, and programs for the city's comprehensive plan. Top issues from nominal group exercise include:

- Preservation of agriculture and forestry
- Development of business/industrial parks
- Regulate developers seeking to subdivide land
- Maintain agricultural heritage in county
- Develop and assist small businesses (less than 20 employees)
- Preserve county forestlands
- Preserve agricultural land-protect from infringement
- Prevent fragmentation-keep agriculture and forest lands together – promote preservation as well
- Promote development of businesses in cities and villages so as not to tax surrounding communities – promote small business as well

A complete list of the Nominal Group Exercise can be found in Appendix B of *Volume I: City Plan*.

Visioning Exercise

A visioning exercise was conducted with city residents to describe the future of various elements discussed in the city's comprehensive plan, including natural resources, economic development, housing, etc. The visioning process was used to provide a foundation for the development of the City of Oconto Falls 20-Year vision statement, and generate development strategies (i.e., goals, objectives, policies, and programs) to implement the *City of Oconto Falls 20-Year Comprehensive Plan*. The city's vision statement is displayed later in this chapter

Economic Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T.) Exercise

In October 2007, members of the City of Oconto Falls Plan Commission participated in an economic (S.W.O.T.) workshop to produce a list of strengths and weaknesses as well as opportunities and threats regarding economic development in the city. The results of the S.W.O.T. workshop are found in Appendix C of *Volume I: City Plan*. The following are highlights from the workshop:

Strengths: Strengths are existing resources and capabilities that can be used as a basis for developing a successful growth plan. Several strengths of the city include:

- Railroad access
- STH 22-close proximity to 141
- Hospital
- Industrial park

Weaknesses: A weakness is a limitation or the absence of certain strengths that keep the city from achieving its objectives. Some weaknesses identified by the city include:

- Taxes
- Available space in industrial park
- Downtown
- Signage

Opportunities: An opportunity is any favorable situation or resource that could enhance economic development. The following are several economic opportunities for the city:

- Mill expansion
- Downtown
- Capitalize on river and other recreational opportunities
- Industrial park space

Threats: Threats are potential obstacles the city face concerning economic development. Some economic threats to the city include:

- Taxes
- Gas prices
- Apathy
- Federal and State mandates

The results of the economic S.W.O.T. workshop were instrumental in drafting the economic development strategies located in Chapter 4 of this plan.

Intergovernmental Cooperation Workshop

An Intergovernmental Cooperation Workshop was conducted in April 2008 for communities located in the central region of Oconto County. Representatives from each of the communities within the planning cluster were invited to attend the workshop, along with neighboring municipalities, school districts, civic and recreational clubs, Oconto County staff, Wisconsin Department of Natural Resources, Wisconsin Department of Transportation, and other entities and departments that have an interest in, or direct impact on, the implementation of the area's comprehensive plans.

The workshop collected input on any existing or potential conflicts or positive relationships between the communities and their surrounding government jurisdictions. Participants were also asked to provide potential resolutions to the identified issues or concerns. The items applicable to the city were addressed during the comprehensive plan development process or incorporated into the implementation portion of the comprehensive plan. The list of issues and conflicts, and resolutions from the Intergovernmental Cooperation Workshop are displayed in Appendix D of *Volume I: City Plan*.

Open Houses

Two "Open Houses" were conducted during the planning process to present background information and plan recommendations to the public. The first open house was held for communities in the central portion of Oconto County to display countywide background information and data to be used in the development of the local comprehensive plans.

The second open house, held exclusively for the City of Oconto Falls, was conducted at the conclusion of the planning process to allow residents and other interested individuals the opportunity to review and comment on the city's completed draft plan.

VISION STATEMENT

The following is the City of Oconto Falls 20-Year Vision Statement as prepared by members of the Plan Commission:

"The City of Oconto Falls is a thriving economic hub characterized by a vibrant Main Street and diverse manufacturing base; while its citizens, businesses, and guests are provided a welcoming environment through first class amenities and services, quality neighborhoods, distinguishable natural features, and outstanding recreational opportunities."

CHAPTER 2: INVENTORY, TRENDS, AND FORECASTS

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INTRODUCTION

This section of the *City of Oconto Falls 20-Year Comprehensive Plan* provides a summary of the city's resource elements, which are also inventoried in *Volume II: County Resources*. The city's past trends and potential forecasts for population, housing, economic development, etc. are also illustrated in this chapter.

Ultimately, the information described in this portion of the city's comprehensive plan provides the foundation for the development of the City of Oconto Falls 20-Year General Plan Design (Chapter 3 of this document).

COMMUNITY INVENTORY

History and Description of Planning Area

City of Oconto Falls History

The area that became known as the City of Oconto Falls is situated on the banks of the Oconto River at the falls of the river, about 15 miles upstream from the bay of Green Bay. It was the power of the Oconto River falls that first attracted settlers to the area. In October, 1846, construction of the first permanent structures began in the community. By the 1850s, the lumber industry became the county's, and the community's, main source of employment.

In October of 1871, the Great Peshtigo Fire consumed the settlement of Oconto Falls along with many other communities in northeast Wisconsin from Green Bay to Marinette. Locally, only two homes and the sawmill were saved from the fire.

By 1883, large river drives were moving down the Oconto River every spring. Many of the logs were damaged and split going over the sharp drop of the falls. Ultimately, the industrial powers of the time had the falls dynamited to eliminate the damage to timber driven further downstream. With the dynamiting, the natural beauty of the falls was destroyed. The log drives eventually ended on the river by 1912.

With the decline of the lumber industry, the river was later utilized for the production of pulp to supply the paper industry. For the larger part of the 20th century, the prosperity of the community was tied to the paper mill. After a series of closures during the great depression and again in 1996, the mill again resumed recycled fiber operations in July, 1998.

The Oconto Falls settlement had incorporated as the village on July 3, 1903. However in 1919, Oconto Falls officially incorporated as a city.

- Refer to the City of Oconto Falls website for more historic information regarding the city (<http://www.ci.ocontofalls.wi.us/history.htm>).

City of Oconto Falls Planning Area

The city of Oconto Falls is located in the south-central portion of Oconto County. The community is the second largest city in Oconto County and lies on the Oconto River, five miles west of U.S. Highway 141. State Highway 22, the major east/west corridor within Oconto County, also meanders through the city. The city encompasses an area of approximately 2.7 square miles or 1,728 acres. **Map 2.1** illustrates the general location of the City of Oconto Falls in Wisconsin, while **Map 2.2** focuses on the City of Oconto Falls.

The planning area for the City of Oconto Falls includes the land within the existing corporate boundaries of the city, in addition to an area 1.5 miles beyond the existing city limits known as the “extraterritorial area”. The city’s planning area extends into the neighboring towns of Oconto Falls, Stiles, Morgan, and Abrams.

Past Planning Efforts

This is the second Comprehensive Plan for the City of Oconto Falls. This Comprehensive Plan serves as an update to the *City of Oconto Falls 2015 Comprehensive Plan, July 2000*.

The city of Oconto Falls has also been involved in a number of planning efforts over the years. Table 2.1 lists the past plans which have been adopted and utilized by the city.

Table 2.1: Past Planning Efforts

Year	Title
1986	Streetscape Development & Revitalization Plan
1994	Northeast Neighborhood Plan
1995	Oconto Falls Community Economic Analysis
1996	Community Economic Development Diversification Plan
1998	Oconto Falls Comprehensive Outdoor Recreation Plan
1998	Oconto Falls City Wide Survey
2000	City of Oconto Falls 2015 Comprehensive Plan

Source: City of Oconto Falls; Bay-Lake Regional Planning Commission, 2007.

It is important to note that these plans, if available, should be revisited from time to time in order to check on their implementation progress, or to review their goals to see if they have been reached.

Community Resources

Natural Resources

The following text describes the types and locations of city’s many resources and briefly discusses the importance of them when planning for future growth of the City of Oconto Falls.

Bedrock type, overlying soil composition and depth to bedrock can impact excavation; foundations; location and effectiveness of site wastewater treatment systems; provision of clean and abundant supply of groundwater, and residential and industrial development locations.

- The bedrock found in the City of Oconto Falls planning area is primarily dolomite, which is covered by soils comprised of sand, gravel, silt and clay.
- The city’s planning area varies from level to gently sloping terrain, with steep slopes existing along the river and stream corridors.



Oconto Falls Pond / Oconto River

Source: www.oontocounty.org; Photo Courtesy of: Chique Tousev-Tabar

Water Resources have a significant role in the everyday life of the City of Oconto Falls.

- The city is dominated by the presence of the Oconto River and Oconto Falls Pond. The river flows through the center of the city and is impounded by a dam located just west of N. Maple Avenue. The dam ultimately assisted in the formation of Oconto Falls Pond.
- It is important to protect the Lower Oconto River watershed from development in order to ensure maximum efficiency.

For more information regarding these water resources see Chapter 5 and Appendix A of *Volume II: County Resources*.

Other areas of environmental significance in the city’s planning area are referred to as “plan determinants.” Plan determinants consist of the following features which are illustrated on **Map 2.3**:

- wetlands (2 acres or greater) with a 50-foot buffer;
- steep slope (12% or greater); and
- 100-year floodplains;
- surface waters with a 75-foot building setback.

The individual plan determinants merged together forms one feature known as “environmental corridors”, which is displayed on the city’s General Plan Design map (**Map 3.1**). These corridors serve a vital role in protecting local water quality; serving as buffers between different land uses; controlling, moderating, and storing floodwaters; providing nutrient and sediment filtration; and providing fish and wildlife habitat and recreational opportunities.

For more information regarding environmental corridors, wetlands, floodplains, soils, and surface waters please see Chapter 5 of *Volume II: County Resources*.

Cultural Resources

The City of Oconto Falls contains a number of sites of historic and culture significance.

- *Mercier Hotel* dates back to 1895 and has been a hotel since its construction.
- *Oconto Falls Tissue* was the site of first sawmill in Oconto Falls around which the modern city grew. Successive lumber and paper mills have operated at this facility.
- *Falls Area Performing Arts Center*, located in the Oconto Falls High School, is used to display plays, concerts and other fine arts.
- *Oconto River “falls” site*, the destroyed waterfall feature for which the city is named.

Additional buildings, features, or sites (e.g., cemeteries) within the city also hold historic importance and may be considered for preservation if any redevelopment opportunities arise.

Economic Resources

Along with the city having access to public utilities, a number of factors also allow the City of Oconto Falls to maintain its economic viability.

- An ever expanding Industrial Park with approximately 62 acres of land available to better serve the needs of industrial and manufacturing customers.

- The City of Oconto Falls is only a 30 minute drive from Green Bay and approximately five miles from four-lane USH 141. The city also has access to the Escanaba- Lake Superior Railroad and a number of trucking firms.
- Very active organizations, including the Oconto Falls Chamber of Commerce.

Transportation

The city’s existing transportation network is not only important for vehicles, but also for pedestrian traffic. The city needs to continue to maintain and improve the transportation amenities to allow for safe and efficient movement.

- The City of Oconto Falls contains nearly 24 miles of roadway, with STH 22 being the main transportation corridor.
- Rail service is provided by the Escanaba-Lake Superior Railroad Company (the E&LS).

Utilities and Community Facilities

An assessment of the city’s existing utilities and community facilities is made to determine any current or future issues that may cause potential problems in meeting future development needs. The availability, quality, and level of service of the city’s existing utilities and community facilities are all contributing factors to the attractiveness of the community. Individuals and businesses tend to locate in areas with solid infrastructure in place which will allow them to be successful and comfortable. The following services and facilities are found in the City of Oconto Falls.

- City of Oconto Falls is supplied with adequate electric and natural gas service. The dam located on the Oconto River also produces energy.
- The city operates a municipal water system (**Map 2.4**), along with a wastewater treatment system (**Map 2.5**) that is sufficient to meet the needs of the current population along with future growth.
- Protective services are provided by the Oconto Falls Police Department, Oconto Falls Fire Department and Oconto Falls Area Ambulance Service. See **Map 2.6** for locations in the city.
- School Facilities located in the city include: Oconto Falls High School (grades 9-12); Oconto Falls Elementary School (grades K-5); Washington Middle School (grades 6-8); and Oconto Falls Alternative Learning Site (grades 9-12). St. Anthony is a private school option serving grades K through 5.
- Community Memorial Hospital; along with other medical clinics, dental offices, assisted living, nursing and rehab, group homes, etc., provides services to the majority of Oconto County residents.

Map 2.6 displays the location of the schools along with other community facilities found in the City of Oconto Falls.

Parks and Recreation

The City of Oconto Falls has a total of 18 outdoor recreation facilities available to the public, including school playgrounds. The following is a list of the parks the city owns and maintains, while **Map 2.7** displays the park and recreation facilities found in the city’s planning area.

- Memorial Park
- Pine Grove Park
- East Side Beach
- West Side Park

- Pleasant View Park
- Tubing Hill
- Veterans Park

River Island Golf Course also offers recreation to residents and visitors.

The nearby Machickanee County Forest offers trails for hiking, cross-country skiing, and snowmobiling. The Oconto River provides opportunities for fishing, kayaking, water skiing and canoeing.

Land Use Inventory

A detailed field inventory of land uses in the City of Oconto Falls was completed by the Bay-Lake Regional Planning Commission in 2007. A Standard Land Use Classification (Appendix E of *Volume I: City Plan*) was used to assist in the city’s land use collection process. Please see Chapter 11 of *Volume II: County Resources* for a description of the land use categories.

- A breakdown of the city’s land uses and acreages is shown on Table 2.2 (Appendix F of *Volume I: City Plan* contains the city’s detailed land use calculations). **Map 2.8** displays the 2007 City of Oconto Falls land use.

Table 2.2: 2007 Land Use

Land Use Type	Total (Acres)	Developed Land (Percent)	Total Land (Percent)
DEVELOPED			
Residential	443.3	46.3	23.7
Single Family	398.4	41.6	21.3
Two-Family	3.6	0.4	0.2
Multi-Family	28.6	3.0	1.5
Mobile Homes	4.3	0.5	0.2
Vacant Residential	8.4	0.9	0.4
Commercial	114.4	11.9	6.1
Industrial	104.3	10.9	5.6
Transportation	75.1	7.8	4.0
Communications/Utilities	17.6	1.8	0.9
Institutional/Governmental	80.1	8.4	4.3
Recreational	122.8	12.8	6.6
Agricultural Structures	0.1	0.0	0.0
Total Developed Acres	957.8	100.0	51.3
UNDEVELOPED			
Croplands/Pasture	89.7	9.9	4.8
Woodlands	373.7	41.1	20.0
Other Natural Areas	289.2	31.8	15.5
Water Features	157.0	17.3	8.4
Total Undeveloped Acres	909.6	100.0	48.7
Total Land Area	1,867.4		100.0

Source: Bay-Lake Regional Planning Commission, 2007.

DEMOGRAPHIC TRENDS AND FORECASTS

Population

Historic Population Trends

Analyzing changes in the trends and characteristics of a community’s population and housing is important in understanding the needs of its current and future populations.

As illustrated by Figure 2.1, the City of Oconto Falls has experienced a population increase of 1,416 people since the year 1900.

For more information regarding historic population and other population trends regarding the city, please see Chapter 6 of *Volume II: County Resources*.

*City of Oconto Falls
Year 2000 Population
Characteristics*

Population: **2,843**

Median Age: **37.4**

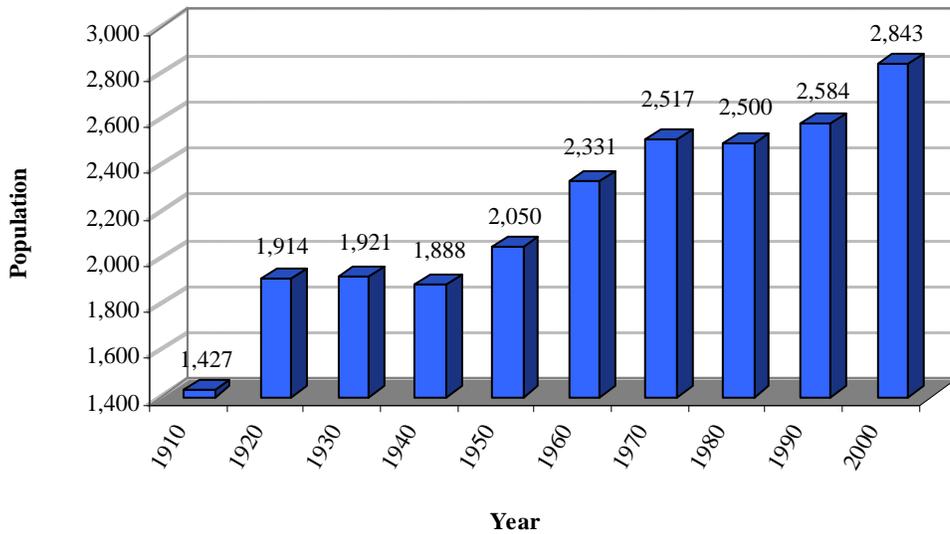
Age Groups:

5-17: 20%

18-64: 54%

65+: 19%

Figure 2.1: Historic Population, 1900 - 2000



Source: U.S. Bureau of the Census, General Population Characteristics 1840-1970, Bay-Lake Regional Planning Commission, December 1975; U.S. Bureau of the Census, Census of Population and Housing, 1980, 1990, and 2000; and Bay-Lake Regional Planning Commission, 2007.

Population Projections

By inventorying past population trends it is possible to project future growth. Population projections allow the City of Oconto Falls to realize the area’s future needs for housing, utilities, transportation, recreation, and a number of other population influenced services. For this comprehensive plan, the city utilized three different projection methods to determine a range of possibilities:

- 1) WDOA projections developed in 2003;
- 2) growth projection; and
- 3) linear projection.

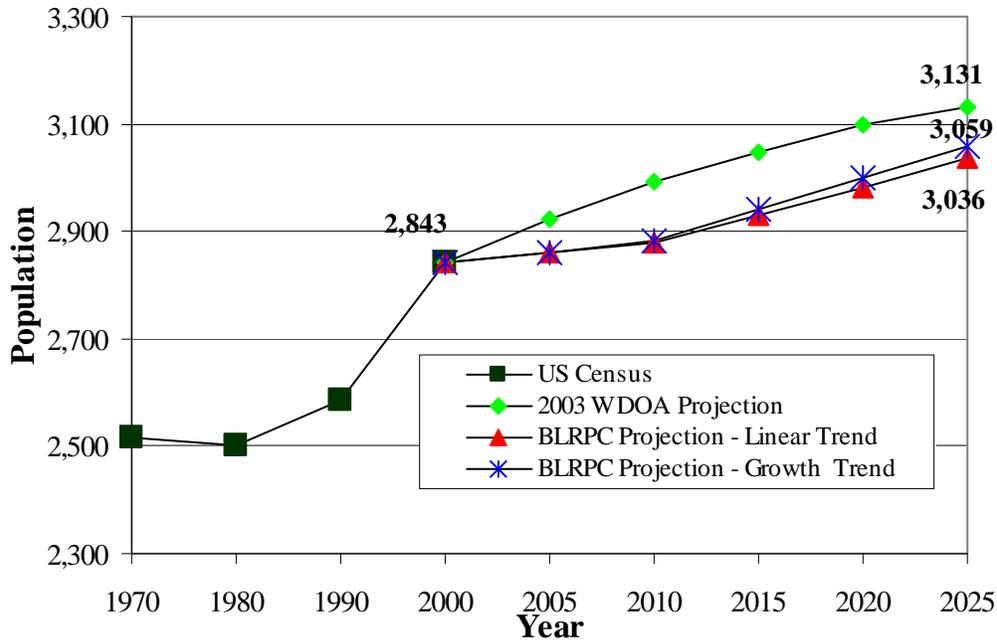
More information on these methods can be found in Chapter 6 of *Volume II: County Resources*. Table 2.3 and Figure 2.2 illustrate these projections.

Table 2.3: Population Trends and Projections, 1970 - 2025

City of Oconto Falls	1970	1980	1990	2000	2005	2010	2015	2020	2025
US Census	2,517	2,500	2,584	2,843					
2003 WDOA Projection				2,843	2,921	2,991	3,046	3,098	3,131
BLRPC Projection - Growth Trend				2,843	2,862	2,881	2,940	2,998	3,059
BLRPC Projection - Linear Trend				2,843	2,860	2,877	2,930	2,983	3,036

Source: U.S. Bureau of the Census, Census of Population and Housing, 1970 - 2000; Wisconsin Department of Administration, Official Population Projections, 2004; and Bay-Lake Regional Planning Commission, 2007.

Figure 2.2: Population Trends and Projections, 2000 – 2025



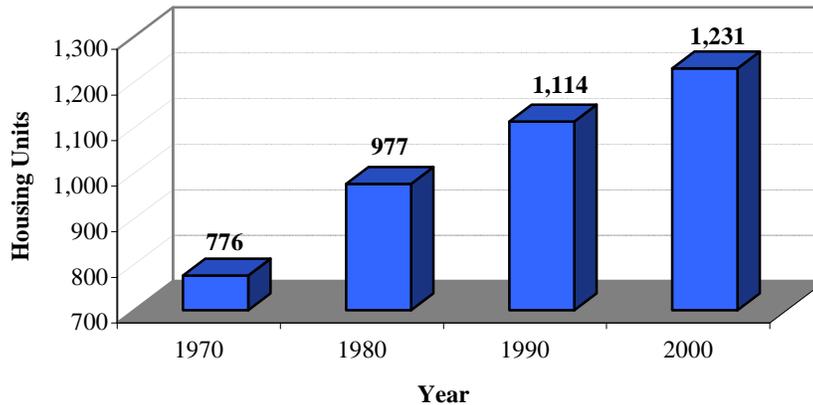
Source: U.S. Bureau of the Census, Census of Population and Housing, 1970 - 2000; Wisconsin Department of Administration, Official Population Projections, 2004; WDOA Final Household Projections for Wisconsin Municipalities, 2000 – 2025, January 2004; WDOA Final Household Projections for Wisconsin Counties, 2000 – 2030, January 2004; and Bay-Lake Regional Planning Commission, 2007.

Housing

Housing Trends and Characteristics

As reported by the U.S. Census, and illustrated by Figure 2.3, the City of Oconto Falls housing units increased by nearly 59 percent, or 455 units, between 1970 and 2000.

Figure 2.3: Historic Housing Units, 1970 - 2000



Source: U.S. Bureau of the Census, 1970, Series 100, Table 2; 1980 Census of Population and Housing, STF 1A, Table 4; 1990 Census of Population and Housing, STF 1A; 2000 Census; WDOA Revised Census Counts, 2000 and 2003; and Bay-Lake Regional Planning Commission, 2007.

- According to the U.S. Census, in 2000 there were 1,166 full-time occupied units and 65 vacant housing units, which includes those being used for seasonal purposes (11 units) in the City of Oconto Falls.
- Of the 1,166 occupied units located in the city, 61 percent are owner occupied, while the remaining 39 percent are renter occupied.
- Nearly 32 percent of the housing in the city contains two or more housing units per structure.
- Over 54 percent of the housing units in the city were built prior to 1960. Due to the age of these homes the possibility exists that several may be substandard based on conditions according to the Department of Commerce definition.

Housing Projections

The City of Oconto Falls utilized three different projection methods to evaluate future housing possibilities:

- 1) projections developed by WDOA in 2004;
- 2) growth projection; and
- 3) linear projection.

These projections reflect future occupied housing units only, which means vacant housing units are not included. Table 2.4 and Figure 2.4 illustrate the occupied housing unit projections.

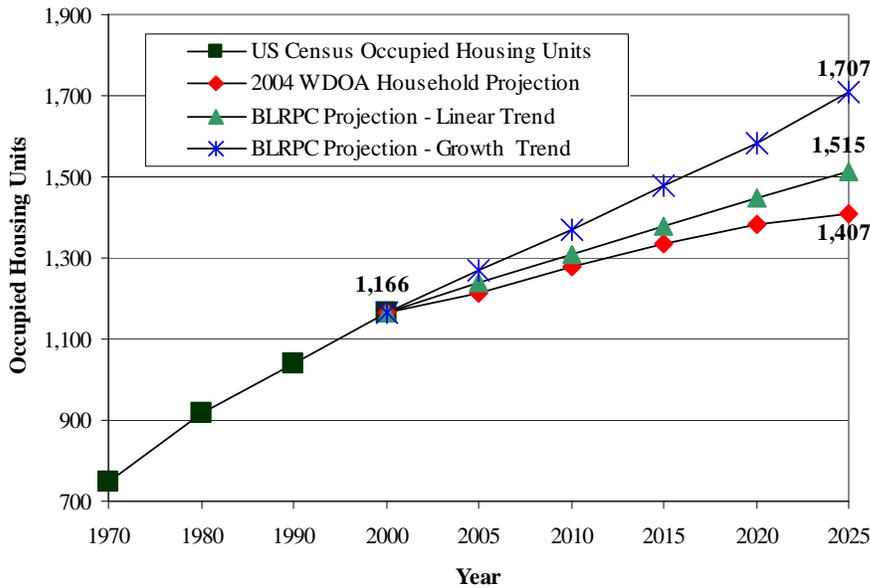
More information on housing characteristics, as well as projection methods for Oconto County and all of its municipalities, can be found in Chapter 6 of *Volume II: County Resources*.

