

# Town of Chase

OCONTO COUNTY, WISCONSIN

## 20-Year Comprehensive Plan

August 2008



Prepared by: **Bay-Lake Regional Planning Commission**



# TOWN OF CHASE 20-YEAR COMPREHENSIVE PLAN

Prepared by:

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



*The preparation of this document was financed through contract #06013-07 between Oconto County, the Town of Chase, 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.*



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**TOWN OF CHASE  
OCONTO COUNTY, WISCONSIN**

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**PLAN COMMISSION ADVISORY MEMBERS:** Perry Baugnet  
Jack Schwartz  
Elaine Hollinger  
Charmaine Robaidek  
Kurt Szymanski

RESOLUTION NO. 07-03

**TOWN OF CHASE PLAN COMMISSION  
ADOPTION OF THE TOWN OF CHASE  
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 Town;

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 plan) 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 by the Town of Chase Plan Commission;

NOW, THEREFORE BE IT RESOLVED that the Town of Chase Plan Commission hereby recommends to the Chase Town Board that a Comprehensive Plan entitled: *Town of Chase 20-Year Comprehensive Plan*, be adopted by the Town Board pursuant to Wisconsin Statutes Sections 62.23 and 66.1001(4).

Dated this 20<sup>th</sup> day of Aug., 2008,

Resolution introduced and adoption moved by Larry Gilbert

Motion for adoption seconded by Richard Huber

Voting Aye: 5 Nay: 0

APPROVED:

Dennis Kroll

Town of Chase Plan Commission Chair

ATTTEST:

Deanne Mroblewski

Town of Chase Plan Commission Secretary



**TOWN OF CHASE**  
**ORDINANCE NO. 07-02**

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 Town of Chase, 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 Town of Chase, 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 Town to respond to such comments; and,

WHEREAS, the Town of Chase Plan Commission held a public hearing on August 20, 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 in the Town of Chase 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, on August 20, 2008, the Town of Chase Plan Commission recommended to the Town Board adoption of the Comprehensive Plan by resolution, which vote is recorded in the official minutes of the Plan Commission; and,

WHEREAS, the Town Board of the Town of Chase, having carefully reviewed the recommendations of the Town of Chase 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 Town of Chase, 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 Town Board of the Town of Chase, Oconto County, Wisconsin,  
DOES ORDAIN AS FOLLOWS:

Section 1: The Comprehensive Plan recommended by the Town of Chase Plan Commission to the Chase Town Board, attached hereto as Exhibit A, is hereby adopted.

Section 2: The Town Clerk is directed to file a copy of the attached Comprehensive Plan for the Town of Chase with all the following entities:

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

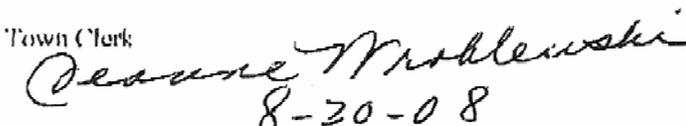
Section 4: EFFECTIVE DATE. This ordinance will take effect immediately upon passage and publication as provided by law.

Adopted this 20<sup>th</sup> day of August 2008, by a majority vote of the members of the Town Board of the Town of Chase.

  
Town Board Chairperson

Attest:

Town Clerk

  
8-30-08

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# Volume I

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## *Town Plan*

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*“The Town of Chase proactively plans for its growth in population to maintain a clean, safe, and diverse community where residents, small businesses, and agriculture operations can successfully co-exist. Partnerships with neighboring communities and Oconto County enables Chase to cost effectively invest in services most desired by a growing population. The town’s unspoiled natural features and Stone Barn are destinations for families and individuals of all age groups seeking unique recreational opportunities in Northeast Wisconsin.”*



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**CHAPTER 1:  
INTRODUCTION**

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## PURPOSE OF THE COMPREHENSIVE PLAN

This comprehensive plan for the Town of Chase was prepared to address the varied land use issues that will impact the town during the next 20 years. The goal of the plan is to efficiently accommodate the many needs of a growing community while establishing measures to preserve the town's open spaces, prime agriculture land, natural features, and general county setting. The plan is to serve as a guide to ensure consistent decisions are being made in regards to environmental protection, farmland preservation, transportation expansion, housing development, location of public services, and sound economic development. The *Town of Chase 20-Year Comprehensive Plan* is a legal document that provides the policy framework under which the town officials will base their future land use decisions.

The cornerstone of this plan is the future land use map, referred to in this document as the General Plan Design (GPD), **Map 3.1**. This desired land use map will be achieved through the implementation of a number of goals with detailed objectives, policies, and programs that provide a roadmap for officials and residents to follow as they work to implement the town's comprehensive plan. This GPD map shall be used for reference and in conjunction with the Oconto County's zoning ordinances, Town of Chase ordinances, and other planning materials, such as the Town of Chase Comprehensive Outdoor Recreation Plan to guide future decisions on where and how the Town of Chase should be developed as well as preserved during the next 20 years.

### **State Planning Legislation**

The *Town of Chase 20-Year Comprehensive Plan* was prepared to appropriately address the following required nine elements of a comprehensive plan as outlined in s. 66.1001, Wis. Stats.

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agriculture, Natural, and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use

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 *Town of Chase 20-Year Comprehensive Plan* consists of eleven chapters presented in two volumes along with an appendices. **Volume I: Town Plan** is comprised of Chapters 1 through 4. The content of these four chapters meet all the requirements outlined in s. 66.1001, Wis. Stats. The appendix to **Volume I** consists of planning materials generated during the preparation of the *Town of Chase 20-Year Comprehensive Plan*. **Volume II: County Resources** contains Chapters 5 through 11, along with an appendix that details countywide background information and data.

**Volume I: Town Plan:** This volume describes how the Town of Chase envisions itself developing during this 20 year planning period. It includes detailed background information and data, development strategies, land use projections, a General Plan Design (future land use map), and a plan implementation schedule.

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

***Chapter 2: Inventory, Trends, and Forecasts*** - extrapolates town specific background information from data compiled at the county level in chapters 5 through 11; identifies land use issues and conflicts; acknowledges continued land use trends; and projects future land use allocations for residential, commercial, industrial, and agricultural needs.

***Chapter 3: Future Land Use Plan*** - illustrates a desirable future land use plan through a General Plan Design; and defines the characteristics of the future land uses through a series of land use recommendations.

***Chapter 4: Implementation*** - details a work plan to implement the development strategies (goals, objectives, policies, and programs) of the comprehensive plan with identified stakeholders and projected timetable for completion.

***Appendices: Town Plan*** - Contains town public participation materials; nominal group results; community survey results; intergovernmental cooperation workshop results; 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 that served as a basis in the development of the town's development strategies and General Plan Design.

***Chapter 5: Natural, Agricultural and Cultural Resources*** - provides a detailed description of the county's unique physical features.

***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 town 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 three cluster level 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 each community and the county as a whole.

**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 Town of Chase was one of sixteen communities to enter into an agreement with Oconto County to submit a multi-jurisdictional application to the Wisconsin Department of Administration in 2005 for grant funding to assist in covering the cost of completing or updating their comprehensive plans. The application was successful and an award of \$263,000 was made to Oconto County in April 2006. Participating communities and the county were required to match the state grant with local dollars. Oconto County contracted the Bay-Lake Regional Planning Commission (BLRPC) to prepare each community’s comprehensive plan as well as the county’s plan.

The 36 month multi-jurisdictional planning process was divided into three separate planning phases:

**First Phase:** Inventorying countywide background information to be used for preparation of the county resource document.

- Countywide background data was collected, analyzed, and presented for review.
- The Oconto County Planning Advisory Committee (OCPAC) and communities within the three planning clusters reviewed and provided input on the countywide background materials.
- Three (3) Open Houses were conducted, one in each of the county’s three Planning Clusters (Southern, Central, and Northern). These Open Houses were held in May and June 2007 to allow the public to review countywide background materials, ask questions, and provide feedback.



- A draft of *Volume II: County Resources* was prepared to be used as reference during the completion of the local and county comprehensive plans.

**Second Phase:** Completion and adoption of the local comprehensive plans and *Volume II: County Resources*.

- The Town of Chase Plan Commission held its initial planning meeting with BLRPC staff in July 2007. Five advisory members were added for additional input and expertise in the development of the town's plan.
- Public meetings were held on a monthly basis to review materials and facilitate a number of activities such as a community survey the first open house held on January 24, 2008 to gather additional input from residents and landowners.
- The town's vision statement was developed along with the land use goals, objectives, policies and programs by using results from the various public involvement steps and analysis of background data.
- The town's preliminary General Plan Design was created with recommended land use strategies to guide future growth, development and conservation over the next 20 years.
- The Oconto County Planning and Zoning Committee and OCPAC finalized *Volume II: County Resources* document. The resource document was distributed for the thirty-day review process and adopted by the Oconto County Board of Supervisors on August 21, 2008.
- The required thirty-day review of the town's plan was held during the month of June 2008 to allow citizens, landowners, neighboring communities, and other interested parties to review the completed draft of the *Town of Chase 20-Year Comprehensive Plan*.
- Chase's second Open House was held on July 24, 2008 to allow the public to review the planning materials and provide input as to the contents of the plan.
- The required Public Hearing on the *Town of Chase 20-Year Comprehensive Plan* was held on July 24, 2008, and the Plan Commission made recommendation for adoption of the plan following the public hearing. Any input received during the review, open house, and public hearing was considered and included in the town's comprehensive plan as appropriate.
- The *Town of Chase 20-Year Comprehensive Plan* was completed on July 24, 2008 with its adoption as an ordinance by the Chase Town Board.