Table 2.4: Occupied Housing Trends and Projections, 1970 - 2025

City of Oconto Falls	1970	1980	1990	2000	2005	2010	2015	2020	2025
US Census Occupied Housing Units	750	918	1,037	1,166					
BLRPC Projection - Growth Trend				1,166	1,269	1,371	1,478	1,584	1,707
BLRPC Projection - Linear Trend				1,166	1,238	1,309	1,378	1,446	1,515
2004 WDOA Household Projection				1,166	1,214	1,278	1,336	1,382	1,407
Household Size				2.35	2.32	2.26	2.20	2.16	2.14

Source: U.S. Bureau of the Census, 1970 - 2000 Census of Population and Housing; WDOA Final Household Projections for Wisconsin Municipalities, 2000 – 2025, January 2004; WDOA Final Household Projections for Wisconsin Counties, 2000 – 2030, January 2004; and Bay-Lake Regional Planning Commission, 2007.

Figure 2.4: Housing Trends and Projections*, 2000 - 2025



* 2004 WDOA projections and BLRPC projections are for occupied housing units only

Source: Source: U.S. Bureau of the Census, 1970 - 2000 Census of Population and Housing; WDOA Final Household Projections for Wisconsin Municipalities, 2000 – 2025, January 2004; WDOA Final Household Projections for Wisconsin Counties, 2000 – 2030, January 2004; and Bay-Lake Regional Planning Commission, 2007.

Economic Development

The City of Oconto Falls economy is influenced by its quality infrastructure, availability of industrial/business park space, and proximity to USH 141 and City of Green Bay.

City of Oconto Falls
Year 2000 Economic Characteristics

1999 Median Household Income: **\$34,884**

Employment Status:

- Employed: 63%**
- Unemployed: 2.5%**
- Out of Working Force: 35%**

Mean Commute-to-Work Time: **23 minutes**

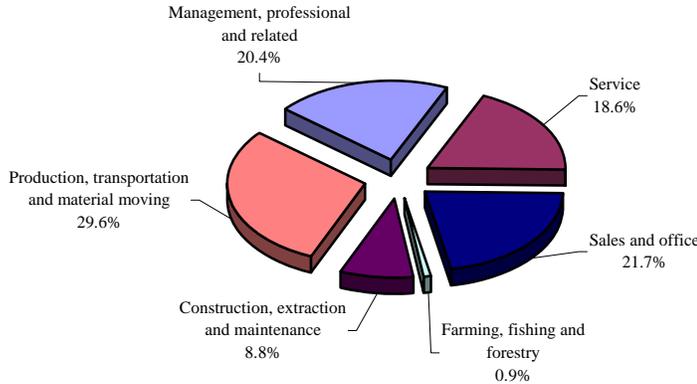
Education Levels (Ages 25 & over):

- High School Graduate or Higher: 78%**
- Bachelor’s Degree: 8%**
- Graduate or Professional Degree: 4%**

- Over 63 percent of the residents of the city are part of the civilian labor force (i.e., persons sixteen years of age or older who are employed or seeking employment).

Of those that are part of the city’s labor force, the majority, approximately 30 percent, is employed in production, transportation, and material moving or service related occupations. A large percent, nearly 22, are employed in Service and sales occupations. Figure 2.5 illustrates the occupation of employed persons living in the City of Oconto Falls in 2000.

Figure 2.5: Occupation of Employed Persons, 2000



Source: U.S. Bureau of the Census, Census 2000; and Bay-Lake Regional Planning Commission, 2007.

- Manufacturing related jobs were responsible for employing nearly 27 percent of the city’s residents. Another 22 percent were employed in Educational, health and social services. Employment by industry group for City of Oconto Falls residents is illustrated by Table 2.5

Table 2.5: Employment by Industry Group, 2000

Industry	City of Oconto Falls	
	Number	Percent of Total
Agriculture, forestry, fishing and hunting and mining	8	0.6%
Construction	70	5.0%
Manufacturing	374	26.9%
Wholesale trade	15	1.1%
Retail trade	152	10.9%
Transportation and warehousing, and utilities	144	10.4%
Information	21	1.5%
Finance, insurance, real estate and rental and leasing	40	2.9%
Professional, scientific, mgt., admin and waste mgt. service	86	6.2%
Educational, health and social services	307	22.1%
Arts, entertainment, recreation, accommodation and food services	98	7.1%
Other services	46	3.3%
Public administration	28	2.0%
Total	1,389	100.0%

Source: U.S. Department of Commerce, Bureau of Economic Analysis, REIS 1969-2000; and Bay-Lake Regional Planning Commission, 2007.

Commuting Patterns

City of Oconto Falls residents, including those that work in the city, reported their average commute time to be 23 minutes in getting to and from work.

- In 2000, approximately 51 percent of the employed residents of the city worked outside of the City of Oconto Falls. Of those, the majority commute to the Green Bay metro area and City of Oconto.
- Also during 2000, 1,522 people commuted from other areas to work in City of Oconto Falls. Of these, the largest number came from the towns of Oconto Falls and Stiles.

Economic Base

Full value can be defined as the actual taxable valuation of real property on tax rolls. A community’s full value is often used by states to appropriate state aid and to limit locally imposed taxes.

As shown in Table 2.6, the city’s full value increased over 32 percent between 2000 and 2006.

Table 2.6: Full Value and Total Property Tax, 2000 – 2006

Year	Full Value	% Full Value Increase from Previous Year	Total Property Tax	% Property Tax Increase from Previous Year
2000	\$111,343,300	-	\$2,841,135	-
2001	\$127,422,900	14.4%	\$3,159,920	11.2%
2002	\$132,380,700	3.9%	\$3,449,058	9.2%
2003	\$137,955,100	4.2%	\$3,340,557	-3.1%
2004	\$139,925,500	1.4%	\$3,502,038	4.8%
2005	\$146,414,700	4.6%	\$3,514,415	0.4%
2006	\$147,505,600	0.7%	\$3,349,879	-4.7%

Source: Wisconsin Department of Revenue, City, Village and Town Taxes, for years cited; and Bay-Lake Regional Planning Commission, 2007.

- The city’s total property tax also increased by 18 percent during the same time period.
- The City of Oconto Falls’s debt as of December 31, 2005 was \$5,581,725. This is approximately 76 percent of the city’s allowed debt limit (i.e., five percent of the town’s full value).

Sites for Redevelopment

By utilizing the WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) it is possible to inventory all of the environmentally contaminated sites that may be used for commercial or industrial uses.

- According to this tracking system, there have been 71 environmental incidences that have occurred in the City of Oconto Falls or surrounding planning area. Of these, 4 remain open and 15 are historic. The remaining sites are closed or required no action, meaning they are eligible for redevelopment.

For more information regarding economic characteristics of Oconto County and its municipalities see Chapter 7 of *Volume II: County Resources*.

LAND USE TRENDS AND FORECASTS

Existing Land Use Issues and Conflicts

- Need improved marketing of the city, e.g., signage, events, cultural features.
- Vacant and/or unsightly businesses along Main Street.
- 1st floor of commercial structures being used for residential purposes – in conflict with existing zoning.
- The city will review its zoning ordinance to correct inconsistencies with the future land use plan.
- Preservation and enhancement of lands adjacent to the Oconto River.
- Cooperation with the surrounding towns regarding development patterns near municipal boundaries.
- The incompatibilities with farm and non-farm development as development pressures increase beyond city limits.

Anticipated Land Use Trends

- The Oconto River shoreline and other natural features will continue to be maintained, preserving the environmental assets, recreational areas and cultural features of the City of Oconto Falls.
- Main Street will be the focus of multi-purpose commercial activity (e.g. small retail, professional services, general purpose shopping, and tourism).
- Redevelopment and revitalization of blighted areas and historical features.
- Industrial and commercial businesses will likely continue to increase within the designated business park.
- Businesses will continue to rely on both transient traffic and local residents for sales.
- The city will continue to experience a demand in services as the median population age increases.
- Existing neighborhoods of higher density development will continue as new areas on the periphery of the city develop at lower densities.
- Increased presence of subdivisions in the city’s extraterritorial area.
- The city works with the surrounding towns to conduct cooperative planning efforts, ensuring efficient and cost-effective development patterns and lessening potential conflict.
- Agricultural lands in the city’s extraterritorial planning area are preserved until a more productive use is considered viable.

Development Consideration

- Identify more multi-family or apartment development areas where a denser population base can be located on less amount of land.

- The city should closely monitor all public utility costs and supporting services associated with future development.
- Continue to work cooperatively with the surrounding towns to provide quality, cost-effective services. Proposed developments should be reviewed by the fire department, ambulance, etc. to ensure access and proper response times.
- Available lands in the city should focus on infill of existing vacant lots for uses that fit with the character of the surrounding area with a focus on enhancing the city’s Main Street and waterfront.
- Establish a development plan for Main Street to be completed in conjunction with the redevelopment of STH 22 through the city. Consider traffic controls, pedestrian movement, streetscape, signage, etc.
- Utilize natural areas and cultural sites in the city for potential recreational uses and uses that are more productive from an economic standpoint, while maintaining their natural beauty and function.
- Encourage waterfront plan that will recommend preservation along with enhancement of existing land uses.
- Downtown business and residential sites that are beyond repair should be redeveloped in a way that maintains the overall downtown character, including scale, architectural styles, etc.
- Target blighted areas within existing neighborhoods for rehabilitation in such a manner that maintains the existing character of the surrounding neighborhood.
- Evaluate and devise a plan for the redevelopment of existing contaminated sites.
- With trends leaning toward larger lot sizes and country living, buildable land within the city’s 1.5 mile planning area should be monitored to analyze the trends occurring in the surrounding towns. This will help ensure orderly development patterns as the city grows.
- Before development becomes increasingly concentrated along the city’s periphery, the city should consider adopting an Official Road Map delineating future road layouts allowing for efficient outward growth.
- The price of developable lands may vary depending on the surrounding land uses, location, access, services, along with other subjective factors. Land prices in the city will continue to fluctuate as the market continues to change.

DESIGN YEAR LAND USE PROJECTIONS

Five Year Incremental Land Use Projections

Wisconsin Statutes require Comprehensive Plans to include projections in five year increments for future residential, commercial, industrial and agricultural land uses in the community over the 20-year planning period. The City of Oconto Falls future land use projections can be viewed in Table 2.7.

Residential Projections

The city’s future residential land use acreage was projected utilizing the following methodology:

- the city’s forecasted housing needs based on the linear trend projection (see Table 2.4),
- an average lot size of ½ acre per dwelling unit,
- a multiplication factor ranging from 1.25 to 2.5 to allow for market flexibility.

Note: The projections are for single family homes and do not account for multiple family and apartment complexes which have greater residential densities.

Commercial Projections

To calculate commercial land use projections, the current ratio of residential acreage to commercial land use acreage is compared by parcel in the city based on the 2007 land use inventory.

Industrial Projections

Industrial lands are projected in the same manner as the commercial lands by using the current ratio of residential acreage to industrial land use acreage by parcel in the city based on the 2007 land use inventory.

Table 2.7 illustrates the potential amount of acreage needed for future development within the City of Oconto Falls through 2025 based on the WDOA population projections.

Table 2.7: Five Year Incremental Land Use Projections, 2005-2025

Year	Residential		Commercial		Industrial	
	Acres	Total	Acres	Total	Acres	Total
2005	44.7		11.5		10.6	
2010	53.6	98.3	13.8	25.2	12.8	23.4
2015	59.9	158.3	15.4	40.6	14.3	37.7
2020	68.5	226.8	17.6	58.1	16.3	54.0
2025	77.1	303.8	19.8	77.9	18.3	72.3

Source: Bay-Lake Regional Planning Commission, 2007.

NOTE:

- it is not the intent of the plan to see an entire area within a classification to develop, rather the specified uses shall be allowed if consistent with the type, location, and density of the development;
- some of the lands would hinder development based on the nature of the area;
- within residential growth areas, lands must be allocated for future roads, recreation areas, etc.

In most standard residential development, these additional factors generally account for approximately 25 percent of the gross land area.

Agricultural Projections

Several agricultural lands exist within the city limits with the majority found in the 1.5 mile extraterritorial planning area. In an effort to preserve the prime farmland in the surrounding area, future development is recommended to locate near existing growth where adequate facilities and

services may be available. As a result, the consumption of the prime agricultural lands may be minimal over the planning period.

The consumption of agricultural lands may be influenced by the strategies of local comprehensive plans and zoning ordinances.

SUMMARY OF PLAN IMPLEMENTATION GOALS

The following goals describe the city’s intent regarding the overall growth and development during the next 20 years. These generalized goals describe preferred conditions and represent an end to be sought, although they may never actually be fully attained.

These goals are also listed in Chapter 4 of this document with applicable objectives, policies, and programs to assist the city with implementation of its comprehensive plan and achieve its 20-year vision.

LAND USE: To ensure the city’s land use is developed/preserved according to the strategies described in the Future Land Use Plan (Chapter 3 of this document).

COMMUNITY PLANNING: For the City of Oconto Falls 20-year Comprehensive Plan to provide guidance to local officials when making land use decisions that reflect the city’s long-term vision.

INTERGOVERNMENTAL COOPERATION: To coordinate with adjacent communities, Oconto County and other interested groups/agencies on planning projects.

NATURAL RESOURCES: To manage a clean and orderly natural environment through preservation and protection of key natural resources in the city and surrounding planning area.

AGRICULTURAL RESOURCES: To support the preservation of farmland within the city’s extraterritorial planning area until it is considered for other uses.

CULTURAL RESOURCES: To maintain the city’s cultural resources.

HOUSING: To provide an adequate housing supply that meets existing and forecasted housing demand within the City of Oconto Falls.

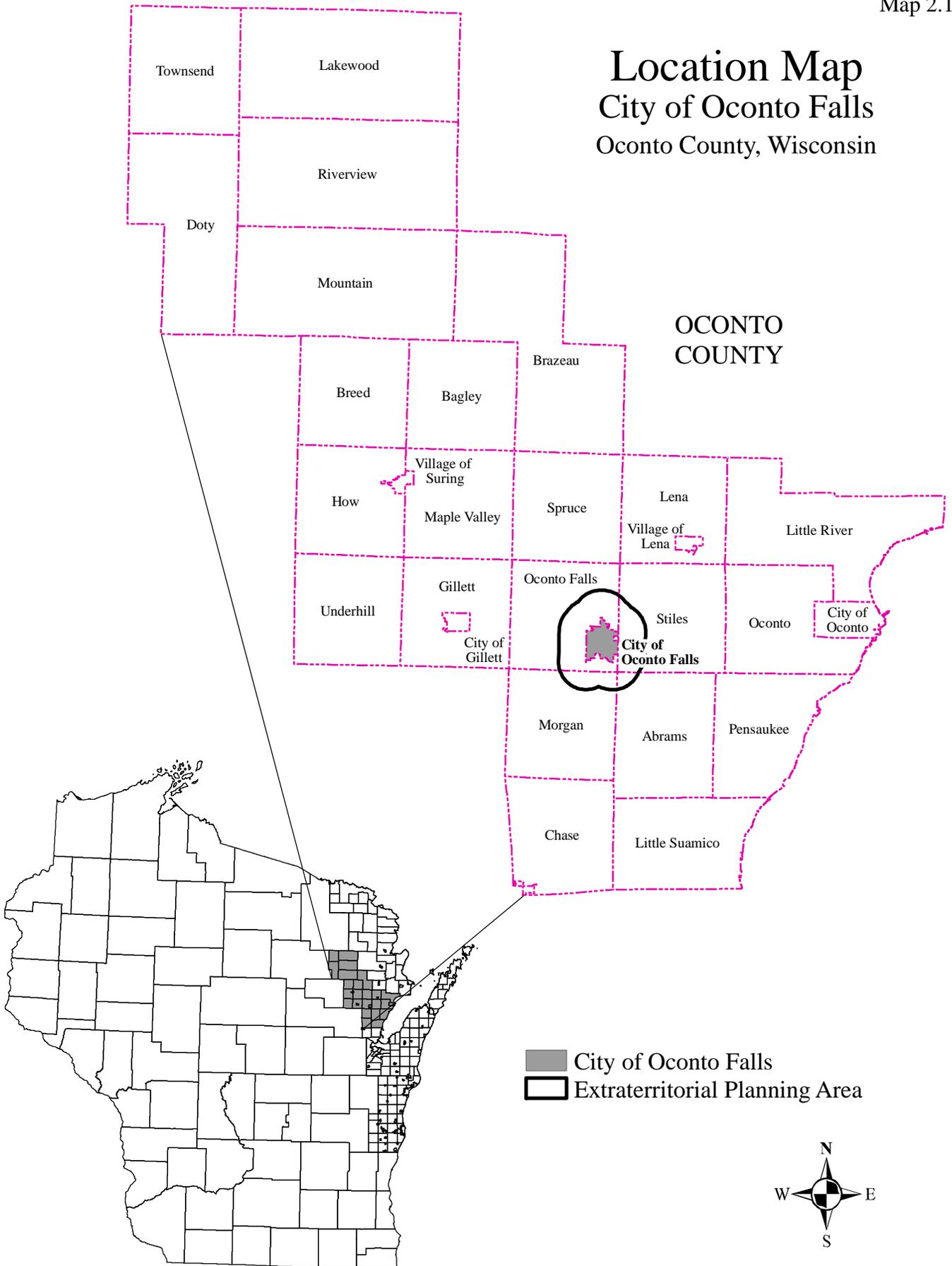
ECONOMIC DEVELOPMENT: Provide an atmosphere conducive for business expansion and development.

TRANSPORTATION: To advocate safe and efficient transportation systems for all modes of transportation in the city.

UTILITIES/COMMUNITY FACILITIES: To provide quality community services to all the residents of the City of Oconto Falls.

PARKS AND RECREATION: To continue to promote the variety of park and recreational activities within the city.

Location Map City of Oconto Falls Oconto County, Wisconsin



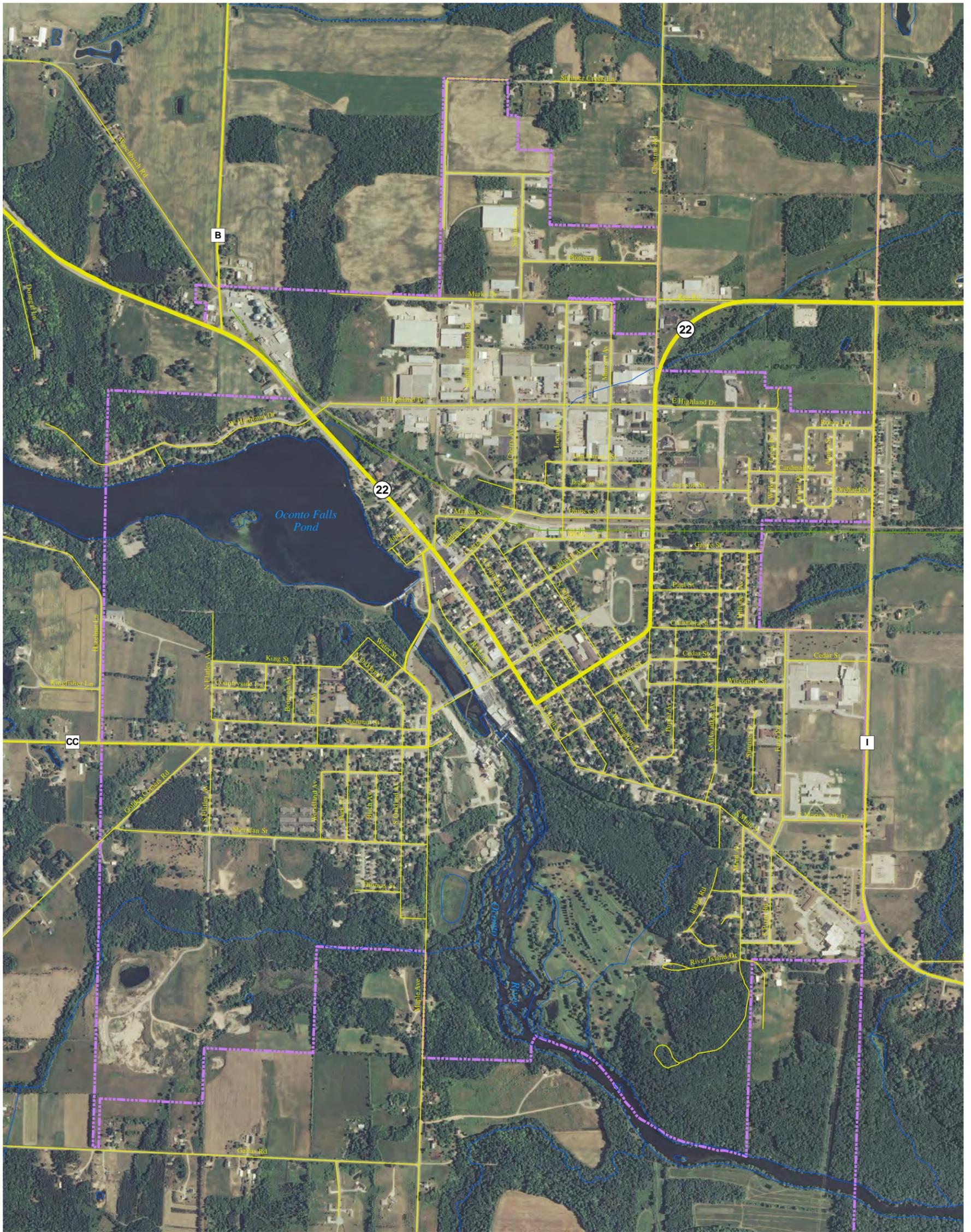
This map is neither a legally recorded map nor a survey, and is not intended to be used as either. It is a compilation of records, information and data to be used for reference purposes only. Oconto County and the Bay-Lake RPC are not responsible for any inaccuracies herein contained.

Source: City of Oconto Falls; Oconto County; Bay-Lake Regional Planning Commission, 2008.

Planning Area

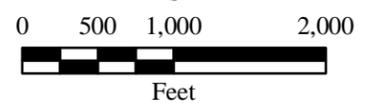
City of Oconto Falls

Oconto County, Wisconsin



Base Map Features

-  City Boundary
-  Local Roads
-  State Highway
-  Railroad
-  County Highway
-  Surface Water

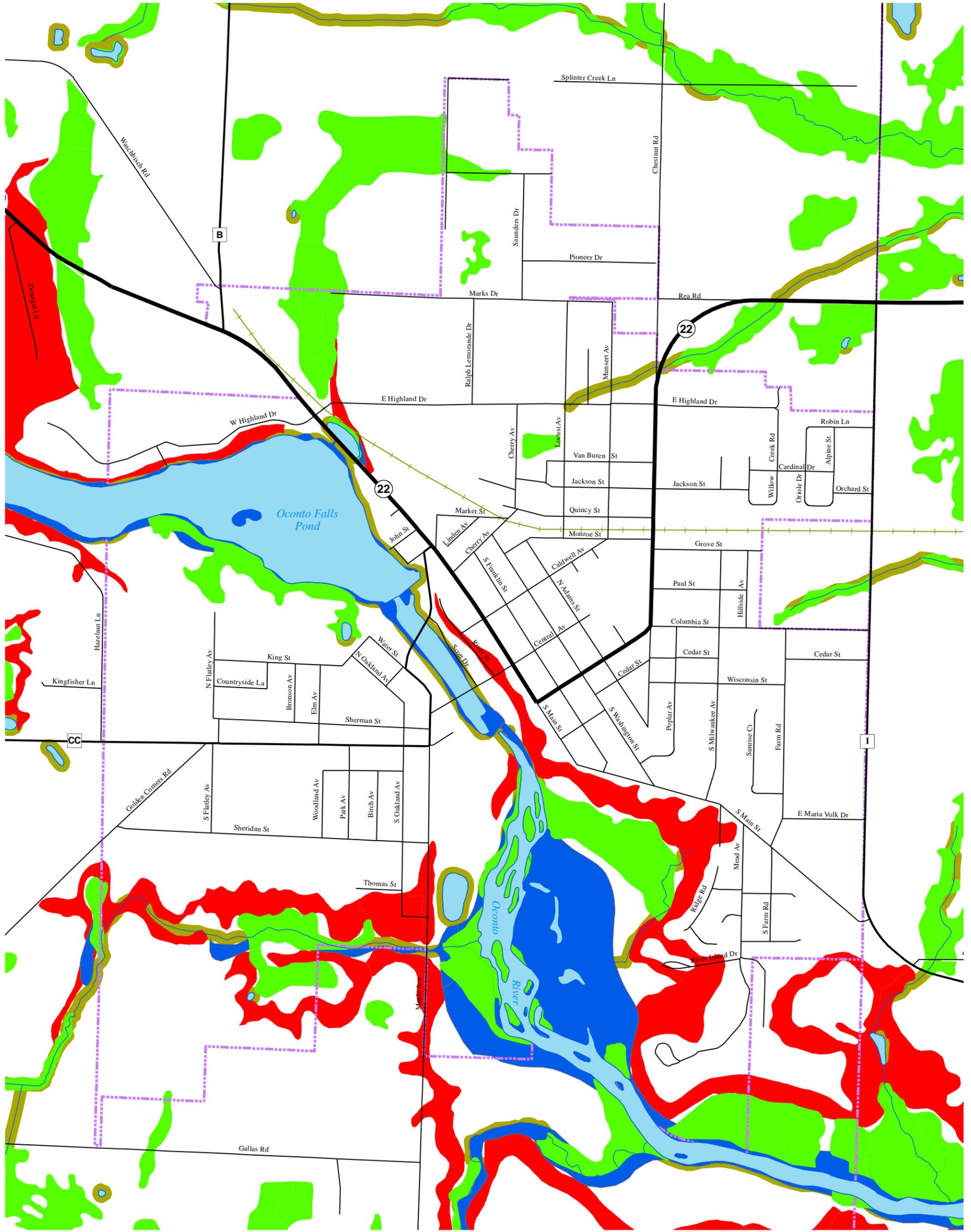


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Plan Determinants

City of Oconto Falls

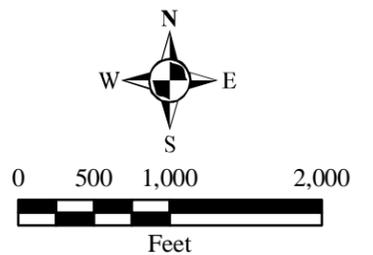
Oconto County, Wisconsin



Base Map Features

- City Boundary
- State Highway
- County Highway
- Local Roads
- Railroad
- Surface Water

- WDNR Wetlands
- 100-Year Floodplains
- Steep Slope 12% or Greater
- 75-Foot Surface Water Setback

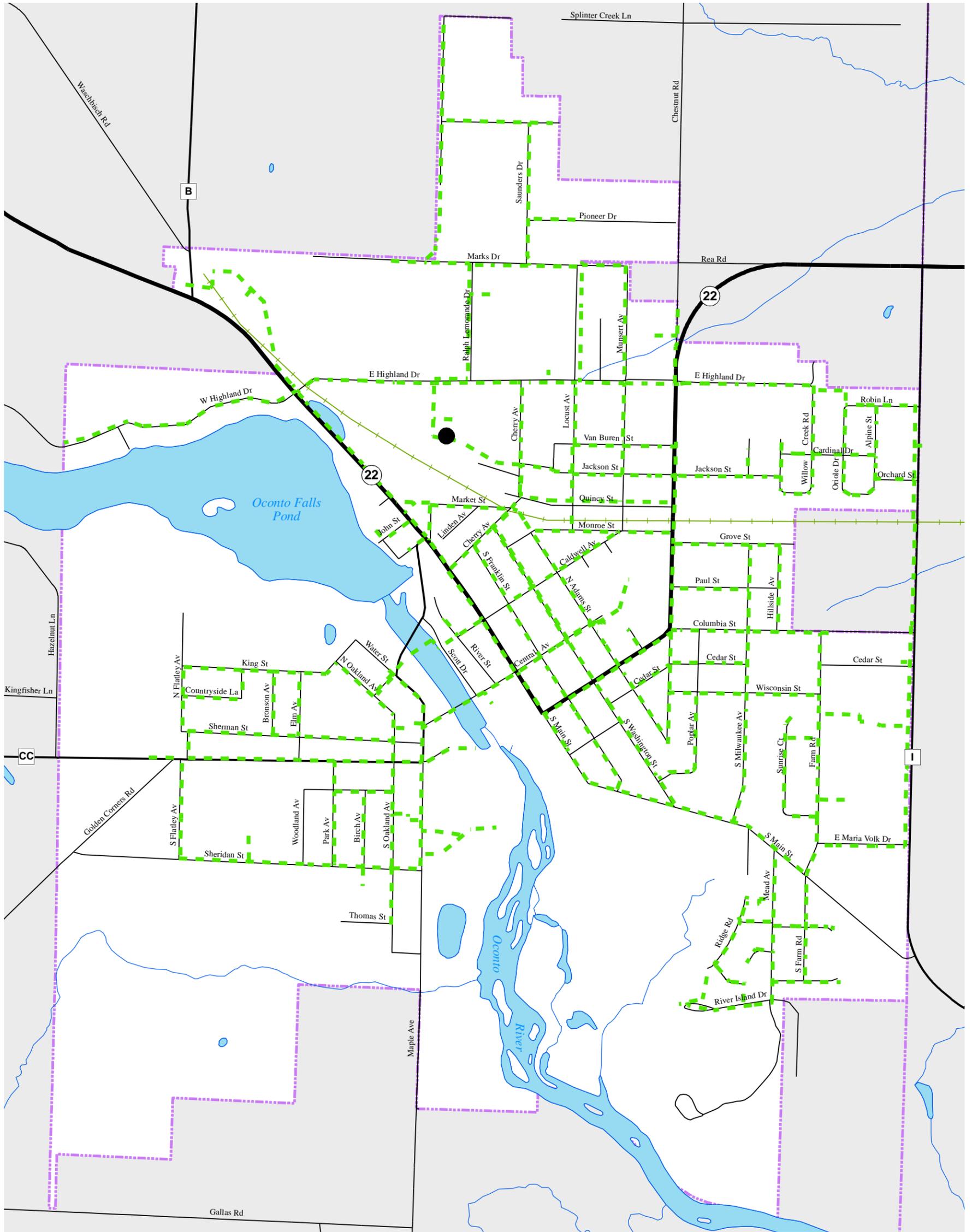


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Water Distribution System

City of Oconto Falls

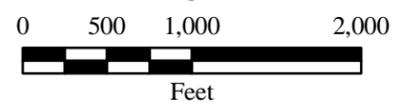
Oconto County, Wisconsin



Base Map Features

- City Boundary
- State Highway
- County Highway
- Local Roads
- Railroad
- Surface Water

- Water Mains
- Water Tower

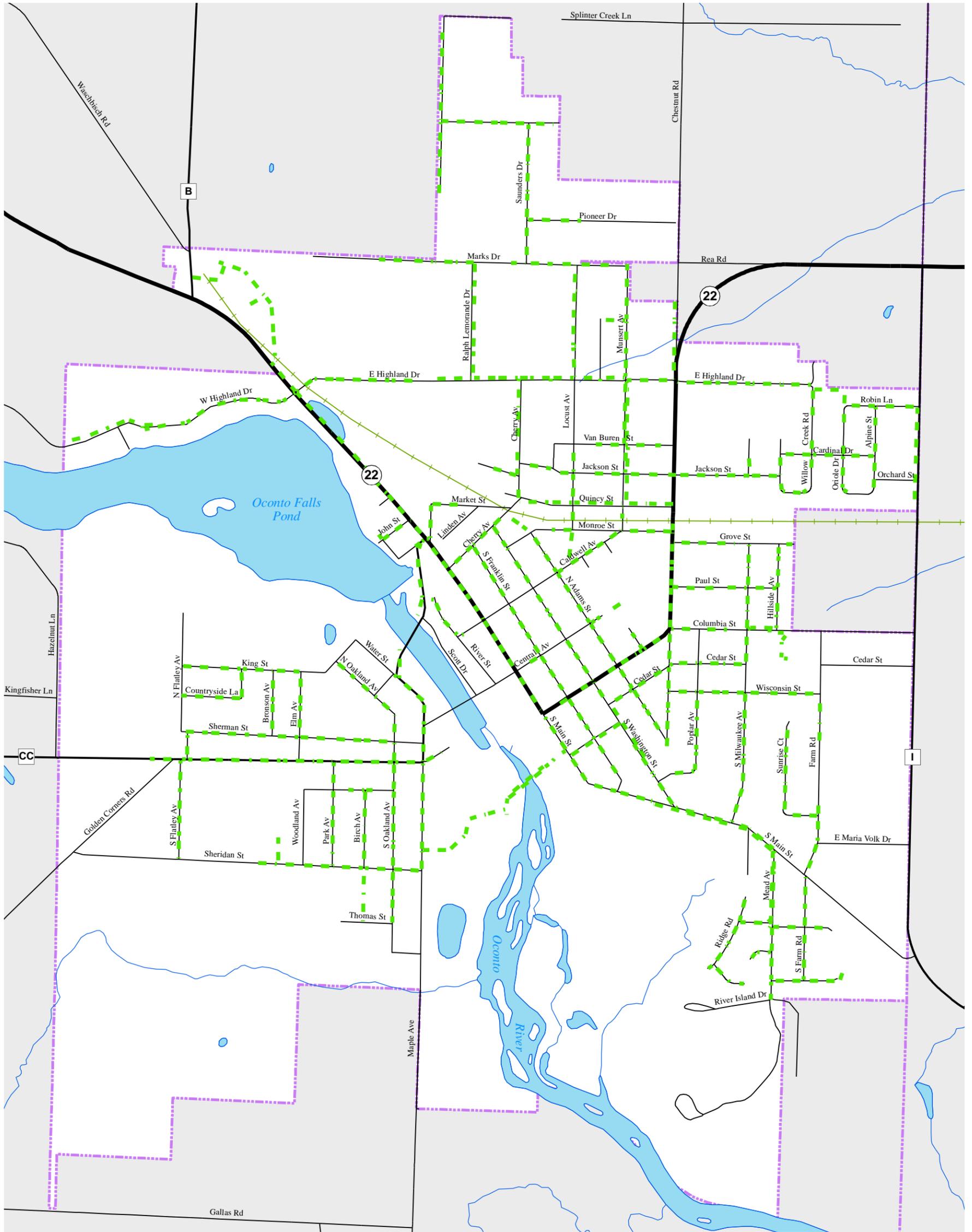


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Sanitary Sewer System

City of Oconto Falls

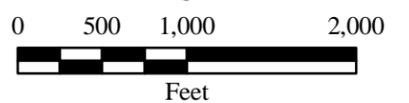
Oconto County, Wisconsin



Base Map Features

-  City Boundary
-  State Highway
-  County Highway
-  Local Roads
-  Railroad
-  Surface Water

 Sanitary Sewer Mains

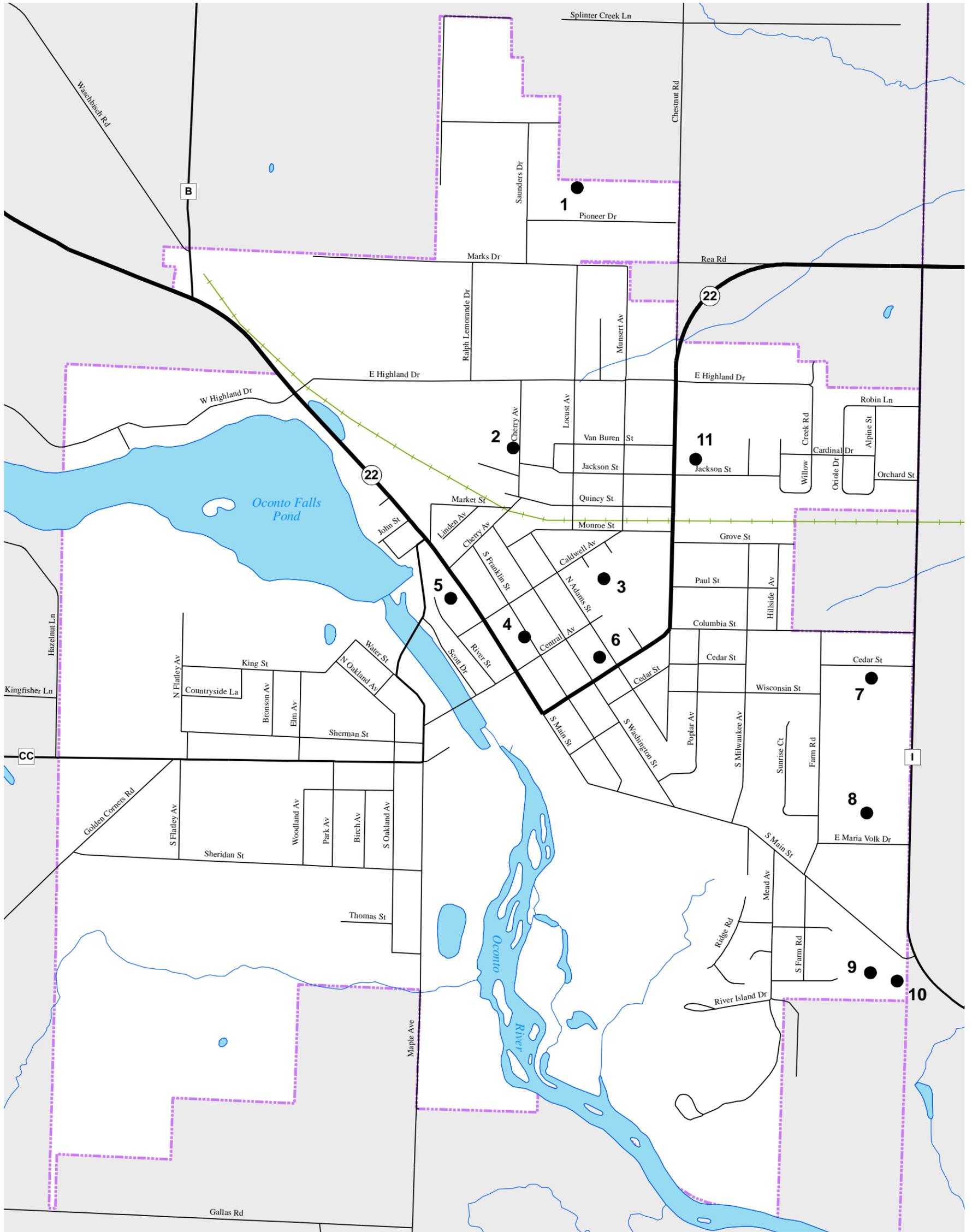


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Public and Community Facilities

City of Oconto Falls

Oconto County, Wisconsin

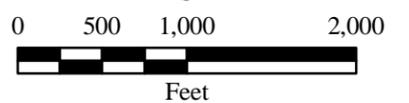


Base Map Features

- City Boundary
- State Highway
- County Highway
- Local Roads
- Railroad
- Surface Water

- 1 - Recycling Center
- 2 - Fire Department
- 3 - Senior Center
- 4 - Post Office
- 5 - Community Library
- 6 - Washington Middle School

- 7 - Oconto Falls High School
- 8 - Oconto Falls Elementary School
- 9 - Ambulance Garage
- 10 - Community Memorial Hospital
- 11 - City Hall/Police Station

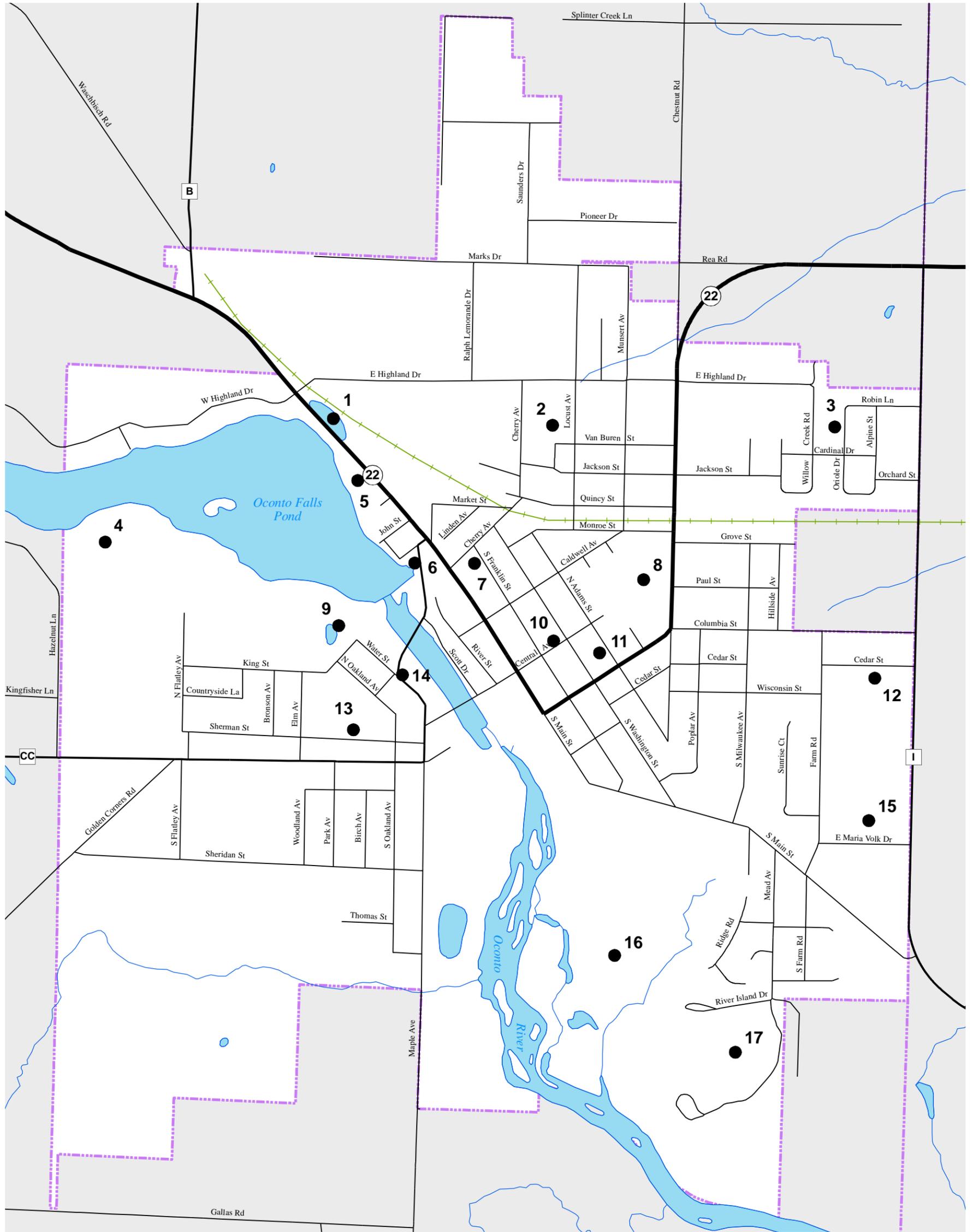


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Parks and Recreation

City of Oconto Falls

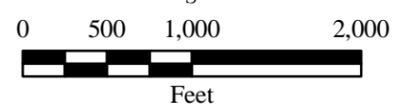
Oconto County, Wisconsin



Base Map Features

- City Boundary
- State Highway
- County Highway
- Local Roads
- Railroad
- Surface Water

- 1 - Lotter's Park
- 2 - Barber's Pond
- 3 - Pleasant View Estates Park
- 4 - West Side Park
- 5 - East Side Beach
- 6 - East Side Boat Launch
- 7 - St. Anthony's School
- 8 - Memorial Park
- 9 - Federal Energy Regulatory Comm. Lands
- 10 - Veteran's Memorial Park
- 11 - Washington School
- 12 - Oconto Falls High School
- 13 - Pine Grove Park
- 14 - Robert B. Hammond Memorial
- 15 - Oconto Falls Elementary School
- 16 - River Island Golf Course
- 17 - Tubing Hill

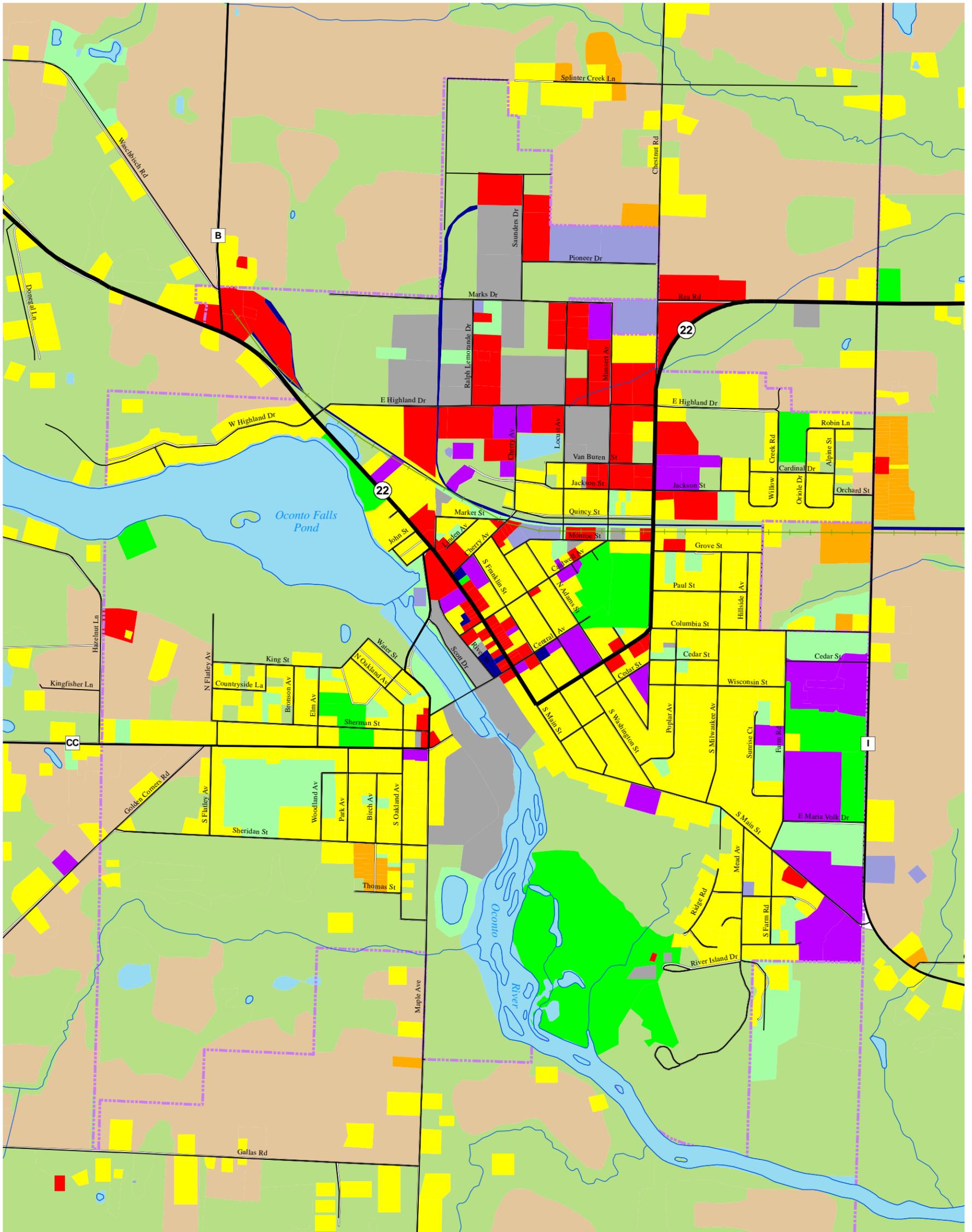


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2007 Land Use

City of Oconto Falls

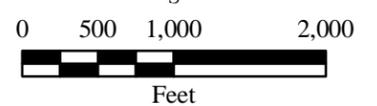
Oconto County, Wisconsin



Base Map Features

- City Boundary
- State Highway
- County Highway
- Local Roads
- Railroad
- Surface Water

- | | |
|-------------------|----------------------------|
| Residential | Communications/Utilities |
| Mobile Homes | Governmental/Institutional |
| Commercial | Parks and Recreation |
| Industrial | Open Space/Fallow Fields |
| Extractive Mining | Agricultural |
| Roads | Water Features |
| Transportation | Woodlands/Natural Areas |



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**CHAPTER 3:
FUTURE LAND USE PLAN**

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INTRODUCTION

This portion of the *City of Oconto Falls 20-Year Comprehensive Plan* highlights the city's future land use plan, known as the 20-Year General Plan Design. The General Plan Design builds upon the city's existing land use issues to establish a planning strategy and map which will guide the location and density of future development over the next 20 years in the City of Oconto Falls.

20-YEAR GENERAL PLAN DESIGN

The following items were instrumental in the creation of the City of Oconto Falls future land use plan.

1. *Volume II: County Resources*;
2. the nominal group results and other public input found in Chapter 1 (Introduction) and the appendices of *Volume I: City Plan*; and
3. the community inventory and development goals found in Chapter 2 (Inventory, Trends, and Forecasts) of *Volume I: City Plan*.

The data and input in the abovementioned items were major components in the development of the city's land use recommendations and 20-Year General Plan Design Map (**Map 3.1**).

Land Use Recommendations

The following land use classifications associated with the City of Oconto Falls future land use plan best represent the community's character and are in the best interest of the city's future growth.