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

- The Oconto County Planning and Zoning Committee and OCPAC utilized the background information and data gathered during the first planning phase, along with the adopted local comprehensive plans and county resource document completed during the second phase, to prepare the Oconto County 20-Year Comprehensive Plan.

## **Public Participation Process**

### **Public Participation Plan**

The key to drafting and adopting a comprehensive plan that fits the town's future planning needs is gathering input from residents land owners during all plan development stages. In accordance with s. 66.1001(4), Wis. Stats., the Town of Chase approved "Procedures for Adoption or

Amendment of the Town of Stiles Comprehensive Plan” at their Town of Chase Town Board meeting on September 10, 2006 to gain valuable public input on this very important planning document. A copy of the resolution adopting these written procedures is included as Appendix A of *Volume I: Town Plan*.

Open meetings were held monthly to review background data, finalize each plan element, and create the General Plan Design. In addition to these planning meetings, the following steps were used to gather additional input from the public.

### **Community Survey**

A community survey was conducted in September 2007 to solicit the feelings residents and landowners had toward existing town services and amenities and to gain their insight on what they thought the town would look like in the year 2025. The surveying process provided valuable input necessary to create the vision statement; the background for drafting the goals, objectives, policies, and programs; and general consensus on where and what type of development the town would experience in the future. A summary of the survey’s general themes are highlighted below. A copy of the community survey is provided as Appendix B of *Volume I: Town Plan*, and the complete results of the survey can be found in Appendix C of *Volume I: Town Plan*.

- Keep country setting
- Focus development on single family homes
- Need closer proximity of fire and rescue services
- Town location close to Green Bay and Pulaski makes certain types of development in the town less desirable such as:
  - Large commercial
  - Heavy industry
  - Larger multi-family complexes
  - Mobile home parks
  - Housing for elderly and low income
  - More parks and recreational areas
- Utilize of existing natural resources for recreational opportunities
- Well maintained roads both new and existing
- Limited commercial and industrial growth to be located in designated areas and comprising mainly in-home businesses and light industry
- Safety-law enforcement of speed limits
- Develop and enforce local ordinances
- Preservation of natural features---open spaces, woodlands, water features, wetlands, farmland
- Protection of existing farming operations
- A clean community void of junk through code enforcement and rehabilitation of existing structures
- No changes---leave as is!

## **Nominal Group Exercise**

On October 1, 2007, five members of the plan commission and four members of the planning advisory committee participated in a Nominal Group Exercise to identify some of the issues the town should address during this 20 year planning period. To determine those issues most important, each person was given three votes and asked to vote and prioritize the responses. The following are the top five issues and concerns facing the town according to those individuals participating in this issue identification process. All issues on the list were considered during the preparation of the goals, objectives, policies, and programs for the town's comprehensive plan. The entire list of Nominal Group responses can be found in Appendix D of *Volume I: Town Plan*.

1. Improve police protection other than Oconto County
2. Develop more business to reduce traveling and help with taxes
3. Develop a separate commercial area along STH 32
4. Protect remaining farmland
5. Preserve woodlands and other natural areas such as wetlands and waterways

## **Intergovernmental Cooperation Workshop Results**

An Intergovernmental Cooperation Workshop was conducted on April 16, 2008 for communities located in the southern 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 and/or direct impact on the implementation of the area's comprehensive plans.

The goal of the workshop was to gather input on any current land use issues or conflicts that need to be addressed during the development of the local comprehensive plans as well as the county's plan. Some examples of positive working relationships and current and future issues and conflicts are listed below. Those in attendance were also asked to provide potential resolutions to those land use problems. Examples of some of the resolutions discussed during the meeting are also listed below. A comprehensive list of positive working relationships, current or future land use issues and conflicts, and potential resolutions are attached as Appendix E of *Volume I: Town Plan*.

### **Positive Working Relationships**

- Shared services (emergency-mutual aid)
- Trans-county and town agreements for road maintenance and snow plow
- Cluster meetings – good source of information-education
- Mar-Oco landfill – good working relationship with Marinette County
- County recently updated 911 system – has mutual aid with surrounding communities/counties to help with disaster response
- Coordination between county and local zoning
- Economic Development: countywide and county funded OCEDC
- Mutual aid agreements on wildland fire suppression between WDNR and many town and village fire departments
- Support summer recreation programs

### **Existing or Potential Land Use Conflicts**

- Potential conflict of town ordinances with county ordinances
- Surrounding agricultural land (possibility of rezoning/annexation)
- Increased residential development can negatively impact important environmental features
- Increased recreational demands may lead to conflicts
- This region is extremely important environmentally and future development should be planned with that in mind
- Development of Hwy 141 corridor
- Keep water ways free (keep housing off water ways)
- Enforcement of ordinances and/or conditions in conditional use permits
- Initiatives/incentives for commercial to locate in town but yet, promote preservation of farmland – some type of incentive
- No central government building results in communication barrier. Residents seeking information on planning, information being given, information not properly communicated to town planning

### **Solutions**

- Sharing of information between communities (e.g. meeting minutes)
- Informal get-togethers to share information between towns and county
- Information discussions between incorporated communities and towns re: extraterritorial planning areas
- Inter and Intra communication
- Shared planning
- Standardize ordinances – consistency with county – remove duplication and unnecessary items
- Sharing information on troubles between neighbors – local meetings
- Locate funding sources – to continue these meetings and planning processes
- Communities place own ordinances on a website so public can access
- Get town websites out to public – make people aware that they are out there – also promote county websites – utilize newspapers to promote
- Coordination between towns and county to find more efficient ways to implement and enforce ordinances – let county help as much as they can

### **Open Houses**

Two “Open Houses” were held during the planning process. The first was held close to the planning mid-point on January 24, 2008 at the Chase Community Hall. Approximately 35 residents, landowners, and other interested parties attended the event. Several displays and informational pieces were available for review, including:

- A 2007 Land Use Map
- A draft General Plan Design
- A draft vision statement
- An overview of the town and county planning processes
- The 2004 town Air Photo
- A comprehensive planning summary
- A list of draft goals
- Planning vs. Zoning handout

Those in attendance were encouraged to attend future meetings and provide input as to the contents of the plan. They were offered the opportunity to provide written comments on the displays and the overall planning process.

The second open house was held on July 8, 2008 at the Chase Community Hall. It was held at the conclusion of the planning process to allow the residents and other interested persons the opportunity to review the completed draft plan and give input as to its contents and scope.

## **VISION STATEMENT**

The following is the town's 20-Year Vision Statement as prepared by members of the Plan Commission:

*“The Town of Chase proactively plans for its growth in population to maintain a clean, safe, and diverse community where residents, small businesses, and agriculture operations can successfully co-exist. Partnerships with neighboring communities and Oconto County enables Chase to cost effectively invest in services most desired by a growing population. The town’s unspoiled natural features and Stone Barn are destinations for families and individuals of all age groups seeking unique recreational opportunities in Northeast Wisconsin.”*

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# **CHAPTER 2: INVENTORY, TRENDS, AND FORECASTS**

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## INTRODUCTION

This chapter contains valuable background information and data for creation of the *Town of Chase 20-Year Comprehensive Plan*. It not only provides an inventory of the unique natural features that make the town distinct from its neighboring communities but also highlights the demographic, economic, and land use trends and forecasts used to prepare the Town of Chase 20-Year General Plan Design (Chapter 3 of this document).

## COMMUNITY INVENTORY

### History and Description of Planning Area

#### **Town of Chase History**

The Town of Chase was established in April of 1886 with the first town meeting. It was settled early in the 1880's by German and Polish immigrants. The town was named for Nathan Chase, who established a saw mill in 1864 just south of North Chase on the Little Suamico River. It was called St. Nathan's and was also part of the first post office in town. Before it became the Town of Chase, it was part of the towns of Little Suamico and Morgan. J. Hoff is said to have been instrumental in bringing the people from Europe and helping them purchase land for homesteads. He is buried in the St. John Cantius Cemetery in Sobieski.

These resourceful people made good use of the woods and gravel by building homes, barns, and roads with these abundant resources. The stone barn, built in 1903 by D.J. Krause, is an example of their building skills. Between their farm chores, they built roads and cleared land for agriculture. The sandy loam was similar to the land they left in Europe. They used the plentiful maple trees to make syrup for sale and their own use.

At the time, there were seven schools, three churches, two grocery and general merchandise stores, three cheese factories, and four taverns in town. The schools were consolidated into the Pulaski Community Schools starting in 1960 when F.X. (Francis Xavier) Joswick had the foresight to see that education could be improved by absorbing the smaller schools into a central system. It has become one of the best school systems in the state with about 3,000 students in six elementary schools and the Pulaski Middle and Pulaski High School. It covers 250 square miles.

The last church in the town, St. Joseph's, recently closed after serving the Catholic community since 1912. Two of the original taverns survive, and the new North Chase Bar and Grill bring the number to three. Many of the descendants of the initial immigrant families are still in town with their children living on the original homesteads.