Note: All categories are not represented on **Map 3.1**, however future development strategies for each are discussed in this chapter. The city's future land use classifications include:

- Residential
- Industrial
- Transportation
- Agricultural
- Commercial
- Governmental/Institutional/Utilities
- Parks and Recreation
- Environmental Corridors/Natural Areas

Residential Development

The residential development strategy is to maintain the city's orderly development patterns along with the city's character by offering a variety of housing options for existing and future residents.

Recommendations:

- **New residential development within existing neighborhoods should correspond to surrounding land uses** according to scale and density, especially on a variety of infill lots.
 - Consider other issues related to continued growth... provision and possible expansion of public services and infrastructure (e.g., sewer, water, emergency, transportation, etc.)

- **Where appropriate, encourage residential development within the established TID (Tax Incremental District) as a priority.**
- **The rehabilitation of existing residential structures is encouraged.** In older portions of the city, an emphasis should be placed on structures that are in need of repair.
- **Duplexes and single-family homes could share the same neighborhood.** This is done through careful planning and design resulting in higher densities without any noticeable change in the neighborhood character.
- **High density development** – apartments should be located in areas of the city that contain similar developments to avoid incompatibilities with surrounding land uses.
- **Promote structure turnover.** Consider vacant structures for more beneficial uses (e.g. senior housing, affordable housing, professional offices, etc.) versus constructing new facilities.
- **Cooperative planning activities** with the towns are encouraged to achieve consistency and limit conflicts. A cooperative boundary agreement is encouraged in order to ensure each community's cooperation regarding future development and the provision of services.
- **Future residential developments shall be sensitive to natural features within the city and its extraterritorial area.** Environmentally sensitive lands in areas of new residential development should be preserved to the greatest extent possible to preserve the wildlife habitat and promote these lands for recreational uses within and around the city.

Commercial

The commercial development strategy is to ensure stability of the city's economy. This classification describes plans for future commercial improvements involving downtown along with areas adjacent to major highway corridors.

Downtown Commercial

Identifies the downtown area represented by ground level storefronts and second story residential units, along with developments that border the Oconto River. This area should be the focus of redevelopment by the city due to its historic character, commercial development, and scenic views.

Recommendations:

- **Existing businesses should maintain/enhance appearance,** while new commercial developments should not detract from the character of the surrounding properties.
- **Direct additional future neighborhood commercial businesses to the downtown area** in an effort to maintain the core of the city.
- **Where appropriate, encourage commercial development within the established TID (Tax Incremental District) as a priority.**

- **Offer a diverse range of sites for commercial development** including:
 - infill or expansion of existing buildings where appropriate,
 - preserved and restored historic structures, or
 - replace buildings with new structures which conform with the area.
- **Revitalize Downtown.** The design and identity of Main Street should be reinforced. Possible enhancements should include refurbishing and preserving buildings or other landmarks of architectural or historical significance to their original appearance, establish design standards for storefronts, attractive landscaping, decorative lighting, signage, street furniture, etc. The area will also continue to be pedestrian friendly.
- **Consider a detailed corridor plan to enhance Main Street.** Work with the Department of Transportation on the redevelopment of STH 22 to address design issues, vehicle and pedestrian movement, and aesthetic improvements.
- **Address parking needs within the downtown area.**
- **Continue to incorporate second story housing units** into the design of any new commercial structures designed within the downtown area, with the ground levels businesses.
- **Continue to work on a vision for the future of downtown.** Through effective planning and marketing strategies, apply for CDBG grants, Main Street Program, or other enhancement programs in order to improve the economic vitality of the downtown area.
- **Consider commercial businesses to attract tourists.** Waterfront commercial developments have the potential to draw interest from the tourist population.

Highway Commercial

The Highway Commercial category is primarily associated with serving the needs of the highway traveler along with the commercial needs of the community. These developments provide for good accessibility and are highly visible from the major roadways. These developments are identified along the STH 22 and CTH CC corridors at the entrance/exit of the city (**Map 3.1**).

Recommendations:

- **Highway commercial uses are envisioned to further develop adjacent to STH 22 and CTH CC.** It is expected that a mix of future commercial will locate along the highway corridors in a linear pattern.
- **Enhance the city's major entryways** through appropriate signage, landscaping, etc. to reflect the city's character.
- **Commercial signage will continue to be controlled,** rather than allowing signs to control the city's appearance.
- **Promote technology based businesses and professional offices for the area.**
- **Consider controls for building scale and appearance** of future establishments adjacent to the major transportation corridors.

Industrial

The strategy is to support the continued operations of existing industrial uses during the 20-year planning period. The city envisions additional industries which reflect the character of the city.

Recommendations:

- **Prospective industries** should be directed to the city's industrial park and encouraged to utilize vacated structures, whenever possible.
- **Appearance of industrial areas** - It is important for the city to control the design of industrial uses in order to maintain/enhance the aesthetics of the city through landscaping, building design, lighting, parking, etc.
- **Where appropriate, encourage industrial development within the established TID (Tax Incremental District) as a priority.**
- **Redevelopment of existing industrial sites.** Conduct an assessment and cleanup of environmentally contaminated sites in the city and utilize these areas for more productive uses.
- **Identify appropriate sites for proposed large industrial development** to limit incompatibilities with existing land uses.
- **Industrial developments near residential growth are encouraged to incorporate buffers** to lessen conflicts and maintain the character of the adjacent neighborhoods.
- **Promote tourism related industries.** Given the city's natural features and history, work with the Oconto Falls Chamber and other promotional groups to identify potential tourist businesses.
- **Industrial development should not be detrimental to the surrounding area** by reason of dust, smoke, odor, degradation of groundwater, or other nuisance factors.

Governmental/Institutional/Utilities

Identifies strategies to maintain and improve government buildings, school facilities, emergency/police facilities, utility sites, and provision of services.

Recommendations:

- **As development pressures increase the city will continue to monitor the capacities of the existing utilities and services** (e.g., sanitary sewer, water, waste disposal, emergency, healthcare, etc.) to ensure that the services provided are effective and efficient.
- **Explore cost effective and more efficient options for provision of public services.**
- **Maintenance of the existing governmental/institutional facilities** is recommended to maintain their safety, functionality, and visual appearance.
- **Become involved with the long-range plans of the Oconto Falls School District** such as potential new facilities, improvements to existing structures, curriculum changes, etc.
- **Explore and promote renewable energy options** for government buildings, residential developments, and businesses where feasible.

City Waste Site

Land in City Waste Site classification, illustrated on **Map 3.1**, is recommended to remain in its present condition throughout the 20-year planning period. Potential conflicts should be taken into consideration prior to the city allowing future developments to locate near this classification.

Transportation

Identifies methods to maintain and improve the transportation amenities including streets, parking, etc.

Recommendations:

- **Consider developing an “Official Map” to delineate future road extensions.** Areas of interest include proposed growth identified east of the city’s corporate limits and land planned to develop north of the industrial park.
- **Work with the Department of Transportation on the reconstruction of STH 22** to address design issues, vehicle and pedestrian movement, and aesthetic improvements.
- **Ensure that minimum transportation standards are met for new developments.** This is especially important along the major roadways (STH 22) which should be highlighted using streetscape, and building placement guidelines, etc.
- **Address any potential parking issues within the city.**
- **Explore traffic calming techniques** where high pedestrian movement is anticipated and at trouble intersections.
- **Monitor the condition of streets** and maintain them as needed.
- **Ensure efficient and safe pedestrian movement** through well maintained sidewalks throughout the city.
- **Consider bicycle safety** when designing expansions of the city’s transportation network.
- **Promote the rail system** as an important asset for economic development.

Parks and Recreation

The city’s strategy is to promote the existing recreational facilities, trails, parks and open spaces within and around the City of Oconto Falls. In addition, ensure that existing and future neighborhoods within the city are served with adequate park facilities, ranging from passive to active recreation.

Recommendations:

1. **Review recommendations in the city’s Comprehensive Outdoor Recreation Plan** for maintenance/updating suggestions and creation of new, or expansion of existing, recreational facilities.
2. **Continue upgrading facilities** to meet the needs of citizens with special needs along with providing opportunities for all ages of the population.
3. **Ensure that the recreational facilities are properly maintained** and are compliant with the Americans with Disabilities Act (ADA) safety regulations.

4. **Monitor residential growth** to determine additional recreational facility needs.
5. **Cooperate with the Oconto Falls School District** to discuss their future development plans for park facilities and the option of sharing facilities for non-school related events.
6. **Cooperation in planning park and recreational facilities** is recommended between the city, developing agency(ies), Oconto County and surrounding towns to promote connectivity of recreational uses.
7. **Continue to utilize natural areas and environmental corridors as recreational sites, especially adjacent to the Oconto River.** This will help preserve the many natural features located within and around the city, maintain wildlife habitat and provide for possible linkages to trails.
8. **Develop a route that would allow public access to the Oconto River “falls” site.** Incorporate a history of the destroyed waterfall feature for which the city is named.
9. **Consider a waterfront development plan** to enhance the overall appearance of the riverfront. The plan would determine areas for preservation or maintenance along with types and locations of future developments. Design standards, landscaping, and lighting may also be considered.
10. **Explore possible funding resources for park upgrades or future recreation development.** The city should seek public and private donations for funding recreational facilities. The city is encouraged to contact agencies (e.g., WDNR, Bay-Lake RPC, etc.) and apply for grant funding to further enhance the quality of the city’s recreational resources.
11. **Enhance the city’s beach areas** to attract both locals and visitors. Establish a management plan in order to maintain the areas.

Agricultural

Agricultural uses are recommended to continue within the city’s 1.5 mile planning area. However, if additional land is needed for development, the less productive agricultural lands adjacent to existing city developments should be converted in an orderly and cost efficient manner.

Recommendations:

1. **Adequate buffers are encouraged** between farming and future non-farming operations in these areas in order to lessen conflict between land uses.
2. **It is important for agricultural lands to continue to be under the best management practices.** Inappropriate agricultural practices can have a significant adverse impact on the environment.
3. **If surrounding farmland is identified for new development, the city shall review all proposed subdivisions** planned within the 1.5 mile extraterritorial planning area in order to ensure the city’s future vision of orderly growth patterns.
4. **The city should work with the surrounding towns of Stiles and Oconto Falls** to determine future development patterns and densities that fit the area’s character.

Environmental Corridors/Natural Areas

The preservation and protection of natural areas within the City of Oconto Falls and its planning area will become increasingly important as population and development pressures increase. Many natural features enhance the appearance of the city; are unsuitable for development; and have characteristics critical to the environmental enhancement, ecological stability and water quality of the area.

Recommendations:

- **Environmental corridors within the city and its 1.5 mile planning area should remain in their natural state** or be minimally modified for possible recreational uses. Environmental corridors consist of the following elements:

- 100-year floodplains as defined by the Federal Emergency Management Agency
- Wisconsin DNR wetlands, with a 50-foot buffer,
- steep slopes of 12 percent or greater, and
- a water setback for buildings from all navigable waterways.

These elements provide limitations on growth and are most sensitive to development. The environmental corridors are an overlay on the 20-Year General Plan Design (**Map 3.1**) and should be utilized as a reference.

- **Direct development away from environmental corridors as much as possible** - or have them sensitively designed within development which will help minimize the negative effects on water resources, wildlife habitats and the overall character of the city.
- **Preserve lands adjacent to the Oconto River** in their natural state to enhance the aesthetics of the area.
- **Future development should maintain the woodlands and green space areas.** Consider utilizing unique development options such as conservation designs or clustering when expanding beyond city limits.
- **Develop and maintain a stormwater management plan.** In an effort to protect the water supply, the city should promote best management practices such as promoting detention/retention ponds, establishing erosion controls, preserving vegetative cover, etc.

IDENTIFIED SMART GROWTH AREAS

According to s. 16.965, Wis. Stats., a “smart growth area” is “an area that will enable the development and redevelopment of lands within existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low utility and municipal and state governmental costs.”

The City of Oconto Falls “smart growth areas” consist of the following attributes:

- Infill development along with new development that is contiguous with current city growth. This allows for more orderly and efficient development patterns within existing and proposed neighborhoods along with adequate provision of services.

- Redevelopment/rehabilitation of existing properties, the Main Street area, and lands adjacent to the Oconto River. These areas are envisioned to integrate productive uses and enhance aesthetics of the area.

Table 3.1 contains a summary of land uses, along with their approximate acreage totals, which have been designated on the City of Oconto Falls 20-Year General Plan Design Map (**Map 3.1**). It is important to note that these General Plan Design Map acres are by general location and not by individual land uses. In addition, the city is envisioned to grow beyond the existing corporate limits, into the city’s 1.5 mile extraterritorial planning area, during the 20-year planning period. This results in substantially larger acreage calculations than those acreage totals found in the 2007 land use inventory.

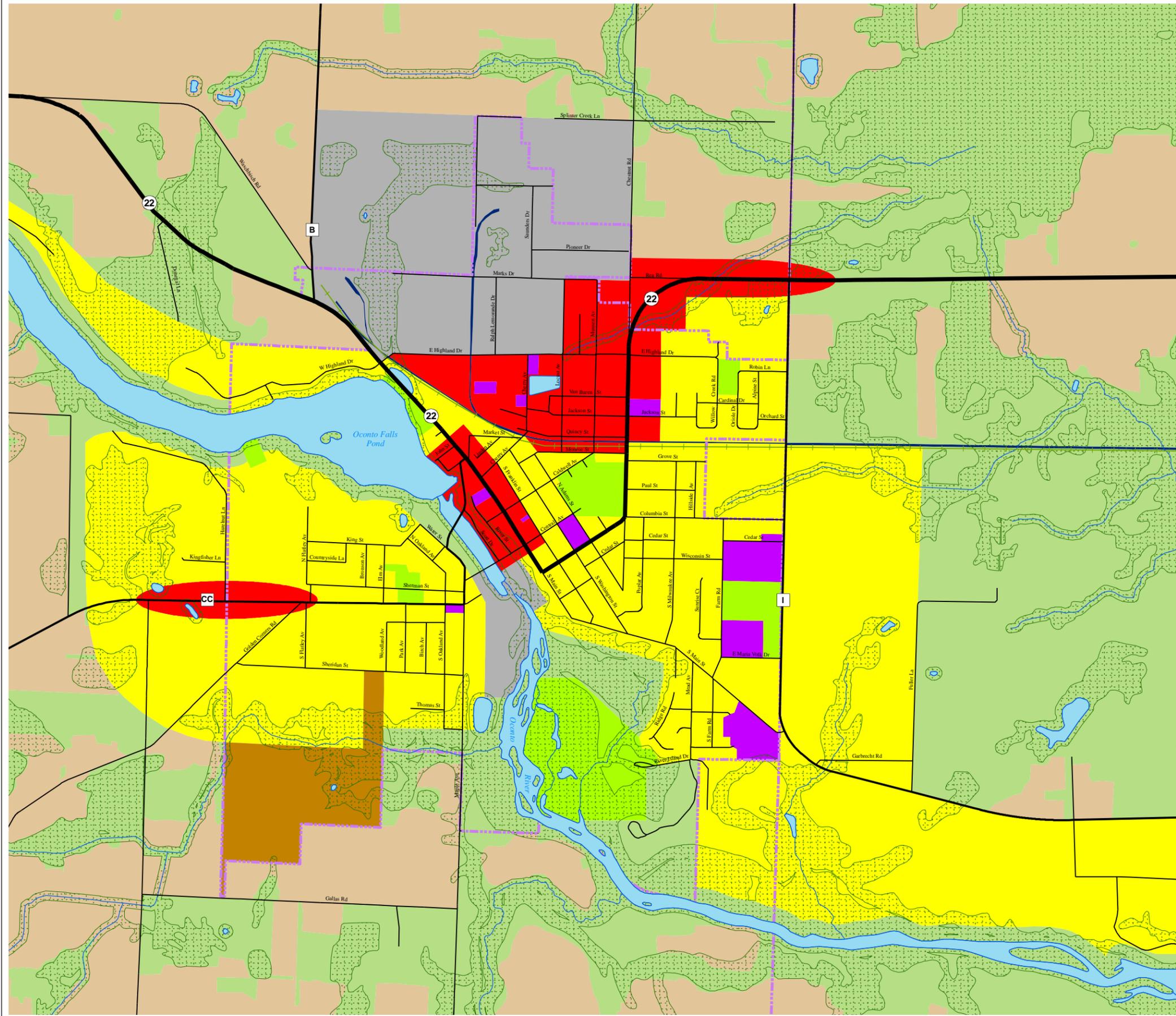
Table 3.1: 20-Year General Plan Design Acreage Calculations

General Plan Design Category	Year 2030 Acres
Residential	1,968
Commercial	262
Industrial	460
City Waste Site	105
Governmental/Institutional/Utilities	45
Transportation	176
Park and Recreation	123
Woodlands/Natural Areas	5,200
Agriculture	4,632
Water Features	379
Totals	13,350

Source: Bay-Lake Regional Planning Commission, 2008.

20-Year General Plan Design

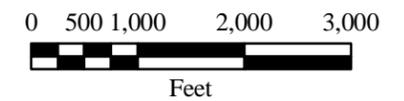
City of Oconto Falls Oconto County, Wisconsin



- Residential
- Commercial
- Industrial
- City Waste Site
- Park and Recreation
- Governmental/Institutional/Utilities
- Transportation
- Woodlands/Natural Areas
- Agricultural
- Environmental Corridors Overlay

Base Map Features

- City Boundary
- State Highway
- County Highway
- Local Roads
- Railroad
- Surface Water



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Source: City of Oconto Falls; Oconto County; Bay-Lake Regional Planning Commission, 2008.

**CHAPTER 4:
IMPLEMENTATION**

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INTRODUCTION

This chapter outlines a variety of actions and activities necessary to implement the development strategies and vision of the *City of Oconto Falls 20-Year Comprehensive Plan*. In an effort to keep this plan up-to-date with the ever-changing conditions, this section also includes a process for amending/updating the comprehensive plan, along with a mechanism to measure the city's progress of accomplishing its development goals.

RESPONSIBILITIES OF LOCAL OFFICIALS

The City Plan Commission has the primary responsibility to implement the comprehensive plan. Plan Commission members, along with elected officials, need to be familiar with the future development strategies, vision statement, and maps found within the plan since they provide much of the rationale the community needs in making land use decisions or recommendations. If a decision needs to be made that is inconsistent with the comprehensive plan, the plan must be amended to reflect this change in policy before it can take effect.

The Plan Commission also needs to ensure that all supporting ordinances are consistent with the comprehensive plan per Wisconsin Statute 66.1001 (3). The commission should consult with city committees or departments, along with other government entities, to develop/amend land ordinances or create additional land use recommendations.

COMPREHENSIVE PLAN INTERNAL CONSISTENCY

The comprehensive plan elements and their respective development strategies should maintain consistency to ensure land use decisions are based on current conditions. In an effort to keep the plan's uniformity, the city's Plan Commission and elected officials should conduct periodic reviews of the city's vision statement and development strategies, along with the General Plan Design text and mapping. City ordinances or regulations also need to be reviewed for consistency with the *City of Oconto Falls 20-Year Comprehensive Plan*.

UPDATING THE COMPREHENSIVE PLAN

This comprehensive plan shall be amended/updated following §66.1001 (4)(b) and the city's adopted written procedures for fostering public participation. It is recommended that the city's comprehensive plan be reviewed/updated by the City Plan Commission based on the following schedule:

- **Annually**
 - Review the vision statement and future development strategies;
 - Identify updates to the Wisconsin Department of Administration (WDOA) population and housing estimates, and U.S. Census data;
 - Review implementation priorities and relevance of the development strategies;
 - Update any changes to General Plan Design text or map;
 - Identify new or revised ordinances for consistency

- **Five Years**
 - Review U.S. Census data, WDOA population and housing projections - work with Oconto County to update *Volume II: County Resources* as needed;
 - Identify substantial changes over the past five years and any potential impacts to the community in the near future. This helps monitor outcomes of implemented development strategies and identifies any possible needs for the 10-year update;
 - Be aware of updates or completion of other local or regional plans.
- **Ten Years** - required comprehensive plan update per Wisconsin Statute 66.1001(2)(i). Amend the plan as needed based on changing conditions.
 - Conduct a review of the city's vision statement, General Plan Design development strategies and map, land use recommendations, update the city's population, housing, and economic data, along with other relevant planning information inventoried in *Volume II: County Resources*. Review ordinances and other controls for consistency.

IMPLEMENTATION OF LOCAL LAND USE CONTROLS

Zoning

Zoning Ordinance

The city currently maintains a general Zoning Ordinance within the *Oconto Falls Municipal Code*. The city's general zoning ordinance is used to promote public health, safety, and welfare; protection of natural resources; and to maintain community character. General zoning utilizes a system of districts designated for different uses based on land suitability, infrastructure, avoidance of conflict with nearby uses, protection of environmental features, and other local factors. Refer to the general zoning ordinance of the City of Oconto Falls for detailed information on zoning districts, regulations, restrictions, permitted uses, and zoning maps.

- The comprehensive plan's preferred land uses need to be compared to the zoning map to determine compatibility and realignment within various districts. The City Plan Commission and City Council will need to judge when re-zoning will occur, for it is not the intent of the zoning map to become a direct reflection of the comprehensive plan's 20-Year General Plan Design Map (Map 3.1). The comprehensive plan is a vision for the future while zoning represents present day use.
- Additional ordinances may be developed by the city in an effort meet the "vision statement" listed in Chapter 1 of *Volume I: City Plan*.

Official Mapping

Under §62.23(6), the City Council/Village Board/Town Board (under village powers) "...may by ordinance or resolution adopt an official map showing the streets, highways, parkways, parks and playgrounds laid out, adopted and established by law." Once an area is identified on an official map, no building permit may be issued for that site, unless the map is amended.

The official map serves several important functions:

1. It helps assure that when the city/village/town acquires lands for streets, or other uses, it will be at a lower vacant land price;
2. It establishes future streets that subdividers must adhere to unless the map is amended; and,

3. It makes potential buyers of land aware that land has been designated for public use.
- The city is encouraged to develop an official map in order to make it consistent with the existing development patterns and the city's comprehensive plan. This will help ensure new streets provide connectivity for future development.
- A recommended technique for consistency with street/road alignments is to require Area Development Plans prior to the approval of certified survey maps or subdivision plats. The city should consider working cooperatively with the surrounding towns, when appropriate, on the design of development plans and on the approval of the plans. The Area Development Plans could be incorporated as part of the official maps for the specified area. Thus, developers would be required to prove to the city that their proposals will result in planned, orderly growth and development.

Floodplain Ordinance

The City of Oconto Falls Floodplain Ordinance regulates development in flood hazard areas to protect life, health and property. These regulations will limit development within identified areas.

These areas are divided up into three districts:

1. The *Floodway District (FW)* consists of the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood waters.
2. The *Floodfringe District (FF)* consists of that portion of the floodplain between the regional flood limits and the floodway.
3. The *General Floodplain District (GFP)* consists of all areas which have been or may be hereafter covered by flood water during the regional flood. It includes both the floodway and floodfringe districts.

For more information about the city's floodplain regulations refer to the Oconto Falls Floodplain Ordinance.

- Cooperate with WDNR, FEMA, and other appropriate agencies on proposed updates to the Flood Insurance Rate Maps.

Shoreland Ordinance

The Oconto County Zoning Ordinance regulates the shorelands of all navigable waters in the unincorporated areas (city's planning area) by establishing minimum lot sizes for parcels within the shoreland zone, setbacks of buildings and structures from the water, and standards for the alteration of surface vegetation and land surfaces. The ordinance regulates lands which are:

1. within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages.
 2. within 300 feet of the ordinary high water mark of navigable rivers or streams, or to the landward side of a floodplain of the navigable reaches of rivers or streams, whichever distance is greater.
- The surrounding towns within the city's extraterritorial planning area are regulated by the county's shoreland ordinance.

- The City of Oconto Falls Zoning Ordinance establishes standards for shorelands along navigable waters within the city’s corporate limits. The city should review its shorelands standards to ensure they are consistent with future land use recommendations.

Land Division / Subdivision Ordinance

A land division/subdivision ordinance, as authorized by s. 236, Wis. Stats., regulates the division of raw land into lots for the purpose of sale or building development. The city may regulate, by ordinance, the division of land within its boundaries. The land division/subdivision ordinance is related to the general zoning ordinance as it regulates the type of development that takes place on a parcel and the land division/subdivision ordinance regulates how the parcel is created and made ready for development.

- The city does not administer a land division or subdivision ordinance, but should consider developing one to regulate how lots are developed and arranged within specific areas to allow for orderly growth.

Other Ordinances and Regulations

Other tools to implement the comprehensive plan may include the development/support of additional city regulations such as:

- Sign Regulations
- Historic Preservation Ordinances
- Building/Housing Codes
- Lighting Controls/Ordinances
- Erosion and Storm Water Control Ordinances
- Design Review Ordinances
- Sanitary Codes

IMPLEMENTATION OF DEVELOPMENT STRATEGIES

The City of Oconto Falls Plan Commission will be responsible for, or oversee the implementation of most of the development strategies (goals, objectives, policies, and programs). In total, there are eleven general goals for the city, each followed by a detailed list of objectives, policies, and programs. Since many planning issues are interrelated, the objectives, policies, and programs related to one goal may be similar to those stated in other areas.