#### **Town of Chase Planning Area**

The Town of Chase is located in the southern end of Oconto County encompassing an area of approximately 35 square miles, or 22,430 acres. The closest incorporated communities from the center of the town are: Oconto Falls, 10 miles to the north; Oconto, 15 miles to the northeast; Pulaski along the town's southwest border; and Green Bay, 20 miles to the southeast. State Highway 32 comprises the town's western border; Brown County serves as its southern border; while the towns of Morgan and Little Suamico are the town's northern and eastern neighbors. **Map 2.1** provides a general location of the Town of Chase in Wisconsin, and **Map 2.2** highlights the planning area.

## **Past Planning Efforts**

The *Town of Chase Code of Ordinances* contains several ordinances that address local conditions or issues within the town. These ordinances either support or expand upon county ordinances and will be instrumental in the implementation of the town's updated comprehensive plan. A list of those ordinances has been compiled in Chapter 4: Implementation of this comprehensive plan.

**Oconto County Farmland Preservation Plan:** The Bay-Lake Regional Planning Commission prepared this county document to serve as a guide to the preservation of farmlands, woodlands and significant environmental areas within the county and to help maintain and expand the agricultural economy. Farmers owning land identified as preservation areas are eligible to sign contracts with the state agreeing not to develop their land. In return, the farmer receives tax credits based on household income and property tax. It was adopted in 1985.

**Town of Chase 1997 Comprehensive Land Use Plan:** The town completed a land use plan in 1997 but was not officially adopted. However, the information contained in the plan served as the basis for preparing this updated comprehensive plan. Planning assistance was provided by the Bay-Lake Regional Planning Commission.

**Town of Chase Comprehensive Outdoor Recreation Plan:** A five year plan (2007-2011) inventoried existing recreational facilities and made determinations on the necessity to acquire or develop additional sites and/or amenities to satisfy the needs of town residents. The goals and recommendations will be integrated into this updated comprehensive plan under the recreation development strategies.

The goal of the comprehensive planning process is to identify the key findings from these plans in order to ensure their consistency in utilization and implementation within the context of the comprehensive plan. Any of the plans still being used should be revisited from time to time to check their relevance to current conditions and whether there is any progress being made towards implementation.

## **Community Resources**

### **Natural Resources**

Natural resources are large elements and defining features for local communities. They contribute to providing a clean and abundant supply of groundwater; a source for economic development opportunities; plus comprise an environment essential to maintaining healthy and diverse biological communities.

The resources that lie above and beneath the ground are very important when considering future development. A summary of those resources located within the Town of Chase are highlighted below. Expanded definitions and countywide maps of these natural resources can be found in Chapter 5 of *Volume II: County Resources*.

- Two soil types can be found in the Town of Chase. Clayey till covers nearly the entire central two-thirds of Chase; and small sections in northwestern and northeastern corners of the town have soils related to outwash sand and gravel. The contour of the town encompasses a number of depressions and basins and is scattered with lake and outwash plains. This combined topography and soil type limits the amount of water driven erosion that is likely to occur in the town.

- The depth to bedrock is 60 inches or greater providing natural filtration of contaminants from septic systems, farming operations, and stormwater runoff before they reach to the groundwater.
- The town is located in two watersheds-the northern area contains the Pensaukee River and the southern part of Chase is within the Suamico and Little Suamico Rivers. These watersheds are part of the larger Lake Michigan Basin that drains directly into Green Bay of Lake Michigan.
- Two of the county’s main water features can be found in the Town of Chase-the Pensaukee River flowing through the northeast corner of the town and the Little Suamico River meandering west to east through the southern part of Chase.
- Topography and drainage within the town are primarily the result of glaciation. This glaciation has caused the area to be poorly drained and pocketed with marshes and wetlands. This topography reflects landscapes fluctuating from level to rolling Elevations within the town vary by approximately 140 feet from 680 to 820 feet. Sand ridges and other high areas are primarily located in the southcentral and southeastern portions of the town. A majority of the town maintains elevations of approximately 700 feet above sea level.
- The upland woodlands (those woodlands that are not in a wetland) are located throughout the town. These woodlands are primarily found in areas such as the northeast corner of the town that are unsuitable for agricultural use; mixed in with ridges and steep slopes; adjacent to primary water features such as Pensaukee and Little Suamico Rivers; and bordering wetlands which are prone to flooding.
- Town residents get their drinking water through individual wells tapping the groundwater below. Groundwater, lakes, and rivers are all connected as water commonly flows between them. Groundwater is also connected to the surface of the land by rain and melting snow which carry substances from the surface down to the groundwater below.
- The Plan Determinants consist of wetlands, floodplains, steep slope (12 percent or more), and the 75-foot setback from surface water features. Each of these four Plan Determinant features for the town is shown on **Map 2.3**. The individual plan determinants merged together form a single feature known as “environmental corridors”, which is displayed on the town’s General Plan Design (**Map 3.1**).
  - Several areas of steep slopes are present within the town but primarily along the Pensaukee and Little Suamico Rivers. Areas of steep slope based on soils characteristics can be a constraint to development due to increased runoff and soil erosion.
  - The floodplains are located adjacent to the Pensaukee and Little Suamico Rivers; and lowland areas can be found in the northeast and southcentral portions of the town.
  - The town has a large, contiguous wetland complex located primarily in the northeast quarter and throughout the central parts of the town.