The following statements describe the city’s intent regarding growth and development over the next 20 years.

Land Use

GOAL: To ensure the city’s land use is developed/preserved according to the strategies described in the Future Land Use Plan (Chapter 3 of this document).

Goals, Objectives, Policies, and Programs

- **Goals** - describe desired situations toward which planning efforts should be directed. They are broad and long range. They represent an end to be sought, although they may never actually be fully attained.
- **Objectives** - are measurable ends toward reaching a defined goal.
- **Policies** - are a rule or course of action used to ensure plan implementation.
- **Programs** – an action or a coordinated series of actions to accomplish a specific policy.

Community Planning

GOAL: For the *City of Oconto Falls 20-year Comprehensive Plan* to provide guidance to local officials when making land use decisions that reflect the city's long-term vision.

Objective 1: Utilize this 20-year comprehensive plan to best reflect the interests of all the city's residents, follow an orderly and cost efficient method when developing, strengthen the city's economy, and preserve significant features of the community.

Policies:

- A. This 20-year comprehensive plan will be consulted by the City Plan Commission, City Council and other units of government before making any decision regarding land use and land use policies.
- B. Ensure that all growth and development occurs in a planned and coordinated manner that will maintain or improve the quality of life.
- C. Review existing city ordinances as they relate to the implementation of this plan.
- D. Encourage cooperation and communication between the city, neighboring municipalities and county government in implementing this 20-year plan.

Programs:

- Present the adopted 20-year comprehensive plan to neighboring municipalities and Oconto County.
- Consider holding community planning related efforts/meetings with adjacent communities, media and/or private organizations to publicize ongoing planning projects and plan implementation projects found within this comprehensive plan.

Objective 2: The City Council and City Plan Commission have the responsibility to review and update the city's comprehensive plan as needed.

Policies:

- A. Periodically review and update, when necessary, the adopted 20-year comprehensive plan in order to provide for the greatest possible benefits regarding future development and preservation of significant features such as natural and cultural resources.
- B. Hold City Plan Commission meetings/working sessions to review the adopted 20-year comprehensive plan and make amendments to accommodate changing conditions.
- C. Ensure the public is informed and involved to the greatest extent possible when considering updates and revisions to the city's comprehensive plan.

Natural Resources

GOAL: To manage a clean and orderly natural environment through preservation and protection of key natural resources in the city and surrounding planning area.

Objective 1: Maintain a visually appealing and sustainable natural environment.

Policies:

- A. Encourage the preservation of natural scenic vistas.
- B. Developments adjacent to steep slopes, rivers, streams and wetlands should be planned in a manner that protects the integrity of these areas.
- C. Encourage the inclusion of environmental corridors, buffer zones, woodlands, and other natural areas in new and existing developments.

Programs:

- Establish a city-wide forestry program (e.g., Tree City USA) to replace damaged or diseased trees and to improve the aesthetics of the city.
- D. Enhance and protect the Oconto Falls Pond/Oconto River and wetlands within the city.
 - E. Preserve biodiversity within wildlife habitats and communities.

Programs:

- Improve the health of native vegetation and animals by identifying and protecting critical ecosystems from development.

Objective 2: Preserve and restore surface water quality (lakes, rivers, and streams).

Policies:

- A. Support efforts related to surface water quality issues through the use of protection, restoration and improvement tools.

Programs:

- Consider tools for erosion control (e.g., buffer strips, conservation easements, land use controls, flood controls, etc.).
- Encourage the incorporation of environmental corridors when considering new developments.

Objective 3: Promote the protection of groundwater resources (quality and quantity).

Policies:

- A. Identify and preserve groundwater recharge sites (wetlands, lakes and ponds) and areas of shallow soils.
- B. Work cooperatively with surrounding jurisdictions and Oconto County to protect groundwater resources.
- C. Support initiatives designed to educate citizens on groundwater quality and quantity issues and available protection techniques.

- D. Discourage development within the identified environmental corridors.
- E. Promote the use of soil conservation and sound agricultural methods that minimize groundwater contamination.

Objective 4: Ensure that present and future mining sites will not adversely affect surrounding land uses in the city’s planning area.

Policies:

- A. Mining operations should not negatively impact scenic views and the health of the natural environment.
- B. Mining operations must show that they can compensate for any negative impact (e.g., noise, odors, impacts on groundwater and local roads) on the neighboring properties or other portions of the city planning area.
- C. New and expanding mining operations must show cooperation throughout the reclamation process to ensure that the site is restored to the original state or is consistent with the vision of the area.

Agricultural Resources

GOAL: To support the preservation of farmland within the city’s extraterritorial planning area until it is considered for other uses.

Objective 1: Minimize the potential conflicts between farming and non-farming uses.

Policies:

- A. Non-farming uses are recommended to be buffered from agricultural lands in order to lower the number of possible nuisance complaints (by city residents) regarding agricultural lands.
- B. Advocate for the use of sound agricultural and soil conservation methods to minimize surface and groundwater contamination and soil erosion.

Objective 2: Provide for orderly changeover of agricultural lands to other uses.

Policies:

- A. Cooperate with the towns of Oconto Falls, Stiles, Morgan, and Abrams on land development within the planning area to limit incompatible land uses.
- B. Develop an Official Map detailing future plats, roads, etc. within the city and its 1.5 mile planning area.

Objective 3: Recognize the economic importance of agriculture.

Policy:

- A. Consider supporting a “Cost to Benefit” analysis on the conversion of agricultural land to other uses.

Cultural Resources

GOAL: To maintain the city's cultural resources.

Objective: Encourage the preservation and enhancement of the city's historic locations.

Policies:

- A. Identify historically significant structures, sites and objects for restoration.
- B. Revitalize the city's downtown area maintaining its historic attributes.

Program:

- Obtain financial and technical resources to preserve, enhance and promote the historic assets with the city, such as the Main Street Program for the downtown area.
- C. Promote historic assets of the city, including the Oconto River waterfalls site, for tourism activities.

Program:

- Determine ways to make the river falls more accessible for public viewing.

Housing

GOAL: To provide an adequate housing supply that meets existing and forecasted housing demand within the City of Oconto Falls.

Objective 1: Promote the development of housing for residents of the city and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons of special needs.

Policies:

- A. Ensure affordable housing is available to current and future residents of the City of Oconto Falls.

Programs:

- Continue to promote housing assistance programs available to residents.
 - Work with federal, state, and county agencies to assist residents in acquiring first time homebuyer and home improvement loans.
- B. Encourage single family homes, an adequate availability of affordable apartments, and a variety of senior and special needs housing.

Programs:

- Work with builders and developers on providing housing that meets the current and future needs of the residents.
- Consider common design standards to meet the needs of the elderly and handicapped.

- Identify areas within the city where a mix of residential development would most effectively meet the resident’s differing housing needs.
- Update to city’s zoning ordinance that encourages a range in densities and lot sizes.

Objective 2: Promote the availability of land for the development or redevelopment of housing in the city.

Policies:

- A. Expand residential development in a contiguous and efficient manner.

Program:

- Communicate with the surrounding towns to consider an agreement on the types, density and location of housing being built along the city’s border.
- B. Recommend new housing to infill existing vacant residential properties.
- C. Consider areas within the city for low and moderate income housing that is accessible to existing services.
- D. Encourage new housing in areas where municipal infrastructure is already available or could be efficiently extended.
- E. Locate higher density residential development in areas that minimize impacts upon lower density residential developments.
- F. Future development should not adversely affect the assessed value or livability of neighboring residential properties.

Program:

- Consider architectural review standards to ensure new development within existing neighborhoods maintains the character of the area.
- G. New housing development should incorporate natural and environmentally sensitive areas into design plans.

Programs:

- Consider innovative zoning and development techniques (e.g., conservation by design, cluster type developments, zero lot lines, etc.) in an effort to provide for both the preservation of open space and the construction of a variety of housing choices.

Objective 3: Maintain or rehabilitate the city’s existing housing stock.

Policies:

- A. Continue the maintenance, rehabilitation, and preservation of the city’s existing housing.

Programs:

- Apply for grants and support local initiatives to improve the housing conditions within the city.

- Ensure residents are able to receive educational materials and information regarding financial assistance and home repair programs.
- B. Ensure there are measures taken to restore/maintain historic homes whenever possible.

Program:

- Enforce building codes to include historic building codes that help improve the condition of deteriorating or dilapidated housing.
- C. Recommend existing structures and properties for adaptive reuse, such as institutional uses to residential.

Economic Development

GOAL: Provide an atmosphere conducive for business expansion and development.

Objective 1: Revitalize the downtown and other business areas to improve the city’s overall appearance and attractiveness to residents, shoppers and employers.

Policies:

- A. Retain existing businesses that provide employment opportunities for area residents.

Programs:

- Develop and implement a business retention and expansion study to gather information on current issues and future plans of existing businesses.
 - Institute a communication process between employers and local officials to ensure issues of concern are being addressed in a timely and effective manner.
- B. Encourage infill of vacant commercial structures.
- C. Promote downtown as pedestrian friendly and safe by ensuring areas are clean and well-lit, plus offer pedestrian amenities that encourage foot traffic.

Programs:

- Continue street and sidewalk maintenance to provide for adequate travel conditions.
 - Work with developers and local residents to approve established compatible hours of operation, signage, lighting, parking, and landscaping to meet the city’s desire for well planned growth.
- D. Promote retail, general purpose shopping, professional services and similar businesses in areas that will maintain the city’s commercial base.
- E. Refurbish and improve storefront designs of existing structures to improve the overall appearance of the downtown area.
- F. Maintain and expand the area’s infrastructure to enable existing employers to grow and allow for new businesses to develop.

Program:

- Annually assess the capacity of existing infrastructure, roads, electricity, public safety services, etc, to accommodate new development while weighing the costs to potential benefits of that growth.

Objective 2: Identify and utilize the various types of financial and technical assistance available to grow and develop the local business community.

Policies:

- Utilize the countywide revolving loan funds to help new or expanding businesses grow.
- Evaluate the benefits to creating a Main Street program to promote, grow and attract retail business to downtown.
- Support the Oconto County Economic Development Corporation in their efforts to market the area and maintain services and programs.
- Apply for applicable funding sources such as CDBG Public Facilities grants and Public Facilities for Economic Development (PFED) grants to maintain and expand the economic development capacity of the city.

Objective 3: Attract new businesses to the City of Oconto Falls to compliment existing employers and diversify the economy.

Policies:

- Determine how new businesses will fit the city's character and can be accommodated by the city's infrastructure.

Programs:

- Create a strategy that includes stakeholders, roles and responsibilities, marketing strategies, resources, etc. that will be utilized to attract employers to the area.
 - Consider a study to determine how the City of Oconto Falls is being viewed by those inside and outside the region.
- Locate commercial development dependent on automobile traffic along highway 22 and Highland Drive to allow for better access to local and through traffic.
 - Promote the rail system as an important asset for the city's industrial growth.
 - Ensure there is an adequate amount of industrial park space for future expansions of current tenants.
 - Encourage the redevelopment of brownfields and other contaminated sites in existing industrial and commercial areas of the city.
 - Prepare recruiting and marketing materials and portfolio of information that can be used to market the city.
 - Continue to provide high speed internet access citywide with the changing technology.

Programs:

- Inventory what types of regional and local marketing efforts are underway in order not to duplicate or counter them.
- Monitor and evaluate effectiveness of business attraction strategies and make adjustments as necessary.

Objective 4: Increase the number and overall skills of the workforce in the City of Oconto Falls.

Policies:

- A. Expand residential developments to offer a range of housing options for existing and potential workforce.

Program:

- Consider a housing program that would focus on renovation of older structures, the building of transitional housing, and the building of single family homes.
- B. Build a public-private partnership that will be able to facilitate and provide the necessary training.

Program:

- Encourage local educational institutions to include specialized training programs and apprenticeship programs that would benefit local industry.
- C. Create a marketing campaign specifically designed to attract skilled workers to the area.

Programs:

- Work with the Oconto Falls Chamber of Commerce to help business members create a strategy to attract new employees to their respective company.
- Promote the development of social, recreational, and cultural amenities and establishments that are attractive to young adults in order to retain the city’s future workforce and avoid the out-migration of skilled labor and youth with professional ambitions.
- Develop a marketing brochure illustrating the City of Oconto Falls’ recreational offerings and community events.
- Maintain the city’s web site to include updated information on Oconto Falls’ business resources, available greenspace and buildings, events and attractions, and links to government offices/services, schools, and regional resources.
- D. Build and maintain a strong working relationship between the Oconto Falls School District, business community, Oconto Falls Chamber of Commerce, and Oconto County Economic Development Corporation to further enhance the employment opportunities available to high school and graduating students.

- E. Encourage the creation and retention of employment opportunities particularly those benefiting the unemployed, underemployed, and low-to-moderate income persons.

Objective 5: Increase the amount of tourism revenue generated within the city.

Policies:

- A. Continue to promote the City of Oconto Falls and surrounding area through local, regional and statewide marketing efforts.

Program:

- Apply for funding through the Wisconsin Department of Tourism to create marketing materials for the area and specific events.
 - Utilize a marketing brochure illustrating the recreational offerings and unique events in the city and the surrounding area.
- B. Develop a plan to better direct visitors to retail stores in the area.

Program:

- Promote cooperation among downtown businesses and Oconto Falls Chamber of Commerce to develop creative ways to bring in shoppers from the surrounding areas.
- C. Create and maintain an environment that is pleasant and inviting to visitors.

Programs:

- Invest in the expansion and enhancement of the natural resource areas (beach areas, Oconto River, etc.) that will be attractive to visitors.
- D. Continue to improve the appearance of the primary entrances to the city.

Transportation

GOAL: To advocate safe and efficient transportation systems for all modes of transportation in the city.

Objective 1: Promote an efficient road system that ensures the highest degree of mobility and accessibility while protecting the safety of its users.

Policies:

- A. Maintain the efficiency of existing and future roadways through appropriate land use controls and design standards.
- B. Convenient and efficient vehicular movement near all commercial, industrial, and public facility locations is encouraged.

Program:

- Provide for adequate traffic controls (e.g., turning lanes, parking restrictions, access spacing) along STH 22.

- Consider re-routing the existing truck route away from the downtown business area.
- C. Provide adequate parking in the downtown area to meet present and future needs
- D. Provide a transportation system that reduces accident exposure and provides for increased travel safety.
- E. Encourage a transportation system that identifies and preserves multi-use utility and transportation corridors.
- F. Support safe and convenient pedestrian traffic movement for people of all ages and physical abilities.
- G. Plan for and designate future street right-of-ways within and adjacent to the city.

Program:

- Develop an Official Map to identify future roads, parks, utility corridors, etc.
- H. Maintain/promote the existing railroad to encourage more businesses to utilize this mode of transportation.
- I. Protect existing investments in the road network with proper maintenance.

Program:

- Conduct annual assessments of the city’s street pavement conditions, drainage and maintenance needs, adequacy of existing driveways relative to safe access and to and from adjoining parcels of land, and to determine the adequacy of sight triangles at all street intersections.

Objective 2: Encourage a transportation system that complements and enhances the character and natural environment of the city.

Policies:

- A. Advocate for transportation projects that contribute to improved air quality and reduced energy consumption.
- B. Advocate for transportation projects that contribute to the protection of the city’s natural resources, scenic views, etc.
- C. Transportation facility construction plans should be developed using sound geometric, structural, erosion control and landscape design standards which consider the aesthetic quality of the transportation facilities and the areas through which they pass.
- D. Avoid, minimize, or mitigate the impact of transportation improvements on parks, recreation areas, historic sites, and cultural resources.

Objective 3: Promote alternative means of travel to reduce automotive dependency.

Policies:

- A. Consider access and service with a variety of transportation modes in an effort to reduce overall average travel times to destinations within the city, county and other areas.

- B. Support transportation demand management strategies that reduce the number of single occupant vehicles, such as park-and-ride lots and carpooling.
- C. Protect existing corridors and create new corridors to provide opportunities for non-motorized travel.

Objective 4: Provide a safe system of bicycle paths and designated bicycle routes throughout the city's planning area.

Policies:

- A. Bicyclists and pedestrians should be accorded a comfortable margin of safety on all roads and highways by ensuring compliance with American Association of State Highway and Transportation Officials (AASHTO) and Manual of Uniform Traffic Control Devices (MUTCD) guidelines and standards.
- B. Bicycle lanes or wide curb lanes should be constructed on arterial highways and major collectors.
- C. Bicycle paths, not served by roads and highways, should be constructed to serve corridors. The most common uses are along rivers and utility right-of-ways.
- D. Bicycle routing should direct bicyclists to suitable highways and roads without significantly compromising directness.

Utilities/Community Facilities

GOAL: To provide quality community services to all the residents of the City of Oconto Falls.

Objective: Advocate quality community facilities and public services that are well maintained, efficient and cost-effective for residents.

Policies:

- A. Encourage concentrated development in areas where appropriate utilities, community facilities and public services are readily available.
- B. Provide for the continuous availability of public utility capacity and provide those areas identified for development with adequate water, sewer and stormwater facilities.
- C. Continue to coordinate, consolidate and share governmental facilities and services where possible.

Program:

- Continue the concept of “mutual aid agreements”.
- D. Advocate that the community is served by adequate road maintenance, solid waste/recycling practices and facilities, and protective services (i.e., police, fire, and emergency medical services).
- E. Provide safe and convenient ADA (Americans with Disabilities Act) accessibility to all public buildings.

- F. Consider telecommunication towers for alternate structures or joint use of new and existing towers to minimize conflicts.
- G. Promote energy conservation measures.

Program:

- Encourage energy conservation measures in all community facilities as a means to showcase conservation measures and set a positive example to homeowners and businesses.
- H. Promote cooperation and communication with the Oconto Falls School District to collectively support quality educational opportunities.

Program:

- Work with adjacent communities, Oconto Falls School District and other jurisdictions to maximize the joint use of community facilities to reduce costs, promote efficiency in use, and avoid duplication and overbuilding of services.
- I. Consider environmental and resource sustainability opportunities when making land use decisions.

Program:

- Consider the possible impacts to the groundwater sources when evaluating future developments.
- Utilize the city’s environmental corridors (i.e., wetland areas, floodplains, steep slope, areas of poor soils for development, etc.) in an effort to protect water quality.

Parks and Recreation

GOAL: To continue to promote the variety of park and recreational activities within the city.

Objective: Advocate safe parks and recreational sites that provide a variety of activities for residents.

Policies:

- A. Continue to develop, maintain and upgrade recreational facilities within the city and surrounding area.

Programs:

- Utilize the city’s existing Outdoor Recreation Plan as a guide for maintenance, upgrades and development of parks.
- Use the city’s official mapping powers to preserve any areas the city designates for future park and recreational uses.
- Explore available resources and contact appropriate agencies (e.g. WDNR, BLRPC, etc) to further enhance the quality of the city’s recreational systems.

- B. Consider access for the disabled, elderly and very young when planning/designing/coordinating and constructing any new recreation projects, including parking, trails, etc.
- C. Work with Oconto County and adjacent communities in planning for the development of additional recreational parks and trails within and surrounding the city.

Program:

- Provide input into the updates to the City of Oconto Falls Comprehensive Outdoor Recreation Plan.
- D. Continue to promote and utilize natural features for enhancing the recreational opportunities in the city and its planning area.

Programs:

- Promote improvements to allow for access to the Oconto River “falls” site. Incorporate a historic summary of the feature.
- Work with the Chamber of Commerce and other local organizations to promote the Oconto River for fishing, swimming, boating, or other recreation deemed feasible by the city.
- Continue to promote recreation activities within the surrounding towns (e.g., Machickanee County Forest and Chequamegon-Nicolet National Forest for hiking, cross-country skiing, snowmobile trails, etc.) that offer an economic benefit to the city

Intergovernmental Cooperation

GOAL: To coordinate with adjacent communities, Oconto County and other interested groups/agencies on planning projects.

Objective: Promote cooperation between the City of Oconto Falls and any other municipality or government entity that makes decisions impacting the city and its planning area.

Policies:

- A. Work cooperatively with surrounding municipalities to address possible boundary issues to minimize conflicts.

Programs:

- Encourage improved participation with neighboring communities regarding meetings, workshops, mutual planning activities, etc.
- The Plan Commission or its representative is encouraged to meet annually and work with Oconto County, the Bay-Lake Regional Planning Commission, or other planning agencies on city planning activities, and county and/or regional planning activities.
- Work with neighboring communities and agencies regarding any water issues and other land uses which lie across city lines such as the Oconto River.

- B. Develop coordination and sharing/joint ownership of community facilities, equipment and other services whenever possible.

Program:

- Continue the concept of “mutual aid agreements” for public services.

- C. Promote cooperation and communication with the Oconto Falls School District to collectively support quality educational opportunities.

Program:

- Work with adjacent communities, Oconto Falls School District and other jurisdictions to maximize the joint use of community facilities to reduce costs, promote efficiency in use, and avoid duplication and overbuilding of services.

Implementation Steps

City officials should establish a general process and timetable for addressing the development strategies that will ultimately lead to implementing the *City of Oconto Falls 20-Year Comprehensive Plan*. Steps to address the development strategies could include the following:

1. To ensure the comprehensive plan remains current, review of the plan should be a standing agenda item for at least two (2) Plan Commission meetings and a minimum of one (1) City Council meeting per year. The review of the comprehensive plan should also include assessment of the city’s land use control tools (e.g., ordinances and regulations) previously listed in this chapter.
2. The Plan Commission and City Council should identify priority policies and programs that need to be addressed within the first 12-24 months. These priority strategies will lead to the implementation of additional policies and programs in subsequent years.
3. City officials should identify key stakeholders and collaborators to assist in the implementation of the development strategies. A list of some of those entities is provided at the end of this chapter.
4. The priority policies and programs should be separated based on topic such as housing, infrastructure, economic development, transportation, parks and recreation. The separation of policies and programs by topic will allow for the delegation of projects to other entities.
5. The City of Oconto Falls has many tools available for the implementation of the community development strategies over the 20-year planning period. Within the appendices of *Volume II: County Resources*, there are comprehensive lists of financial and technical resources to implement many of the strategies listed for the housing, economic development, and transportation elements of the plan.
6. The implementation schedule should be evaluated and revised on an annual basis. City officials will need to monitor the Inventory and Trends highlighted in Chapter 2 to ensure the development strategies address the changing conditions of the City of Oconto Falls.

Stakeholders

Bay-Lake Regional Planning Commission
 Community Development Authority
 Environmental Protection Agency
 Northeast Wisconsin Community Action Program (NEWCAP, Inc.)
 Oconto County Economic Development Corporation
 Oconto County Highway Department
 Oconto County Land Conservation Department
 Oconto County Planning/Zoning/Solid Waste Department
 Oconto County UW-Extension
 Oconto Falls Chamber of Commerce
 Oconto Falls Municipal Utilities
 Oconto Falls School District
 Town of Oconto Falls
 Town of Stiles
 Wisconsin Department of Commerce
 Wisconsin Department of Natural Resources
 Wisconsin Department of Transportation
 Wisconsin Housing and Economic Development Authority (WHEDA)
 Wisconsin Department of Administration
 Army Corps of Engineers

Priorities

1. Review and update, where appropriate, the Oconto Falls Zoning Ordinance in order to ensure the vision of the *City of Oconto Falls 20-Year Comprehensive Plan* can be achieved.
2. Consider adopting new ordinances to address issues currently impacting the city.
3. Explore developing plans and processes that would revitalize the city's downtown, attract business and industry, enhance the city's historic attributes, protect the city's valuable natural resources, etc.
4. Explore developing and adopting a subdivision ordinance to allow for orderly outward growth and efficient provision of public services, while maintaining the city's "small town" character.
5. Develop an Official Map to ensure orderly growth patterns into the future.
6. Ensure the city's transportation network continues to effectively serve current and future populations. This includes vehicle, pedestrian, and bicycle traffic.
7. Work with surrounding communities to ensure that public services are provided in an efficient and cost-effective manner. Evaluate all mutual-aid agreements that are in place and evaluate any other potential opportunities.
8. Cooperate with surrounding towns and Oconto County to discuss future planning projects and development concerns to lessen potential conflicts. Evaluate the need for Cooperative Boundary planning or Extraterritorial Zoning.

VOLUME I - APPENDIX A
PROCEDURES FOR PUBLIC PARTICIPATION

Procedures for Public Participation for Adoption or Amendment of the City of Oconto Falls Comprehensive Plan

Introduction

The City of Oconto Falls Planning Process is designed to engage stakeholders and facilitate community involvement. Means of participation outlined in this plan and the Oconto County Public Participation Plan will provide guidance while promoting stakeholders to express ideas, opinions, and expertise throughout the planning process; resulting in a locally supported Comprehensive Plan for the City of Oconto Falls.

The Wisconsin “Smart Growth” or “Comprehensive Planning” planning law requires public participation throughout the planning process. Section 66.1001(4)(a) of the Wisconsin State Statutes states:

“The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.”