### **Agricultural Resources**

The town’s prime agricultural soils are shown in **Map 2.4**. These soils have been determined to contain the best combination of physical and chemical characteristics for growing crops for human and animal consumption. The Town of Chase is an important contributor to Oconto

County’s strong and diverse agriculture economy. There are 11,919 acres of cropland and pastures in several non-contiguous tracts primarily within the central part of the town.

More information regarding agricultural resources in the county can be viewed in Chapter 5 of *Volume II: County Resources*.

## **Cultural Resources**

Cultural Resources are typically sites, features, and/or objects of some importance to a culture or a community for scientific, aesthetic, traditional, educational, religious, archaeological, architectural, and historic reasons.

- The Wisconsin Historical Society maintains a list of 11 historically significant structures located in the Town of Chase. A majority of these listings are homes and agriculture related structures. The most notable entry on the historical society’s site is the Daniel E. Krause Stone Barn, which is also on the National Registry of Historic Places.

A comprehensive list for the town can be found on the Wisconsin Historical Society’s website at <http://www.wisconsinhistory.org/>

Community Design Features are reference points, roads and trails, boundaries, areas of commonality, and destinations individuals will acknowledge and express to describe the town or a definable area within the town. For the Town of Chase, these include:

- A. Landmarks: (reference points)
  - Pensaukee River
  - Little Suamico River
  - Sunnyside Elementary School
  - Community Hall
  - Stone Barn
- B. Pathways: (roads and trails)
  - State Highway 32
  - County Highways C and S
  - Mountain-Bay Hiking/Biking Trail
- C. Edges: (boundaries)
  - State Highway 32 (west side)
  - County Highway D (north side)
  - Village of Pulaski (southwest corner)
  - Town of Little Suamico (east side)
- D. Districts: (encompass areas of commonality)
  - Pulaski Community School District
  - Northeast Wisconsin Technical College
  - Tri-County Volunteer Fire Department
  - NEW Para-Medic Rescue
  - Krakow Sanitary District

E. Nodes: (destinations within the center of a community)

- Community Hall and Recreation Area
- Chase Stone Barn Park
- Sunnyside Elementary School

**Economic Resources**

Being a rural community, Chase’s local economy is connected to its vast amount of natural and agricultural resources. A number of farming and non-metallic mining operations serve as a basis for the town’s economy. As indicated in the town’s 2007 land use inventory, there are 47 acres of identified commercial land and 400 acres of industrial land use, which is comprised of several active quarries.



Other employment types found in the Town of Chase include food and tavern service, a gas and convenience store, large farming operations, food processing, and several home-based businesses.

**Utilities and Community Facilities**

An inventory and assessment of existing town facilities is made to determine whether or not there may be condition and capacity issues in meeting future development needs. Information on the Town of Chase’s community and public facilities is outlined below. Community facilities located within the town are shown on **Map 2.5**.



The Town of Chase Community Hall was built in the late 1990’s and is located at 8481 County Highway S. The Community Hall serves as space for town meetings, the town’s lone polling location, community activities, and county hearings. Chase’s town clerk and treasurer work from their residences. With growth of the town, future plans may include enlarging the hall and/or adding another polling location.

Town residents maintain their own wells for drinking water. The northwestern section of the town is part of the Krakow Sanitary District which also covers a small portion of the Town of Morgan and areas within the towns of Angelica and Green Valley in Shawano County. Residents have two options for disposing of their solid waste and recyclables. Waste Management collects garbage and recyclables once per week at their cost. Residents may also dispose of their refuse at the Chase Waste and Recycling Center for \$1.75 per bag. The town has a recycling program where residents can bring their recyclables.



The Oconto County Sheriff’s Department provides primary police protection for the town. Fire protection for the Town of Chase is provided by the Tri-County Volunteer Fire Department comprised of four towns and the Village of Pulaski. **Map 9.2** in Chapter 9 of *Volume II: County Resources* illustrates the fire districts in Oconto County. The NEW Para-Medic Rescue located at 235 W. Pulaski Street located in the Village of Pulaski serves the Town of Chase. The

EMS/Ambulance districts are shown on **Map 9.3** in Chapter 9 of *Volume II: County Resources*. Prevea and Aurora BayCare maintain clinics in the Village of Pulaski.