The City of Oconto Falls acknowledging the need for continuous public involvement throughout the planning process and the requirements of 66.1001(4)(a), will adopt these written public participation procedures. These adopted procedures will provide the framework needed to maximize public involvement throughout the planning process and any subsequent amendments to the comprehensive plan.

Posting/Notification of all Plan Commission Meetings

Public notification for Plan Commission meetings will be posted at the following locations:

- Oconto Falls Municipal Building
- Other locations specific to the City

These notifications will be posted during the entire Comprehensive Planning process until the adoption of a comprehensive plan.

Meetings

The City of Oconto Falls Plan Commission will participate in periodic public informational hearings/input sessions held at the cluster and local level during the planning process.

All meetings conducted by Oconto County, UW-Extension, or Bay-Lake Regional Planning Commission staff will be open to the public and posted similar to plan commission meetings.

In addition, the Plan Commission will participate in one public hearing as required by Chapter 66.1001(4)(d). This meeting will be held upon the completion of the Comprehensive Plan and prior to the City Council voting to accept or deny the Comprehensive Plan. A notice of the hearing must be published at least 30 days prior to the hearing in a newspaper likely to give notice in the area. The notice will meet the requirements for proper notification regarding date, time, location, etc.

Open Houses

A minimum of two (2) “Open Houses” shall be held during the development of the comprehensive plan in order to present information regarding the comprehensive plan and to obtain public comment. One shall be held at the “midway” point to present background information, and the second open house will be held near the end of the planning process to present the plan prior to the required public hearing. The open houses will provide the public with an opportunity to review and comment on work that has been accomplished by the plan commission and the planning team.

Notices

The City Administrator will prepare and post notices of meetings in the local newspaper and notice the meeting within the City.

Public Comments

In all cases Wisconsin’s open records law will be complied with. During the preparation of the comprehensive plan, a copy of the draft plan will be kept on file at the Oconto Falls Municipal Building and will be available for public inspection during normal office hours. The public is encouraged to submit written comments on the plan or any amendments of the plan. Written comments should be addressed to the City Administrator who will record the transmittal and forward copies of the comments to the Plan Commission and City Council for consideration.

The City Council and the Plan Commission always welcome written comments regarding issues presented. Direct written responses will be made where response is appropriate.

Distribution of the Adopted Plan

In accordance with State Statute (66.1001(4)), Procedures for Adopting Comprehensive Plans, one copy of the adopted plan or amendment shall be sent to the following:

- Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
- Every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan.
- The Wisconsin Land Council

- The Wisconsin Department of Administration
- The Bay-Lake Regional Planning Commission
- The public library that serves the City.

Adoption of Comprehensive Plan by City Council

After adoption of a resolution by the City Plan Commission, the City Council will adopt the Comprehensive Plan by ordinance only after holding at least one public hearing at which the ordinance relating to the Comprehensive Plan is discussed. A majority vote of the members-elect is necessary for adoption. That hearing will be preceded by a Class 1 notice under Ch. 985 that is published at least 30 days before the hearing is held. The Class 1 notice shall contain at least the following information:

- The date, time, and place of the hearing
- A summary, which may include a map, of the proposed Comprehensive Plan
- The name of an individual employed by the City who may provide additional information regarding the proposed ordinance.
- Information relating to where and when the proposed comprehensive plan may be inspected before the hearing, and how a copy of the plan may be obtained.

Upon the day of publication of the public hearing notice, copies of the plan will be made available for public review at the nearest local library of the community and at the Oconto Falls Municipal Building. Written comments on the plan from members of the public will be accepted by the City Administrator at any time prior to the hearing and at the public hearing.

Additional Steps for Public Participation

In addition to public participation measures described in this plan, the City will utilize further means of obtaining public participation as adopted by Oconto County in the Oconto County Public Participation Plan. The City reserves the right to execute additional steps, means, or methods in order to gain additional public participation or promote understanding of the Comprehensive Planning process. These optional steps may include ideas or means not identified in this or the county's public participation plans.

State Statutes

Where there is a conflict with these written procedures and provisions of s. 66.1001(4) Procedures for Adopting a Comprehensive Plan, the state statutes shall apply.

Amendments

The City Council may amend these procedures from time to time.

VOLUME I - APPENDIX B
NOMINAL GROUP RESULTS

Oconto County Central Planning Cluster

Nominal Group Results

August 29, 2006

Group 1

5	Preservation of ag. and forestry
3	Development of business/industrial parks
3	Regulate developers seeking to subdivide land
2	Continued hunting on public property
2	Maintain the rights of the land owner within reason
2	Preserve lakes, rivers, streams
1	Clustering of residential areas
1	Continue to maintain rural roads (town and county)
1	Maintain trails throughout county
1	Promote area to bring in more industry
1	Promoting the history and background of parks and rec. areas
1	Rural residential lot sizes
1	Wind energy/power lines
	Idle land not producing taxes and is fragmented
	Recognition of town ordinances by the county
	Upgrade forestry roads (logging)

Group 2

4	Maintain agricultural heritage in county
3	Develop and assist small businesses (<20 employees)
3	Preserve county forestlands
2	Good roads
2	Maintain the county's agriculture – economic impact
2	Promote shared services between municipalities
2	Promote use of alternative fuels
1	Control development on lakeshores and riverbanks
1	County requirement – 10 acres of land needed to develop
1	Improve access to lakes, parks, trails, etc.
1	Maintain industrial base
1	Promote tourism in county
	Additional recreation trails/parks
	Buffer between residential and commercial development
	Good paying jobs
	Increase promotion of trails and corridors
	Keep historic areas undeveloped
	Limit extreme shifts in cost of living
	Maintain environment ambiance – light/noise pollution
	Planned housing – concentrated

	Promote local and county interaction/communication
	Quality housing

Group 3

5	Preserve agricultural land-protect from infringement
3	Prevent fragmentation-keep ag. and forest lands together – promote preservation as well
3	Promote development of businesses in cities and villages so as not to tax surrounding communities – promote small business as well
2	Keep residential development in appropriate areas – prevent sprawl
2	Preserve and enhance recreational opportunities (trails, open space, hunting lands, etc.) including camping facilities
1	Address old/abandoned buildings
1	Improve water quality of surface waters and ensure protection
1	Provide more job opportunities particularly for young people
	Continual monitoring of water quality – identify potential problem areas
	Improve maintenance of forest roads
	Increase education for young people on natural resources in order to promote preservation
	Promote intergovernmental cooperation –share services
	Prudent development along state highways

VOLUME I - APPENDIX C
ECONOMIC S.W.O.T. RESULTS

City of Oconto Falls

Economic S.W.O.T Results

As part of the comprehensive planning process, the City of Oconto Falls Plan Commission held an Economic SWOT workshop on October 1, 2007 to gather input regarding economic development in the city.

Economic factors internal to the city include strengths (**S**) or weaknesses (**W**), and those external to the city include opportunities (**O**) or threats (**T**). Such an analysis of the economic setting is referred to as a **SWOT analysis**. Gathering this information is helpful in evaluating the city's economic resources and capabilities with the competitive and growing environments in the region. The following issues identified during the economic SWOT workshop will help the city to promote its strengths, minimize weaknesses, take full advantage of the opportunities and lessen potential threats.

STRENGTHS

Strengths are existing resources and capabilities that can be used as a basis for developing a successful growth plan.

- Railroad access
- STH 22-close proximity to 141
- Hospital
- Industrial park
- School system – including technical school
- Library
- Workforce
- River
- Base of est. businesses
- Quality of life
- Paper mill
- Proximity to Green Bay and Marinette and beyond
- International airport and public airport
- TV/media mark
- Tech base – high speed internet
- Low utility rates – city owned
- Access to recreation opportunities
- Expansion availability
- Inexpensive real estate
- Good infrastructure
- Housing – new and older homes
- Chamber of Commerce
- Railroad-local paper
- Hwy 22

- Industrial park/housing development
- High school/cable network
- Hospital
- Room for annexation
- Labor force to draw from
- City financial aid
- Diversified business in city (employment)

WEAKNESSES

A weakness is a limitation or the absence of certain strengths that keep the city from achieving its objectives.

- Taxes
- Available space in industrial park
- Downtown
- Signage
- Unique identity needed
- Attitude – stay the same
- Low pay scale
- Proximity to Green Bay
- Lack of immediate 4-lane highway
- Communications infrastructure
- Lack of camping-recreation
- No access to ATV trails
- Size of community
- High unemployment
- Parking
- Short of immediate room for growth
- High tax rate
- Main Street (lack of life)
- No growth plan
- Not enough creative input
- Junk yard in industrial park

OPPORTUNITIES

An opportunity is any favorable situation or resource that could enhance economic development.

- Mill expansion
- Downtown
- Capitalize on river and other recreational opportunities
- Industrial park space
- Residential space available
- Positive work ethic
- Highway expansion
- Revitalize Main Street thru grants
- Expansion beyond borders
- New start-ups and established businesses
- Only real hospital in county – John
- Business education-support system
- Revolving loan fund
- Tax incremental district (TID)
- Community alignment –everyone on same page
- City owned communications/infrastructure
- Tourism
- Consistent marketing
- Fun Fest and Memorial Day
- Chamber of Commerce – networking, etc.
- Oconto County Economic Development-member
- Available industrial park
- Available industrial buildings
- Money available for Main Street development
- Money available for industrial development
- Local paper report more positive-news about the city and local businesses
- More business recognition

THREATS

Threats are potential obstacles the city faces concerning economic development.

- Taxes
- Gas prices
- Apathy
- Federal and State mandates
- Inconsistent zoning
- Businesses converting to residential on Main Street
- Peoples tolerance for industrial attributes – noise, odor, traffic
- Proximity to Green Bay
- Lack of an identity

- Lack of high end housing and sizable lots to accommodate
- Loss of public property
- Median age – loss of young population
- Lack of night life
- Climate change – lack of snow
- Adjacent zoning regulations
- Urban sprawl
- Lack of job commitment
- High tax rate
- Not aggressive enough in having new prospects
- City officials not thinking outside the box
- Allowing some businesses to run a sloppy and messy operation

VOLUME I - APPENDIX D
INTERGOVERNMENTAL COOPERATION RESULTS

INTERGOVERNMENTAL COOPERATION

Oconto County Central Planning Cluster

The intergovernmental workshop for the Oconto County Central Planning Cluster was held on April 9, 2008 at the Breed Town Hall. The following illustrates the results from this workshop:

Land Use Issues and Conflicts/Positive Working Relationships:

- Agriculture operations
- Transportation infrastructure
- Cooperation with ATV/Snowmobile Clubs
- Senior meal delivery available throughout the county
- Increasing communication through future planning meetings
- Inability to recruit volunteers to provide emergency services
- Population growth in the southern part of the county
- Growing elderly population in the northern areas of the county and the need to plan for appropriate services
- Continue to plan and address issues
- Regulations to apply weight limits on agriculture equipment like what is done on commercial vehicles
- Sex offender registrations not being done
- Municipalities participating in joint spring clean-up efforts
- Not enough designated sites for public hunting
- The need for regulations to limit garbage being dumped in the county forest
- Future developments should have proper sanitary systems
- Maintain compatible comprehensive plans with neighboring communities
- Notices not being forwarded to other parties within the individual communities
- Compatible and enforceable ordinances
- Zoning notification (i.e. use of residential district)
- Renewable energy opportunities
- More agreements with other communities and supported with county assistance
- Random discarding of tires
- Oconto County and Local websites
- Burning barrels
- Empty mobile homes
- Junk yards
- Community development should be shared to save resources
- Agriculture land should be saved-preserved
- Need more parks and recreation
- Bordering issues need to be resolved among communities and the county
- Deputizing of board members, etc. to be able to hold people who litter on town and forestry roads until police arrive
- The county planning committee that hold meetings for zoning permits don't listen to the people
- Quarrels between existing and establishments (homes) and new dwellers

- Large farms depleting aquifers
- Lack of knowledge of school district boundaries when people buy property and build homes, especially a problem with sub-divisions located in two districts.
- The need to allocate more land for recreation, such as base ball diamonds. No communication between schools and towns.
- People do not care what is going on unless it directly impacts their property
- One hand does not know what the other hand is doing
- Clarification of road maintenance between townships
- County police works well
- Ambulance sharing well
- County ordinances for wind turbines and signage
- Monitoring the need for upgrading and expanding sewer system
- Joint planning within the incorporated communities' extraterritorial boundary
- Rural sprawl will increase the need for law enforcement services within those areas
- Demand for law enforcement services will necessary cause the withdrawal of some law enforcement resources from performing ancillary functions.

Potential Resolutions:

- Expand and further promote county and local websites, posting of more agendas, materials, etc.
- No tipping fees for volunteers who pick-up garbage
- The availability of land for economic development
- More communication between all entities
- Better distribution of information both internally and externally
- Continued mutual aid of fire/rescue, etc.
- Compatible lot sizes with neighboring communities
- Enforce regulations equally and fairly
- More planning meetings of this type to bring different peoples and ideas together
- Greater communication between residents and town officials
- Consolidation of fire departments
- Communication with school district
- County consolidation of landfill and recycling rules
- Consolidation of townships and courts
- Boundary agreements-developments, road maintenance
- Downtown Main Street beautification in conjunction with the State Highway 22 upgrades planned for 2012.

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LAND USE INVENTORY CODES

LAND USE INVENTORY CODES

Bay-Lake Regional Planning Commission				
Land Use Inventory Summary Form				
100	RESIDENTIAL		600	INSTITUTIONAL/GOVERNMENTAL
200	COMMERCIAL		700	OUTDOOR RECREATION
300	INDUSTRIAL		800	AGRICULTURE/SILVICULTURE
400	TRANSPORTATION		900	NATURAL AREAS
500	COMMUNICATION/UTILITIES			
CODE	LAND USE CLASSIFICATION		CODE	LAND USE CLASSIFICATION
100	RESIDENTIAL		500	COMMUNICATION/UTILITIES
110	Single Family Residential		510	Generation/Processing of Communication/Utilities
111	Single Family Residential Garage		511	Electric Power Plants
130	Two Family		512	Wind Turbine
150	Multi-Family		514	Telephone and Telegraph Terminals/Dispatch Centers
151	Multi-Family Garage		516	Radio/Television Stations
170	Group Quarters		521	Natural Gas Terminals/Plants
180	Mobile Homes		525	Other Liquid Fuel Terminal Plants
190	Land Under Residential		535	Water Supply Filter Treatment Plants
	Development		537	Water Supply Wells
199	Vacant Residence		540	Transmission of Communication/Utilities
			541	Major Electric Power Transmission Lines R/W
200	COMMERCIAL		542	Electric Power Substations
210	Retail Sales		546	Radio/Television Transmission Towers/Antennae
230	Shopping Centers		551	Major Natural Gas Transmission Lines R/W
250	Retail Services		552	Natural Gas Substations
270	Office Parks		555	Other Major Liquid Fuel Transmission Lines R/W
299	Vacant Commercial		556	Other Liquid Fuel Substations
			572	Water Supply Booster/Pumping Stations
300	INDUSTRIAL		577	Water Supply Storage Tanks/Reservoirs
310	Manufacturing		580	Waste Processing/Disposal/Recycling
340	Wholesaling		581	Trash/Garbage Landfills
360	Extractive		582	Other Trash/Garbage Dumps
380	Storage		583	Sewage Treatment Plants
381	Open		584	Sewage Sludge or Water Supply Chemical Disposals
382	Enclosed		585	Fly Ash and Other Fire Residue Disposal
399	Vacant Industrial		586	Auto Salvage/Recycling/Disposals
			587	Abandoned Landfill
400	TRANSPORTATION		588	Yard Waste
410	Motor Vehicle Related		591	Solid Waste Separation/Recycling Plants
411	Federal Highways		595	Incinerators
412	State Highways		599	Vacant Communication/Utilities
413	County Highways			
414	Local Streets and Roads			
415	County Forest Roads			
416	Federal Forest Roads			
417	Off-Street Parking			
418	Bus Terminals			
419	Truck Terminals			
420	Other Motor Vehicle Related			
440	Rail Related			
460	Air Related			
480	Marine Related			
484	Piers/Docks			
490	Nonmotorized Related			
499	Vacant Transportation			

APPENDIX E – LAND USE INVENTORY CODES

CODE	LAND USE CLASSIFICATION	CODE	LAND USE CLASSIFICATION
600	INSTITUTIONAL/GOVERNMENTAL FACILITIES	700	OUTDOOR RECREATION
610	Administrative Institutions/Governmental Facilities	710	Cultural/Natural Activities
611	Administrative Buildings	712	Zoos
612	Post Offices	716	Nature Study Areas
613	Military Installations	721	Designated Historic/Cultural/Archaeological Sites
614	Municipal Garages	730	Land Related Activities
630	Safety Institutions/Governmental Facilities	731	Campgrounds
631	Police/Fire Stations/Offices	735	Lawns/Yards
637	Ancillary Municipal Safety Facilities	736	Parks/Parkways/Forest-Related Picnic Areas
638	Prisons or Jails	737	Separate Picnic Areas
640	Educational Institutions/Governmental Facilities	738	Lookout Tower
641	Pre-School/Day Care	741	Playfields/Ball Diamonds/Volleyball Courts
642	Primary Schools	745	Swimming/Wading Pools
643	Middle Schools	746	Tennis Courts
644	Secondary Schools	747	Trails
645	Vocational Schools	751	Athletic Fields
647	Two-Year Colleges/Universities	756	Ice Skating Rinks
648	Four-Year and Graduate Colleges/Universities	757	Roller Skating Rinks
651	Libraries	758	Ski Areas
652	Community Center	761	Golf Courses
655	Museums	762	Golf Driving Ranges
660	Health Institutions/Governmental Facilities	766	Archery/Gun/Skeet Ranges
661	Hospitals	768	Hunting Preserves
663	Clinics	769	Race Tracks
665	Long-Term Health Care Facilities	770	Other
680	Assembly Institutions/Governmental Facilities	780	Water Related Activities
681	Fairgrounds	781	Boat Launching Sites/Areas
682	Gymnasiums	782	Other Water Access Sites/Areas
683	Sports Stadium/Arenas	783	Marinas
684	Fraternal Organizations/Clubhouses	784	Lighthouse
690	Religious and Related Facilities	799	Vacant Outdoor Recreation
691	Churches/Temples/Synagogues		
694	Cemeteries		
699	Vacant Institutional/Governmental		
800	AGRICULTURE/SILVICULTURE	900	NATURAL AREAS
805	Open Space	910	Water
810	Croplands/Pastures	911	Lakes
830	Long-Term Specialty Crops	912	Reservoirs and Ponds
850	Animal Husbandry	913	Rivers and Streams
851	Fish Hatchery/Aquaculture	914	Canals and Channels
870	Farm Buildings/Accessories	930	Vital Natural Functions
880	Commercial Forests	936	Wildlife Refuges
899	Vacant Agriculture	937	Designated Scientific Sites/Areas
		950	Other Natural Areas, including Open Space
		951	Woodlands
		952	<i>Wetlands</i>
		953	Grasslands
		954	Beaches
		955	Bluffs
		960	Other Publicly-Owned Natural Areas
		990	Land Under Development
		99999	City or Village

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DETAILED LAND USE TABULATION

2007 CITY OF OCONTO FALLS DETAILED LAND USE

CODE	LAND USE CLASSIFICATION	ACRES
100	RESIDENTIAL	443.28
110	Single Family Residential	398.41
130	Two-Family	3.56
150	Multi-Family	28.64
180	Mobile Homes	4.33
199	Vacant Residence	8.35
200	COMMERCIAL	114.43
210	Retail Sales	70.06
230	Shopping Centers	2.39
250	Retail Services	34.19
299	Vacant Commerical	7.79
300	INDUSTRIAL	104.30
310	Manufacturing	98.45
382	Enclosed Storage	4.57
399	Vacant Industrial	1.28
400	TRANSPORTATION	75.14
414	Local Streets and Roads	65.76
417	Off-Street Parking	2.15
440	Rail Related	7.23
500	COMMUNICATION/UTILITIES	17.63
510	Generation/Processing of Communication/Utilities	0.75
542	Electric Power Substations	1.13
546	Radio/Television Transmission Towers/Antennae	1.00
577	Water Supply Storage Tanks/Reservoirs	0.20
580	Waste Processing/Disposal/Recycling	0.52
581	Trash/Garbage Landfills	6.14
582	Other Trash/Garbage Dumps	0.23
586	Auto Salvage/Recycling/Disposals	6.90
599	Vacant Communication/Utilities	0.77
600	INSTITUTIONAL/GOVERNMENTAL FACILITIES	80.12
612	Post Offices	0.21
614	Municipal Garages	0.87
631	Police/Fire Stations/Offices	4.08
641	Pre-School/Day Care	3.89
642	Primary Schools	21.12
643	Middle Schools	3.56
644	Secondary Schools	7.47
647	Two-Year Colleges/Universities	1.40
651	Libraries	1.29
661	Hospitals	4.82
663	Clinics	8.96

CODE	LAND USE CLASSIFICATION	ACRES
665	Long-Term Health Care Facilities	0.90
691	Churches/Temples/Synagogues	11.53
694	Cemeteries	9.56
699	Vacant Institutional/Governmental	0.44
700	OUTDOOR RECREATION	122.79
736	Parks/Parkways/Forest-Related Picnic Areas	11.04
741	Playfields/Ball Diamonds/Volleyball Courts	23.49
746	Tennis Courts	1.11
751	Athletic Fields	22.25
761	Golf Courses	64.89
800	AGRICULTURE/SILVICULTURE	174.80
805	Open Space	84.98
810	Croplands/Pastures	89.71
870	Farm Buildings/Accessories	0.10
900	NATURAL AREAS	734.93
912	Reservoirs and Ponds	11.59
913	Rivers and Streams	145.39
950	Other Natural Areas, including Wetlands	204.21
951	Woodlands	373.74
TOTAL		1,867.41

VOLUME I - APPENDIX G
GLOSSARY OF TERMS

Planning and Zoning Definitions

- Alley:** a permanently reserved public or private secondary means of access to an abutting property.
- Accessory Structure:** a detached subordinate structure located on the same lot as and incidental to the principal structure.
- Accessory Use:** a use incidental to and on the same lot as a principal use. *See also* “accessory structure” and “principal building”.
- Acre:** a unit of area used in land measurement and equal to 43,560 square feet. This is approximately equivalent to 4,840 square yards, 160 square rods, 0.405 hectares, and 4,047 square meters.
- Adaptive Reuse:** the conversion of obsolescent or historic buildings from their original or most recent use to a new use.
- Adequate Public Facilities Ordinance (APFO):** an ordinance that ties development approvals to the availability and adequacy of public facilities. Adequate public facilities are those facilities relating to roads, sewer systems, schools, and water supply and distribution systems.
- Administrative Appeal (Appeal):** a quasi- judicial* process before the local zoning board to review a contested ordinance interpretation or an order of an administrative zoning official.
- Adverse Impact:** a negative consequence to the physical, social, or economic environment.
- Aesthetic Zoning:** the regulation of building or site design to achieve a desirable appearance.
- Affordable Housing:** housing that has its mortgage, amortization, taxes, insurance, and condominium and association fees constituting no more than 30% of the gross household income per housing unit. If the unit is rental, then the rent and utilities constitute no more than 30% of the gross household income per rental unit. *See s. COMM 202.01, Wis. Admin. Code.*
- Agriculture:** the use of land for farming, dairying, pasturage, apiculture (bees), aquaculture (fish, mussels), horticulture, floriculture, viticulture (grapes), or animal and poultry husbandry; this includes the necessary accessory uses for packing, treating, or storing the produce from these activities. *See also* ss. 30.40(1) and 91.01(1), *Wis. Stats* .
- Agricultural Conservation Easement:** conservation easements that restrict specifically farmland from development or specified farming practices and give farmers income, property, and estate tax reductions.
- Agricultural Protection Zoning:** a method for protecting agricultural land use by stipulating minimum lot sizes or limitations on non- farm use.
- Air Rights:** the ownership or control of all land, property, and that area of space at and above it at a height that is reasonably necessary or legally required for the full use over the ground surface of land used for railroad or expressway purposes.
- Amendment:** a local legislative act changing a zoning ordinance to make alterations, to correct errors, or to clarify the zoning ordinance. A class 2 notice must be published and a public hearing must be held before a county board may adopt a proposed amendment. *See s. 59.69, Wis. Stats.*
- Amenities:** features that add to the attractive appearance of a development, such as underground utilities, buffer zones, or landscaping.
- Americans with Disabilities Act (ADA):** a congressional law passed in 1990, which provides a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities as well as clear, strong, consistent, enforceable standards addressing discrimination against individuals with disabilities.
- Amortization:** a method of eliminating nonconforming uses (usually minor structures) by requiring the termination of the nonconforming use after a specified period of time, which is generally based on the rate of economic depreciation of the use or structure.
- Annexation:** the process of incorporating an area of land in a township into a municipality. *See* ch. 66, subch. II, *Wis. Stats.*
- Appellate Body:** a body authorized to review the judgments made by administrative officers. For example, a board of adjustment hears appeals of the decisions of a county zoning administrator.
- Aquatic and Terrestrial Resources Inventory (ATRI):** a public and private partnership to gather, link, and make available data used for decisions affecting Wisconsin’s landscape; a systematic and comprehensive information management system developed by the Wisconsin DNR to improve environmental and resource management decisions.
- Aquifer:** a geologic formation, usually comprised of saturated sands, gravel, and cavernous and vesicular rock, that carries water in sufficient quantity for drinking and other uses.
- Aquifer Recharge Area:** the surface area through which precipitation passes to replenish subsurface water bearing strata of permeable rock, gravel, or sand.
- Architectural Control/ Review:** regulations and procedures requiring the exterior design of structures to be suitable, harmonious, and in keeping with the historic character or general style of surrounding areas.
- Area Variance (Variance):** the relaxation of a dimensional standard in a zoning ordinance decided by a local zoning board. *See* ss.59.69, 60.61, 60.62 and 62.23, *Wis. Stats* .
- Arterial:** a major street, which is normally controlled by traffic signs and signals, carrying a large volume of through traffic.
- Bargain Sale:** the sale of land (to a conservation organization, for example) at less than market value.
- Base Flood:** a flood that has a one percent chance of being equaled or exceeded in any give year, commonly called a 100- year flood. *See also* “floodplain”.

- Benchmark:** a performance- monitoring standard that allows a local government to periodically measure the progress of a local comprehensive plan’s goals and policies; also, a fixed and recorded elevation point from which another, relative elevation can be surveyed.
- Berm:** A low earthen ridge constructed as a landscaping feature or to direct runoff or deflect noise.
- Best Management Practices (BMPs):** the conservation measures and management practices intended to lessen or avoid a development’s impact on surrounding land and water.
- Billboard:** a sign that identifies or communicates a message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located.
- Block:** a unit of land or contiguous lots or parcels bounded by a roadway or other barrier.
- Board of Appeals/ Board of Adjustment (BOA):** a board of appointed individuals that hears appeals on variances and exceptions. Board of Appeals applies to cities, villages, and towns, whereas Board of Adjustment applies to counties.
- Brownfields:** lands contaminated by spills or leaks and that are perceived to be unsuitable for future development due to its hazardous nature or owner liability concerns.
- Buffer Area:** an area separating two incompatible types of development or a development and sensitive natural resources.
- Build Out:** the maximum, theoretical development of land as permitted under zoning regulations.
- Build Out Analysis:** a projection, based on the maximum, theoretical development of all lands, of the impact of a community’s cumulative growth.
- Building Coverage:** *See “lot coverage”.*
- Building Line:** the line parallel to the street line that passes through the point of the principal building nearest the front lot line.
- Building Scale:** the relationship between the volume of a building and its surroundings, including the width of street, amount of open space, and volume of surrounding buildings. Volume is determined by the three- dimensional bulk (height, width, and depth) of a structure.
- Bulk Regulations:** standards that establish the maximum size of structures on a lot and the location where a building can be, including coverage, setbacks, height, impervious surface ratio, floor area ratio, and yard requirements.
- Bundle of Rights Concept of Property:** *See “rights”.*
- Business Improvement Districts (BID):** an area within a municipality consisting of contiguous parcels subject to general real-estate taxes other than railroad rights- of-way and that may include railroad rights- of- way, rivers, or highways continuously bounded by the parcels on at least one side. *See s. 66.1109(1)(b), Wis. Stats.*
- Business Incubator:** retail or industrial space, which may offer shared or subsidized management support such as information and advice on regulations, advertising, promotion, marketing, inventory, labor relations, and finances and facility support such as clerical staff, security, electronic equipment, and building maintenance that is affordable to new, low profit- margin businesses.
- By Right:** a use that complies with all zoning regulations and other applicable ordinances and that is permitted without the consent of a review board.
- Capital Improvement:** a physical asset that is large in scale or high in cost.
- Capital Improvements Plan/ Capital Improvements Program (CIP):** a city’s or county’s proposal of all future development projects and their respective cost estimates listed according to priority.
- Capital Improvement Programming/ Capital Improvement Planning:** the scheduling of budgetary expenditures for infrastructure to guide and pace development.
- Carrying Capacity Analysis:** an assessment of a natural resource’s or system’s ability to accommodate development or use without significant degradation.
- Census:** The census of population and housing, taken by the U.S. Census Bureau in years ending in 0 (zero). Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives.
- Census Tract:** a relatively permanent county subdivision delineated to present census data.
- Central Business District (CBD):** the primary, downtown commercial center of a city.
- Certificate of Appropriateness:** a permit issued by a historic preservation review board* approving the demolition, relocation, or new construction in a historic district.
- Certificate of Compliance:** an official document declaring that a structure or use complies with permit specifications, building codes, or zoning ordinances.
- Cesspool:** a buried chamber such as a metal tank, perforated concrete vault, or covered excavation that receives wastewater or sanitary sewage to be collected or discharged to the surrounding soil.
- City:** an incorporated municipality. Cities are divided into the four following classes for administration and the exercise of corporate powers:
- a) Cities of 150,000 population and over- 1st class cities

- b) Cities of 39,000 and less than 150,000 population- 2nd class cities.
- c) Cities of 10,000 and less than 39,000 population- 3rd class cities.
- d) Cities of less than 10,000 population- 4th class cities.

See ch. 62, Wis. Stats.

Clear Zone: an area within a roadway right- of- way that is free of any obstructions, thus providing emergency vehicle access.

Closed (Executive) Session: a governmental meeting or portion closed to everyone but its members and members of its parent body for purposes specified in state law. Governmental meetings are subject to Wisconsin’s ‘Open Meetings Law.’ *See s.19.81- 19.98, Wis. Stats .*

Cluster Development Zoning (Clustering): concentrating the total allowable dwelling units on a tract of land into higher densities on a smaller portion of the tract, leaving the remaining land as open space. For example, in a five- acre minimum lot zoned area, 10 units would be constructed on 50 acres; however, 10 units could also be ‘clustered’ on 20 acres (allowing minimum two- acre lots), leaving the remaining 30 acres as common open space.

Collector: a street designed to carry a moderate volume of traffic from local streets to arterial* streets or from arterial streets to arterial streets.

Combination Zones: a zone that is placed over another, now underlying zone and that adds or replaces existing requirements of the underlying zone.

Commercial District: a zoning area designated for community services, general business, interchange of services, and commercial recreation.

Common Open Space: squares, greens, parks, or green belts intended for the common use of residents.

Community Development Block Grant (CDBG): a grant program administered by the U.S. Department of Housing and Urban Development (HUD), the state departments of Administration and Commerce, and the Wisconsin Housing and Economic Development Authority (WHEDA) that provides money for community rehabilitation and development. *See s.16.358 and 560.045, Wis. Stats.*

Community Development Zone: Zones meeting certain requirements and designated by the state Department of Commerce for the purpose of administering tax benefits designed to encourage private investment and to improve both the quality and quantity of employment opportunities. The Community Development Zone Program has more than \$38 million in tax benefits available to assist businesses that meet certain requirements and are located or willing to locate in one of Wisconsin’s 21 community development zones. *See s.560.70, Wis. Stats. See also “enterprise development zone”.*

Community of Place: *See “sense of place”.*

Comprehensive Plan: a county development plan or city, village, town, or regional planning commission master plan prepared under and meeting the content requirements outlined in s.66.1001, *Wis. Stats.* Comprehensive plans provide a vision and general idea of how land should be used to assure public health, safety, and welfare.

Concurrency Management System: the process used to determine that needed public services are concurrent with a development’s impacts.

Concurrency Test: an analysis of public facilities’ ability to accommodate a development; in other words, adequate capacity of facilities must precede or be concurrent with a development’s demand.

Conditional Use: a land use, construction activity, or structural development, which must be tailored to the site conditions and adjacent property uses through a public and technical review process, that is listed as a conditional use in a zoning district.

Conditional Use Permit: a permit issued by a zoning administrator, if the applicant meets certain additional requirements, allowing a use other than a principally permitted use.

Conditional Zoning: special conditions an owner must meet in order to qualify for a change in a zoning district designation.

Condominium: real estate and improvements where portions are designated for separate ownership and the remainder for common ownership. *See s.703.02, Wis. Stat .*

Congestion Mitigation and Air Quality Program (CMAQ): a program under the U.S. Department of Transportation intended to fund transportation projects and programs in non- attainment and maintenance areas that reduce transportation- related emissions.

Conservation Areas: environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character except in cases of overriding public interest.

Conservation Development Zoning: a type of cluster development zoning that emphasizes a planned unit development for preserving open space, wetlands, natural landscaping, floodplains, or other prioritized resources as well as for preventing stormwater runoff.

Conservation Easement: a recorded legal agreement between a landowner and a qualified conservation agency that transfers development rights from the owner to the agency to protect natural or historic features. *See s. 700.40, Wis. Stats.*

Conservation Reserve Program: a federal Department of Agriculture program that pays farmers to convert ‘erodible’ cropland into vegetative cover.

- Consolidated Metropolitan Statistical Area (CMSA):** a statistical area defined by the U.S. Census; a large metropolitan statistical area with a population of one million or more that includes one or more primary metropolitan statistical areas (PMSA). *See also “metropolitan statistical area” and “primary metropolitan statistical area” in this category.*
- Contested Case:** a hearing similar to a court proceeding where parties have a right to review and object to evidence and cross-examine witnesses who testify.
- Contiguous Properties:** properties sharing a property line.
- Cooperative Agreement:** an agreement between two or more organizations to share in the financing or managing of a property, providing of services, or some other joint venture. *Also see ss. 66.0307, 150.84, and 299.80, Wis. Stats. for specific examples of authorized agreements .*
- County:** a political subdivision of the state. Counties are delineated in ch. 2, *Wis. Stats.* Wisconsin has 72 counties. *See ch. 59, Wis. Stats.*
- cul de sac :** a circular end to a local street [*French* , “bottom of the bag”]
- Dedication:** the transfer of property from private to public ownership.
- Deed Restriction:** a limitation, which is recorded with the county register of deeds and to which subsequent owners are bound, on development, maintenance, or use of a property.
- Design Guideline:** an activity standard that preserves the historic or architectural character of a site or building.
- Design Review/ Control:** an aesthetic evaluation, considering landscape design, architecture, materials, colors, lighting, and signs, of a development’s impact on a community
- Design Standards:** criteria requiring specific dimensional standards or construction techniques. *See also “performance standards”.*
- Detachment:** the transposition of land from a municipality back into a township. *See s. 66.0227, Wis. Stats.*
- Developer:** a person or company that coordinates the ownership, financing, designing, and other activities necessary for the construction of infrastructure or improvements.
- Development:** an artificial change to real estate, including construction, placement of structures, excavation, grading, and paving.
- Development Values:** the economic worth of land based upon the fair market price after residential, commercial, or industrial structures have been added.
- District:** a part, zone, or geographic area within the municipality where certain zoning or development regulations apply.
- Down Zoning:** a change in zoning classification that permits development that is less dense, intense, or restrictive. *See also “up zoning”.*
- Dwelling Unit:** the space in a building that comprises the living facilities for one family. *See also “multifamily,” “single- family attached,” and “single- family detached dwelling”.*
- Easement:** written and recorded authorization by a property owner for the use of a designated part of the property by others for a specified purpose. *See also “conservation easement”.*
- Ecological Impact:** a change in the natural environment that could disrupt wildlife habitat or vegetation, or that could cause air, water, noise, or soil pollution.
- Economic Unit:** units of land that, although they may be separated from one another physically, are considered one economically.
- Eminent Domain:** the right of a government unit to take private property for public use with appropriate compensation to the owner. *See ch. 32, Wis. Stats. .*
- Enabling Act:** legislation authorizing a government agency to do something that was previously forbidden. *See also “takings”.*
- Enterprise Development Zone:** zones meeting certain statutorily defined criteria and designated by the state Department of Commerce for providing tax incentives to new or expanding businesses whose projects will affect distressed areas. An enterprise development zone is “site specific,” applying to only one business, and is eligible for a maximum of \$3.0 million in tax credits. The department can designate up to 79 zones, which can each exist for up to seven years. The department is allowed to vary zone benefits to encourage projects in areas of high distress. *See s.560.70, Wis. Stats. See also “community development zone”.*
- Environmental Corridors:** linear areas of natural resources that are critical to maintaining water quality and quantity and to providing habitat linkages that maintain biological diversity. Environmental corridors are often associated with rivers and streams.
- Environmental Impact Ordinance:** a local legislative act requiring an assessment of the potential harmful environmental effects of a pending development so that steps to prevent damage can be taken.
- Environmental Impact Report (EIR):** a report that assesses an area’s environmental characteristics and then determines the impact that a proposed development will have.
- Environmental Impact Statement (EIS):** a statement prepared under the National Environmental Policy Act (NEPA) or Wisconsin Environmental Policy Act (WEPA) predicting the impacts a proposed government action is likely to have on the

environment and describing the affected environment and the alternative actions considered. *See* s.1.11, *Wis. Stats.*, P.L.91-190, 42 USC 4331, NR 150, *Wis. Admin. Code*.

Environmental Nodes: discrete, inherently non-linear areas of natural resources that are sometimes isolated from areas with similar resource features. Planning objectives often include linking environmental nodes.

Environmentally Sensitive Areas: areas such as wetlands, steep slopes, waterways, underground water recharge areas, shores, and natural plant and animal habitats that are easily disturbed by development.

Esplanade: waterfront area intended for public use.

Estate Management Strategies: strategies enacted during a landowner’s lifetime or upon her death to help preserve family lands and farms.

Ex parte Contact: communication, which is normally prohibited, with a decision maker in a quasi-judicial proceeding, which is not part of a public hearing or the official record in a matter.

Exactions: compensation, which may take the form of facilities, land, or an actual dollar amount, that a community requires from a developer as condition of the approval of a proposed development project. Exactions may be incorporated into the community’s zoning code or negotiated on a project-by-project basis; but, they must reflect the type and extent of the expected adverse impacts of the development.

Executive Session: *See* “closed session”.

Extraterritorial Zoning: a local government’s authority to zone areas outside its boundaries. Under Wisconsin law, the extraterritorial zone for 1st, 2nd, and 3rd class cities extends 3 miles beyond the corporate limits. The limit extends 1½ miles beyond the municipal boundary for 4th class cities and villages. *See* s.62.23(7a), *Wis. Stats.*

Exurban Area: the area beyond a city’s suburbs.

Fee Simple Acquisition: the purchase of property via cash payment.

Fee Simple Interest in Property: absolute ownership of and with unrestricted rights of disposition to land. This describes the possession of all rights to property except those reserved to the state. *See* “rights”.

Fiscal Impact Analysis: the projection of the costs and benefits of additional or new facilities, rentals, or remodeling of existing facilities, including data relative to increased instructional, administrative, maintenance, and energy costs and costs for new or replacement equipment.

Fiscal Impact Report: a report projecting the costs and revenues that will result from a proposed development.

Floating Zone: an unmapped zoning district that is described in ordinance and on the zoning map only when an application for development is approved.

Floodplains: land that has been or may be covered by flood water during a ‘regional flood’ as is defined in NR 116, *Wis. Adm. Code*. The floodplain includes the floodway and floodfringe, and is commonly referred to as the 100-year floodplain.

- *Floodfringe:* that portion outside of the floodway covered by water during a regional flood.

This term is generally associated with standing water, but may under local floodplain zoning ordinances, be developed for specified purposes if development is protected from flooding.

- *Floodway:* the channel of a river or stream and those portions of the floodplain adjoining the channel required to discharge a regional flood.

This term is generally associated with flowing water and is required by local floodplain zoning ordinances to remain undeveloped and free of obstructions. *See also* “base flood”.

Forest Crop Law: a program enacted in 1927 that exempts DNR approved privately owned forest land from general property taxes but instead requires the owner to make an acreage share payment or a state contribution. Under the program, land is taxed at a constant annual rate while its timber is taxed after harvest. Entries into the FCL closed as of 1 January 1986 with enactment of the Managed Forest Law. Today about 25,000 landowners, owning more than 2.5 million acres, are enrolled in the three existing forest tax laws: Forest Crop Law, Woodland Tax Law, and Managed Forest Law. *See* ch. 70, *Wis. Stats.*

Front Lot Line: the lot line separating an interior lot from the street, or the shortest lot line of a corner lot to a street.

Gentrification: the resettlement of low and moderate-income urban neighborhoods by middle and high-income professionals.

Geographic Information System (GIS): computer technology, tools, databases, and applications that provide spatial (geographic) data management, analysis, and mapping capabilities to support policy evaluation, decision-making, and program operations.

Geologic Review: an analysis of geologic features on a site, including hazards such as seismic hazards, surface ruptures, liquefaction, landslides, mud slides, erosion, and sedimentation.

Gift Credit: a dollar or in-kind matching amount (labor, supplies, land donation, etc.) required to secure funds for a development.

Global Positioning System (GPS): a computerized tool for determining longitudinal and latitudinal coordinates through the use of multiple orbiting satellites.

Green Spaces: *See* “open spaces”.

- Group Quarters:** The group quarters population includes all people not living in households. Two general categories of people in group quarters are recognized: (1) the institutionalized population and (2) the noninstitutionalized population.
- Growth Management:** the pacing of the rate or controlling of the location of development via law enactment to manage a community’s growth.
- Growth Trend Series:** In a growth series, the starting value is multiplied by the step value to get the next value in the series. The resulting product and each subsequent product is then multiplied by the step value.
- Hamlet:** a predominantly rural, residential settlement that compactly accommodates development.
- Hamlet Lot:** a small residential lot in a contiguous group with adjacent and fronting lots oriented toward each other in some ordered geometric way and forming a boundary with the surrounding countryside.
- Hazardous Substance:** any substance or combination of substances, including solid, semisolid, liquid or gaseous wastes, which may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or which may pose a substantial present or potential hazard to human health or the environment because of its quantity, concentration, or physical, chemical, or infectious characteristics. This term includes irritants, strong sensitizers, explosives, and substances that are toxic, corrosive, or flammable. *See s.292.01(5), Wis. Stats.*
- Heavy Industry:** the basic processing and manufacturing of products from raw materials; or, a use engaged in the storage or manufacturing processes using flammable or explosive materials or those that potentially involve offensive conditions. *See also “light industry”.*
- Highly Erodible Soils:** soils highly susceptible to erosion as determined by an equation that considers soil type, slope, and amount of rainfall but does not consider current land management or vegetative cover. These soils are often identified in county soil survey books.
- Historic Area:** an area designated by an authority, having buildings or places that are important because of their historical architecture or relationship to a related park or square or because those areas were developed according to a fixed plan based on cultural, historical, or architectural purposes.
- Historic Preservation:** the research, protection, restoration, and rehabilitation of historic properties.
- Historic Property:** a building, structure, object, district, area, or site, whether on or beneath the surface of land or water, that is significant in the history, prehistory, architecture, archaeology, or culture of Wisconsin, its rural and urban communities, or the nation. *See s.44.31(3), Wis. Stats. See s.13.48(1m)(a), Wis. Stats .*
- Homeowner’s Association:** a nonprofit organization made up of property owners or residents who are then responsible for costs and upkeep of semiprivate community facilities.
- Home Rule:** constitutional provisions in some states that give local units of government substantial autonomy. Wisconsin is a “strong” home rule state.
- Incorporation:** orderly and uniform development of territory from town to incorporated status. *See ch. 66, subch. II, Wis. Stats.*
- Impact Fees:** cash contributions, contributions of land or interests in land, or any other items of value that are imposed on a developer by a political subdivision to offset the community’s costs resulting from a development. *See s. 66.0617, Wis. Stats.*
- Impervious Surface:** a ground cover such as cement, asphalt, or packed clay or rock through which water cannot penetrate; this leads to increases in the amount and velocity of runoff and corresponds to increases in soil erosion and nutrient transport.
- Improvements:** the actions taken to prepare land, including clearing, building infrastructure such as roads and waterlines, constructing homes or buildings, and adding amenities.
- Incentive Zoning:** the granting of additional development possibilities to a developer because of the developer’s provision of a public benefit.
- Industrial District:** a district designated as manufacturing, research and development, or industrial park.
- Infill:** the development of the last remaining lots in an existing developed area, the new development within an area already served by existing infrastructure and services, or the reuse of already developed, but vacant properties. *See also “redevelopment”.*
- Infrastructure:** public utilities, facilities, and delivery systems such as sewers, streets, curbing, sidewalks, and other public services.
- Installment Sale:** a real estate transaction in which the landowner and the recipient negotiate terms for the property to be transferred over an extended period of time rather than all at once.
- Institutionalized Population:** The institutionalized population includes people under formally authorized, supervised care or custody in institutions at the time of enumeration; such as correctional institutions, nursing homes, and juvenile institutions.
- Intermodal Surface Transportation Efficiency Act, 1991 (ISTEA):** a federal transportation act that authorized the first 23 “high priority corridors” of the total 42 authorized by the ISTEA, the National Highway System Designation Act (1995), and the Transportation Equity Act for the 21st Century.
- Intelligent Transportation System (ITS):** a system of technologies, including traveler information systems to inform motorists of weather and road conditions, incident management systems to help emergency crews respond more efficiently to road

incidents, and commercial vehicle operations to increase freight transportation efficiency, intended to relieve state highway congestion.

Interim Zone of Influence: a procedure for the exchange of information or resolution of conflicts on certain proposed land- uses between a city or town and the county.

Interim Zone/ Development Controls: See “*moratorium*”.

Judicial Appeal: the review of a local zoning decision by the state judicial system.

Land: soil, the ground surface itself, a subdivision, a tract or parcel, a lot, an open space, or the physical elements below ground.

Land Banking: the obtaining, holding, and subsequent release of lands by a local government for controlled development or conservation.

Land Exchange: a transaction where a public agency or nonprofit organization exchanges a land parcel for another land parcel with high conservation value.

Land use Intensity System (LUI): a comprehensive system created in the mid- 1960s by the U.S. Federal Housing Administration for determining or controlling the intensity of land development.

Land use Inventory: a study, cataloging the types, extent, distribution, and intensity of current and future uses of land in a given area.

Land use Plan: the element of a comprehensive plan that designates and justifies the future use or reuse of land. See s.66.1001, *Wis. Stats.*

Landfill: a disposal facility for solid wastes. See ch.289, *Wis. Stats.*

Land Trust: a private, nonprofit organization that protects natural and cultural resources through conservation easements, land acquisition, and education.

Large- Lot Zoning: a requirement that each new house be constructed on a minimum number of acres (generally, five or more acres). Developments that feature large- lot zoning may include the dispersal of some impacts, less efficient infrastructure, and greater areas of land use.

Leapfrog Development: new development separated from existing development by substantial vacant land.

Leaseback: See “*purchase/ leaseback*”.

Level of Service (LOS): a measurement of the quantity and quality of public facilities.

Light Industry: the manufacture and distribution of finished products, including processing, fabrication, assembly, treatment, packaging, incidental storage, and sales. See also “*heavy industry*”.

Limited Development: the development of one portion of a property to finance the protection of another portion.

Linear Trend Series: In a linear series, the step value, or the difference between the first and next value in the series, is added to the starting value and then added to each subsequent value.

Lot: a parcel of land that is occupied or intended for occupancy, including one main building and any accessory buildings, open spaces, or parking spaces. See also “*through lot*”.

Lot Area: the area of a horizontal plane bounded by the vertical planes through front, side, and rear lot lines.

Lot Averaging: the design of individual adjoining lots within a residential subdivision where the average lot is the minimum prescribed area for the zoning district.

Lot-by- Lot Development: a conventional development approach where each lot is treated as a separate development unit conforming to all land- use, density, and bulk requirements.

Lot Coverage: the total when an area of a lot covered by the total projected surface of all buildings, impervious surfaces, or vegetative coverage is divided by the gross area of that lot.

Lot Depth: the average horizontal distance between the front and rear lot lines.

Lot Line: the property lines at the perimeter of a lot.

Lot Width: the distance between side lot lines. This is generally measured at the front setback, but the specific protocol varies between jurisdictions.

LULU: a locally unwanted land use. See also “*NIMBY,*” “*NIABY,*” and “*NIMTOO*”.

Main Street Program: a comprehensive revitalization program established in 1987 to promote and support the historic and economic redevelopment of traditional business districts in Wisconsin. The Main Street Program is administered by the state Department of Commerce.