The Town of Chase is within Pulaski Community School District. The district has a K-5 elementary school called Sunnyside at 720 County Road C north of Pulaski. See **Map 9.4** in Chapter 9 of *Volume II: County Resources* for public school districts located in Oconto County. In addition, there is one private school serving town residents –the Assumption BVM located at 109 E. Pulaski Street in the Village of Pulaski.

There is no public library located in the Town of Chase. Residents of the town can utilize surrounding branches, including the Pulaski Branch of the Brown County Library system. Town residents are served primarily by the United States Post Offices located in Krakow at N4805 State Highway 32 and the Village of Pulaski at 222 W. Pulaski Street.

Residents can access both local and satellite TV services. Cable service is provided by Time Warner Cable. Town residents do have access to high speed internet.

Wisconsin Public Service provides electric service to most of the town. Oconto Electric Cooperative provides electrical service in the northwest corner of Chase. Natural gas service, provided by We Energies, is available in most areas of the town and installation is continuing.

The Town of Chase has three cemeteries-St. Joseph’s Catholic Cemetery, Town of Chase Cemetery, and Polish National Cemetery. There is ample space still available within each cemetery.



## Parks and Recreation

The Town of Chase has an adopted Comprehensive Outdoor Recreation Plan. Within the plan, it states the town owns three recreation areas – Town Hall with a picnic and play area on County Highway S; Chase Stone Barn Park on County Highway S with development plans being prepared; and the undeveloped 40-acre Town Hall Road Recreation Area on Chase Town Hall Lane. Within the town, there is a small section of the county owned Mountain-Bay Trail, formerly the CN & W Railroad. There are no state owned recreation facilities found within Chase. These recreational features are noted on **Map 2.5**. Please see **Map 9.5** in Chapter 9 of *Volume II: County Resources* for a detailed inventory of park and recreational areas within Oconto County.

## Transportation

Transportation specific information for the Town of Chase is highlighted below. For more details on the transportation systems in Oconto County, please see Chapter 8 of *Volume II: County Resources*.

- County Highways (CTH) C and S are classified as collector roads. The primary function of county roads classified as “collectors” is to provide general "area to area" routes for local traffic. CTH C originates in Brown County and travels north through the eastern side of the

town into and through the Town of Chase and ends at County Highway CC in the Town of Oconto Falls. County Highway S begins at County Highway J in the Town of Little Suamico and travels west through the central part of Chase into Shawano County.

- State Highway (STH) 32 is an arterial highway. It originates in the southeastern part of the state near the Wisconsin and Illinois border. From there, STH 32 travels north through the City of Green Bay. From Green Bay, the highway travels in a northwesterly direction serving as the western border of the Town of Chase, and continuing north through the northcentral part of Wisconsin on into Michigan.

Table 2.1 lists the mileage of roads under the jurisdiction of the Town of Chase by function. **Map 2.6** reflects the location of the roads by function within the town.

Table 2.1: Road Miles by Functional Classification, 2006

Geographic Location	Gross Miles	County Miles	Local Road/Street
Town of Chase	75.03	14.85	60.18

Source: Wisconsin Department of Transportation, 2006.

### **Land Use Inventory and Trends**

Detailed land use inventories for the Town of Chase were completed by the Bay-Lake Regional Planning Commission in 1995 and 2007. A consistent Standard Land Use Classification methodology and process was used to determine existing land uses during both field inventories. Please see Chapter 11 of *Volume II: County Resources* for a description of these categories.



Using the same land use inventorying process between these two periods of time, the Town of Chase can see how and where their town is developing. During this 12-year period of time, there were an additional 1,139 residential acres identified in 2007, or nearly a 400 percent increase from 1995’s inventory of 288 acres. Commercial land use increased by over 42 acres while industrial land uses added another 120 acres within this same time span. This increase in developed land uses corresponds to the large number of new residents locating within the town during the 1990’s and from 2000 to 2007. The town’s 2007 general land uses with acreages totals are shown below on Table 2.2, and displayed on **Map 2.7**. Appendix F of *Volume I: Town Plan* compares the town’s detailed land uses from 1995 and 2007.

Table 2.2: 2007 Land Use

Land Use Type	Total Acres	Percentage Total Land	Percentage Developed Land
<b>DEVELOPED</b>			
<i>Single Family</i>	1,404.6	6.3	59.3
<i>Mobile Homes</i>	20.5	0.1	0.9
<i>Multi-Family</i>	0.0	0.0	0.0
<i>Vacant Residential</i>	2.0	0.0	0.1
Total Residential	1,427.1	6.4	60.2
Commercial	47.5	0.2	2.0
Industrial	396.9	1.8	16.7
Transportation	189.6	0.8	8.0
Communications/Utilities	31.8	0.1	1.3
Institutional/Governmental	20.4	0.1	0.9
Recreational	8.0	0.0	0.3
Agricultural Structures	248.6	1.1	10.5
<b>Total Developed Acres</b>	<b>2,370.0</b>	<b>10.6</b>	<b>100.0</b>
<b>UNDEVELOPED</b>			
			Percentage Undeveloped Land
Croplands/Pasture	11,919.4	53.1	59.4
Woodlands	6,564.6	29.3	32.7
Other Natural Areas	1,393.8	6.2	6.9
Water Features	182.8	0.8	0.9
<b>Total Undeveloped Acres</b>	<b>20,060.5</b>	<b>89.4</b>	<b>100.0</b>
<b>Total Land Area</b>	<b>22,430.5</b>	<b>100.0</b>	

Source: Bay-Lake Regional Planning Commission, 2007.