Managed Forest Law: a law enacted in 1985, replacing the Forest Crop Law and Woodland Tax Law, that exempts DNR approved privately owned forest land from general property taxes but instead requires the owner to pay an annual acreage payment, a state contribution, a yield tax, or a withdrawal penalty. Landowners have the option to choose a 25 or 50 year contract period. Enrollment is open to all private landowners owning ten or more acres of woodlands. Today about 25,000 landowners, owning more than 2.5 million acres, are enrolled in the three existing forest tax laws: Forest Crop Law (FCL), Woodland Tax Law (WTL), and Managed Forest Law (MFL). See ch. 70, *Wis. Stats.*

- Manufactured Housing:** a structure, containing within it plumbing, heating, air- conditioning, and electrical systems, that is transportable in one or more sections of certain sizes and is built on a permanent chassis, and when connected to the required utilities, is designed to be used as a dwelling with or without a permanent foundation. Such housing must comply with the standards established under the National Manufactured Housing Construction and Safety Standards Act. *See* 42 USC 5401 to 5425 and ch.409, *Wis. Stats.*
- Map:** a drawing or other representation that portrays the spatial distribution of the geographic, topographic, or other physical features of an area.
- Median age:** The midpoint age that separates the younger half of a population from the older half.
- Metropolitan Statistical Area (MSA):** a statistical area defined by the U.S. Census; a freestanding metropolitan area (i.e. an area with a minimum population of 50,000 and adjacent communities with a high degree of economic and social integration) or a Census Bureau defined urbanized area with a population of 100,000 or greater (75,000 in New England), not closely associated with other metropolitan areas. Nonmetropolitan counties surround these areas typically. *See also* “*consolidated metropolitan statistical area*” and “*primary metropolitan statistical area*”.
- Mini- Lot Development:** a development containing lots that do not meet the minimum size or other requirements.
- Mitigation:** the process of compensating for the damages or adverse impacts of a development.
- Mitigation Plan:** imposed development conditions intended to compensate for the adverse impacts of the development.
- Mixed- Use Development:** a development that allows multiple compatible uses to be in close proximity to one another in order to minimize transportation infrastructure impacts and to create a compact, efficient neighborhood; for example, single family, multifamily, commercial, and industrial uses are located within a reasonable proximity to each other.
- Modernization:** the upgrading of existing facilities to increase the input or output, update technology, or lower the unit cost of the operation.
- Moratorium:** a temporary development freeze or restriction pending the adoption or revision of related public policies or provisions of public infrastructures or services.
- Multifamily Dwelling:** a building or portion occupied by three or more families living independently of each other.
- Multimodal Transportation:** an integrated network of various transportation modes, including pedestrian, bicycle, automobile, mass transit, railroads, harbors, and airports.
- Municipality:** a city, village, town, or other unit of local government. The application of this term varies and it often has specific legal meanings.
- National Environmental Policy Act (NEPA):** a congressional act passed in 1969, establishing a national environmental policy. NEPA requires federal agencies to consider the environmental effects of decisions early in their decision- making processes and to inform the public of likely impacts. Environmental impact statements (EISs) are prepared consistent with this law. The act also established the Council on Environmental Quality. *See* P.L. 91- 190, 42 U.S.C. 4321- 4347. *See also* “*environmental impact statement*” and “*Wisconsin Environmental Policy Act (WEPA)*”.
- National Register of Historic Places in Wisconsin:** places in Wisconsin that are listed on the national register of historic places maintained by the U.S. Department of the Interior, National Park Service.
- Neighborhood Plan:** a plan that provides specific design or property- use regulations in a particular neighborhood or district.
- Neighborhood Unit:** the model for American suburban development after World War II based around the elementary school with other community facilities located at its center and arterial streets at its perimeter.
- Neotraditional Development:** a land- use approach that promotes neighborhoods with a variety of housing and architectural types, a central gathering point, and interconnecting streets, alleys, and boulevards edged with greenbelts.* *See also* “*New Urbanism*” and “*smart growth*”.
- Net Acre:** an acre of land excluding street rights- of- way* and other publicly dedicated improvements such as parks, open space, and stormwater detention and retention facilities.
- New Urbanism:** an approach to development that includes the reintegration of components such as housing, employment, retail, and public facilities into compact, pedestrian- friendly neighborhoods linked by mass transit. *See also* “*Neotraditional development*” and “*smart growth*”.
- NIABY:** Not in anyone’s backyard. *See also* “*LULU*,” “*NIMBY*,” and “*NIMTOO*”.
- NIMBY:** Not in my backyard. *See also* “*LULU*,” “*NIABY*,” and “*NIMTOO*”.
- NIMTOO:** Not in my term of office. *See also* “*LULU*,” “*NIMBY*,” and “*NIABY*”.
- Nonconforming Activity:** an activity that is not permitted under the zoning regulations or does not conform to off- street parking, loading requirements, or performance standards.
- Nonconforming Building:** any building that does not meet the limitations on building size or location on a lot for its use and district.
- Nonconforming by Dimension:** a building, structure, or parcel of land that is not compliant with the dimensional regulations of the zoning code.
- Nonconforming Lot:** a use or activity which lawfully existed prior to the adoption, revision, or amendment of an ordinance but that fails to conform to the current ordinance.

- Nonconforming Use:** a use (or structure) that lawfully existed prior to the adoption or amendment of an ordinance but that fails to conform to the standards of the current zoning ordinance.
- Noncontributing Building:** a building or structure that does not add to the historic architecture or association or cultural values of the area.
- Noninstitutionalized Population:** The noninstitutionalized population includes all people who live in group quarters other than institutions, such as college dormitories, military quarters, and group homes. Also, included are staff residing at institutional group quarters.
- North American Industry Classification System (NAICS):** a classification system developed by the United States, Canada, and Mexico to provide comparable industrial production statistics collected and published in the three countries. The NAICS replaces the Standard Industrial Classification (SIC) system and provides for increased comparability with the International Standard Industrial Classification (ISIC) system developed and maintained by the United Nations. *See also “Standard Industrial Classification (SIC)”*.
- Office Park:** a large tract that has been planned and developed as an integrated facility for a number of separate office buildings and that considers circulation, parking, utilities, and compatibility.
- One-Unit, Attached:** This is a 1-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
- One-Unit, Detached:** This is a 1-unit structure detached from any other house; that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides. Mobile homes or trailers to which one or more permanent rooms have been added or built also are included.
- Open Session:** a meeting that is in accordance with Wisconsin’s ‘Open Meetings Law.’ *See s.19.85- 19.98, Wis. Stats .*
- Open (Green) Spaces:** a substantially undeveloped area, usually including environmental features such as water areas or recreational facilities. *See also “common open spaces”*.
- Ordinance:** a local law; a legislative enactment of a local governing body.
- Orthophoto Quad:** an aerial photograph that has been adjusted, via the correcting of distortions and inaccuracies due to plane tilt, elevation differences, or the curvature of the earth’s surface, to reflect as accurately as possible the actual topography of the earth’s surface.
- Outright Donation:** the donation of land to a unit of government or a qualified charitable land conservation management organization.
- Outright purchase:** the acquisition of land for the benefit of the public.
- Overlay Zone:** an additional land use or zoning requirement that modifies the basic requirements of the underlying designation.
- Parcel:** *See “lot”*.
- Pedestrian Friendly:** a development that is primarily accessible to pedestrians rather than automobiles and with an emphasis on street sidewalks rather than parking.
- Performance Standards:** general criteria established to limit the impact of land uses or development. *See also “design standards”*.
- Pervious Surface:** a ground cover through which water can penetrate at a rate comparable to that of water through undisturbed soils.
- Planned Unit Development:** land under unified control to be developed in a single development or a programmed series of phases. A planned development includes the provisions, operations, maintenance, facilities, and improvements that will be for the common use of the development districts, but which will not be maintained at general public expense.
- Plan Commission:** an appointed local government commission authorized to make and adopt a master plan, consistent with s.66.1001, *Wis. Stats.*, for the physical development of the city. *See s.62.23, Wis. Stats.*
- Plat:** a map of a lot, parcel, subdivision, or development area where the lines of each land division are shown by accurate distances and bearings.
- Point System:** numerical values assigned to a development’s impacts on a community’s resources.
- Political Subdivision:** a city, village, town, county, sanitary district, school district, inland lake protection and rehabilitation district, or other special purpose unit of government.
- Pre- acquisition:** a technique where one organization (usually a private land trust) purchases a property and holds it until another organization (usually a government agency) can allocate the funds to purchase it.
- Preservation:** leaving a resource undisturbed and free from harm or damage. While ‘preservation’ is often used interchangeably with ‘conservation,’ the latter entails a connotation of prudent resource use.
- Primary Metropolitan Statistical Area (PMSA):** a statistical area defined by the U.S. Census; an area within a consolidated metropolitan statistical area consisting of a large urbanized county or cluster of counties that demonstrates very strong internal economic and social links, in addition to close ties to other portions of the larger area. *See also “metropolitan statistical area” and “consolidated metropolitan statistical area”*.

- Prime Agricultural Land:** land determined by local governments to be important for sustaining agricultural operations and that are often protected from conversion to other uses. *See* ch.91, *Wis. Stats.*
- Prime Farmland:** farmland classified by the Natural Resources Conservation Service as best for the crop production of row, forage, or fiber because of level topography, drainage, moisture supply, soil texture and depth, and susceptibility to erosion and runoff. Ideally, prime farmland allows least cost to both the farmer and the natural resources. *See* ch.91, *Wis. Stats.*
- Principal Building:** the building, including all parts connected, where the primary use of the lot is conducted.
- Private Road:** a way open to traffic, excluding driveways, established as a separate tract for the benefit of adjacent properties.
- Privately Owned Waste- Treatment Systems (POWTS):** sewage treatment and disposal systems, which are also called on- site sanitary systems, that are not connected to sewer lines or wastewater treatment plants.
- Public Dedication:** reserving land in a subdivision for public use such as a school or park.
- Public Road:** public property dedicated and reserved for street traffic.
- Purchase of Development Rights (PDR):** a public or private government initiative that acquires the development rights of property to limit development and protect natural features or open space. *See also* “rights” and “transfer of development rights”.
- Purchase/ Leaseback:** an arrangement where a community purchases a natural area and then either leases it back with special lease restrictions or sells it back with deed restrictions designed to protect the natural features of the property.
- Quarter, Quarter Zoning:** a development standard that limits non-farm development to one house per 40 acres (¼ of ¼ of the original 640- acre section).
- Quasi- Judicial Decisions:** “resembling a court;” quasi- judicial decision making must follow rules of due process and is midway between legislative and administrative functions. Examples of quasi- judicial decisions include variances, appeals, and conditional- use permits.
- Quasi- Public Use/ Facility:** a use conducted or a facility owned or operated by a nonprofit or religious institution that provides public services.
- Rear- lot Line:** a lot line, opposite the front lot line, that generally does not abut a public roadway.
- Redevelopment:** any proposed replacement of existing development. *See also* “infill”.
- Redevelopment Authority:** an authority, known as the “redevelopment authority of the city of [city name],” created in every city with a blighted area. This authority, together with all the necessary or incidental powers, is created to carry out blight elimination, slum clearance, and urban renewal programs and projects as set forth in Wisconsin Statutes. *See* s.66.1333 (3)(a) 1, *Wis. Stats* .
- Reforestation:** the planting or replanting of forest plants.
- Regional Plan:** a plan that covers multiple jurisdictions, often within the administrative area of a regional planning commission, and that can be prepared jointly by cooperating municipalities, regional planning commissions, state agencies, or other entities.
- Requests for Proposals (RFP):** a document describing a project or services and soliciting bids for a consultant’s or contractor’s performance.
- Requests for Qualifications (RFQ):** a document describing the general projects, services, and related qualifications of bidding consultants or contractors.
- Reservation of Site:** *See* “public dedication”.
- Reserved Life Estate:** an arrangement where a landowner sells or donates property to another party (for example, a conservation organization) while retaining the right to lifetime use.
- Revolving Fund:** a conservation fund, replenished through donations or selling of the land to another conservation organization or a government agency, used to purchase land or easements.
- Rezoning:** an amendment to a zoning map or zoning ordinance that changes the zoning- district designation and use or development standards.
- Right of First Refusal:** an agreement between a landowner and another party (for example, a land trust) that gives the other party a chance to match any third- party offer to purchase lands.
- Right of Way (ROW):** a strip of land occupied by or intended to be occupied by a street, crosswalk, walkway, utility line, or other access.
- Rights (The Bundle of Rights Concept of Property):** government and private owners each hold portions of the bundle of rights in real property.
- Owner property rights include:
- *Right to Use:* the right to improve, harvest, cultivate, cross over, or not to use.
 - *Right to Lease:* the right to lease for cash or the right to hold a cash, including a share lease or third or fourth lease, a crop share lease, a one year lease, or a perpetual lease.
 - *Right of Disposition:* the right to sell, to bequeath, to mortgage, or to establish trusts on all or part of a property.

Government property rights include:

- *Eminent domain: the right to purchase land for public use*
- *Escheat: the right for the succession in title where there is no known heir*
- *Regulation*
- *Taxation*

Riparian Areas: the shore area adjacent to a body of water.

Roadway Setback: the required or existing minimum distance between a public roadway (measured from the centerline or edge of right-of-way) and the nearest point on a structure.

Scenic Corridor: a linear landscape feature that is visually attractive (for example, stream corridors or blufflines).

Scenic Easement: an easement* intended to limit development in order to preserve a view or scenic* area.

Seasonal Dwelling: a dwelling not used for permanent residence or not occupied for more than a certain number of days per year. The standard varies between jurisdictions.

Secondary Dwelling Unit: an additional dwelling unit in a freestanding building or above a residential garage and located within or on the same lot as the principal dwelling unit.

Sense of Place: the constructed and natural landmarks and social and economic surroundings that cause someone to identify with a particular place or community.

Set Back: the minimum distance a building, structure, or activity can be separated from a designated feature such as a waterway or bluffline.

Shoreland: a state mandated water resource protection district that Wisconsin counties must adopt.

Shorelands include lands adjacent to navigable waters within 1,000 feet of the ordinary high-water mark of a lake, pond, or flowage and within 300 feet of the ordinary high-water mark or floodplain of a river or stream.

Shoreland- Wetland: shorelands that are designated as wetlands on Wisconsin Wetlands Inventory maps. See *Wis. Stats.*

Shoreline Stabilization: the placement of structural revetments or landscaping practices to prevent or control shoreline erosion.

Side Lot Line: a lot line that is neither a front lot line nor a rear lot line.

Single- family Attached Dwelling: one of two or more residential buildings having a common wall separating dwelling units.

Single- family Detached Dwelling: a residential building containing not more than one dwelling unit surrounded by open space.

Sign: any device that is sufficiently visible to persons not located on the lot that communicates information to them.

Site Plan: a scaled plan, which accurately and completely shows the site boundaries, dimensions and locations of all buildings and structures, uses, and principal site development features, proposed for a specific lot.

Sliding Scale Zoning: a ratio of dwelling units to land acreage that concentrates development on smaller lots by increasing the minimum lot size for houses built on larger parcels.

Smart Growth: an approach to land-use planning and growth management that recognizes connections between development and quality of life. The features that distinguish smart growth approaches vary. In general, smart growth invests time, attention, and resources in restoring community and vitality to center cities and older suburbs. In developing areas, the approach is more town-centered, is transit and pedestrian oriented, and has a greater mix of housing, commercial, and retail uses. Smart-growth approaches preserve open space and other environmental amenities. The term is also used to refer to Wisconsin's comprehensive planning law. See s.66.1001, *Wis. Stats.* See also "*New Urbanism*" and "*Neotraditional development*".

Special Designation: the protection of scenic river corridors and other valuable resources through state or federal means such as recognition, acquisition, or technical assistance.

Special District/ Special Purpose Unit of Government: a government entity that is responsible for performing specific tasks and oversight essential to a community's or region's well being. Special districts include sanitary districts, metropolitan sewerage districts, drainage districts, inland lake protection and rehabilitation districts, business improvement districts, tax incremental financing districts, architectural conservancy districts, and port authorities.

Special Exception: See "*conditional use*".

Spot Zoning: a change in the zoning code or area maps that is applicable to no more than a few parcels and generally regarded as undesirable or illegal because it violates equal treatment and sound planning principles.

Stand: a number of plants growing in a continuous area. Examples include 'a stand of hardwood' or 'a stand of timber.'

Standard Industrial Classification/ Standard Industrial Code (SIC): an industry classification system to facilitate the collection, tabulation, presentation, and analysis of data relating to establishments and to ensure that data about the U.S. economy published by U.S. statistical agencies are uniform and comparable. See also "*North American Industry Classification System (NAICS)*".

Statewide Comprehensive Outdoor Recreation Plan (SCORP): a plan that aims to offer a research base and overall guidance for all providers of Wisconsin's outdoor recreation, including federal, state, county, city, village, and town governments, resorts and other businesses, and a variety of other public and private organizations. Ideally, SCORP is used in conjunction

with other planning documents such as property master plans, community park and open space plans, the State Trails Strategic Plan, six- year development plans, and county and regional planning commission plans.

Stewardship Program: a state bonding program established by the Wisconsin Legislature in 1989 and re- authorized in 1999 that provides funds to protect environmentally sensitive areas and to maintain and to increase recreational opportunities across the state.

Stormwater Detention/ Stormwater Retention: the storage of stormwater runoff.

Stormwater Management: the reduction of the quantity of runoff, which affects flooding, or of pollutants generated at a development site and carried in stormwater.

Story: a space in a building between the surface of any floor and the surface of the next above floor or roof.

Subdivision: the description (usually by survey) and recording of separate land parcels or lots.

Summary Abatement: a legal action taken to suppress the continuation of an offensive land use. *See also “tax abatement”.*

Sustainability: long- term management of ecosystems intended to meet the needs of present human populations without compromising resource availability for future generations.

Sustainable Development: development that meets the needs of the present generation without compromising the needs of future generations.

Takings: government actions that violate the Fifth Amendment to the U.S. Constitution, which reads in part, “nor shall private property be taken for public use, without just compensation.” Such actions include regulations that have the effect of “taking” property. The Supreme Court has established four clear rules that identify situations that amount to a taking and one clear rule that defines situations that do not.

The court has found “takings” in the following circumstances:

- where a landowner has been denied “all economically viable use” of the land;
- where a regulation forced a landowner to allow someone else to enter onto the property;
- where the regulation imposes burdens or costs on a landowner that do not bear a “reasonable relationship” to the impacts of the project on the community; and
- where government can equally accomplish a valid public purpose through regulation or through a requirement of dedicating property, government should use the less intrusive regulation, for example, prohibiting development in a floodplain property.

The Supreme Court has also said that where a regulation is intended merely to prevent a nuisance, it should *not* be considered a taking.

Tax Abatement: a release of a certain tax liability for a specific period of time and under certain circumstances. *See also “summary abatement”.*

Tax Increment: additional tax revenue resulting from a property- value increase; the amount obtained by multiplying the total of all property taxes levied on all taxable property within a tax- incremental district in a year by a fraction having as a numerator the value increment for that year in the district and as a denominator that year’s equalized value of all taxable property in the district. In any year, a tax increment is “positive” if the value increment is positive and “negative” if the value increment is negative. *See s.66.1105, Wis. Stats.*

Tax Increment Financing (TIF): a local governmental financing of private- sector redevelopment, anticipating the additional revenues of the tax increment.* *See s.66.1105, Wis. Stats.*

Town: the political unit of government; a body corporate and politic, with those powers granted by law. *See ch. 60, Wis. Stats.*

Township: all land areas in a county not incorporated into municipalities (cities and villages).

Tract: an indefinite stretch or bounded piece of land; in subdivisions, a tract is often divided into individual lots.

Traditional Neighborhood: a compact, mixed- use neighborhood where residential, commercial, and civic buildings are within a close proximity. *See also “Neotraditional development” and “New Urbanism”.*

Traffic Calming: the process of increasing pedestrian safety via decreasing automobile speed and volume.

Traffic Impact Analysis: an analysis of the impacts of traffic generated by a development.

Traffic Impact Mitigation Measure: an improvement by a developer intended to reduce the traffic impact created by a development.

Transfer of Development Rights: a technique, involving the designation of development (receiving) zones and protected (sending) zones, for guiding growth away from sensitive resources and toward controlled development centers by transferring development rights from one area to another via local law authorization such as a deed or easement. *See also “rights” and “purchase of development rights”.*

Transit- Oriented Development (TOD): moderate or high- density housing concentrated in mixed- use developments* that encourages the use of public transportation.

Transitional Use: a permitted use or structure that inherently acts as a transition or buffer between two or more incompatible uses.

- TRANSLINKS 21:** a statewide transportation system plan prepared by the Wisconsin Department of Transportation in response to federal and state laws.
- Transportation Demand Management (TDM):** a strategy that alleviates roadway stress by reducing vehicle density via the increasing of passengers per vehicle.
- Transportation enhancements (ISTEA & TEA- 21):** funds contributed by the federal highway transportation program to enhance cultural, aesthetic, and environmental aspects of local transportation and transit systems.
- Underlying Zoning District:** a term referring to a zoning district when it is affected by an overly district.
- Undevelopable:** an area that cannot be developed due to topographic or geologic soil conditions.
- Unified Development Code:** the combining of development regulations into a single zoning code.
- Universal Transverse Mercator Grid (UTM):** a civilian grid system, which uses only numbers and can be handled by digital mapping software and Geographic Information Systems.
- Unnecessary Hardship:** a unique and extreme inability to conform to zoning ordinance provisions due to physical factors; and, one of three tests a property must meet in order to qualify for a zoning variance.
- Up Zoning:** changing the zoning designation of an area to allow higher densities or less restrictive use. *See also* “down zoning”.
- Urban Area:** the area within a municipal boundary that is serviced by infrastructure; an intensively developed area with a relatively large or dense population.
- Urban Forest:** all trees and associated vegetation in and around a city, village, or concentrated development.
- Urban Growth Area:** an area designated for urban development and usually designed to protect open space or resources beyond its boundaries.
- Urban Growth Boundary:** the perimeter of an urban growth area.
- Urban Sprawl:** low- density, automobile- dependent, and land- consumptive outward growth of a city; the spread of urban congestion and development into suburban and rural areas adjoining urban areas.
- Utility Facilities:** any above ground structures or facilities used for production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals.
- Variance:** a relaxation of dimensional standards by a local zoning board in compliance with statutory criteria. *See* s.59.99(7), *Wis. Stats.*
- Vehicle Miles Traveled (VMT):** a measure of automobile and roadway use.
- Village:** an incorporated area with a population under 5,000. *See* ch. 61, *Wis. Stats.*
- Watershed:** the area where precipitation drains to a single body of water such as a river, wetland, or lake.
- Wellhead Protection:** a plan to determine the water collecting area for a public well, identify the pollution sources within that area, and detect, prevent, and remedy potential contamination to the collecting area.
- Wetlands Inventory Map:** a map of wetlands classified according to their vegetation, hydrology, and types of human influence, developed by the Wisconsin Department of Natural Resources, used to identify wetlands for protection.
- Wetlands Reserve Program:** a federal program with state partnering to restore the functions and values of wetlands and to preserve riparian areas through conservation easements and wetland reconstruction.
- Wildlife Habitat Incentives Program:** a program that awards landowners federal cost- sharing funds after the installation of improvements to wildlife or fishery habitat.
- Wisconsin Administrative Code (Wis. Admin. Code):** a component of state law that is a compilation of the rules made by state agencies having rule- making authority. These rules provide the detailed provisions necessary to implement the general policies of specific state statutes
- Wisconsin Environmental Policy Act (WEPA):** a state law establishing a state environmental policy. WEPA requires state agencies to consider the environmental effects of decisions early in their decision-making processes and to inform the public of likely impacts and alternatives that were considered. Environmental impact statements (EISs) are prepared consistent with this law. *See also* “environmental impact statement” and “National Environmental Policy Act (NEPA)”. *See* NR 150, Wis. Admin. Code, and s.1.11, *Wis. Stats.*
- Wisconsin Initiative for Statewide Cooperation on Landscape Analysis and Data (WISCLAND):** a partnership between government agencies, private companies, and nonprofit groups to collect, analyze, and distribute landscape information.
- Wisconsin Register of Historic Places:** a listing of districts, sites, buildings, structures, and objects that are significant in national, state, or local history, architecture, archaeology, engineering and culture. The Wisconsin register of Historic Places is maintained by the Wisconsin State Historical Society. *See* s. 44.36, *Wis. Stats.*
- Woodland Tax Law:** a law enacted in 1954 that extended land eligibility of the Forest Crop Law to owners of small forest parcels. Entries into the WTL closed as of 1 January 1986 with enactment of the Managed Forest Law. Today about 25,000 landowners, owning more than 2.5 million acres, are enrolled in the three existing forest tax laws: Forest Crop Law, Woodland Tax Law, and Managed Forest Law. *See* ch. 70, *Wis. Stats.*
- Zero Lot Line:** the location of a building in such a manner that one or more of its sides rests directly on its lot line.
- Zone:** an area designated by an ordinance where specified uses are permitted and development standards are required.

Zoning Inspector: an appointed position to administer and enforce zoning regulations and related ordinances.

Zoning Permit: a permit issued by the land- use or zoning administrator authorizing the recipient to use property in accordance with zoning- code requirements.

Source: *Land-Use Lingo: A Glossary of Land-Use Terms*, WDNR, 2001.

Note: All references are to 1999-2000 Wisconsin Statutes.

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