## DEMOGRAPHIC TRENDS AND FORECASTS

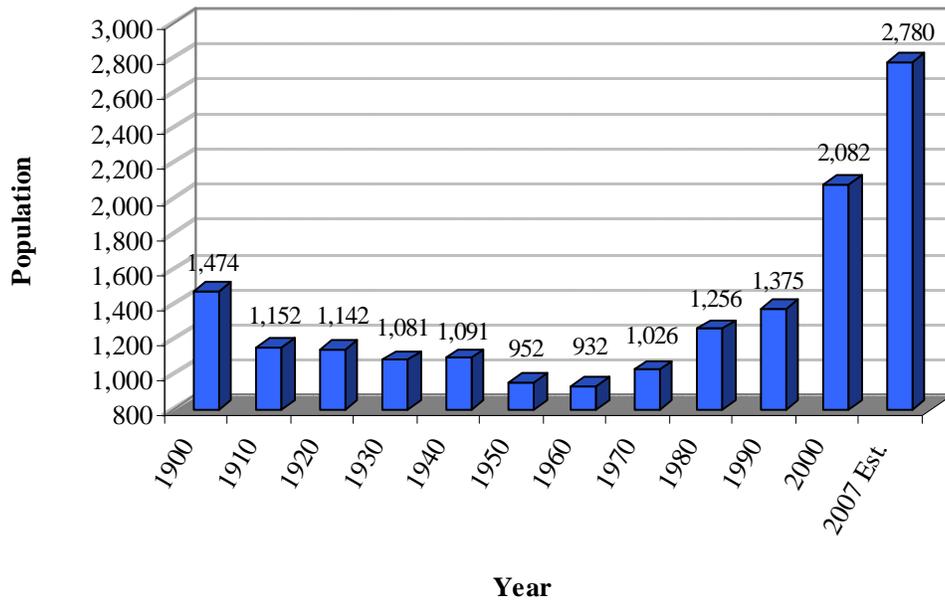
### Population

#### **Historic Population Trends**

Analyzing the change in population and housing trends and characteristics is important to help understand the needs of a community's current and future populations.

As illustrated by Figure 2.1, the Town of Chase experienced a decrease in population from 1900- to 1960 due to the decline of the lumbering industry and the lack of comparable businesses to attract new residents to the area. The town's population has rebounded and has doubled in number during the past 40 years. According to the Wisconsin Department of Administration (WDOA), the Town of Chase continues to add new residents. Based on the department's population estimate for 2007, Chase has added 698 residents during the past seven years since the last U.S. Census count of 2,082 people taken in 2000. This equates to nearly a 34 percent increase over the 2000 Census figure of 2,082. The town's location has made the area a desirable place for individuals to reside. Town residents can enjoy the rural atmosphere while being only minutes from an array of amenities in nearby Pulaski, Oconto Falls, and Green Bay.

Figure 2.1: Historic Population, 1900 – 2000 and WDOA 2007 Estimate



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; Bay-Lake Regional Planning Commission, 2007; and Wisconsin Department of Administration, 2007.

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

**Population Projections**

By analyzing past population trends, it is possible to project future growth. The use of forecasting calculates, or predicts, a future number by using existing figures. By projecting future population growth over this 20 year planning period, it will enable to the Town of Chase to better understand future needs for housing, utilities, transportation, recreation, and a number of other population influenced services.

For this comprehensive plan, the town utilized three different projection methods to determine a range of possibilities:

- 1) 2003 WDOA Projections;
- 2) Growth Projection; and
- 3) Linear Projection.

The Wisconsin of Administration’s projections are based on past and current population trends, and are intended as a base-line guide for users. The Linear Trend projects numbers fit a straight trend line, while a Growth Trend projects numbers fit an exponential curve. More information on these projection methods and how the Town of Chase compares to Oconto County and local municipalities can be found in Chapter 6 of *Volume II: County Resources*.

**Town of Chase  
Year 2000 Population  
Characteristics**

Population: **2,082**

Median Age: **33.4**

Age Groups:

- 5-11: 13.6%**
- 12-17: 11.1%**
- 18-64: 62.5%**
- 65+: 7.1%**

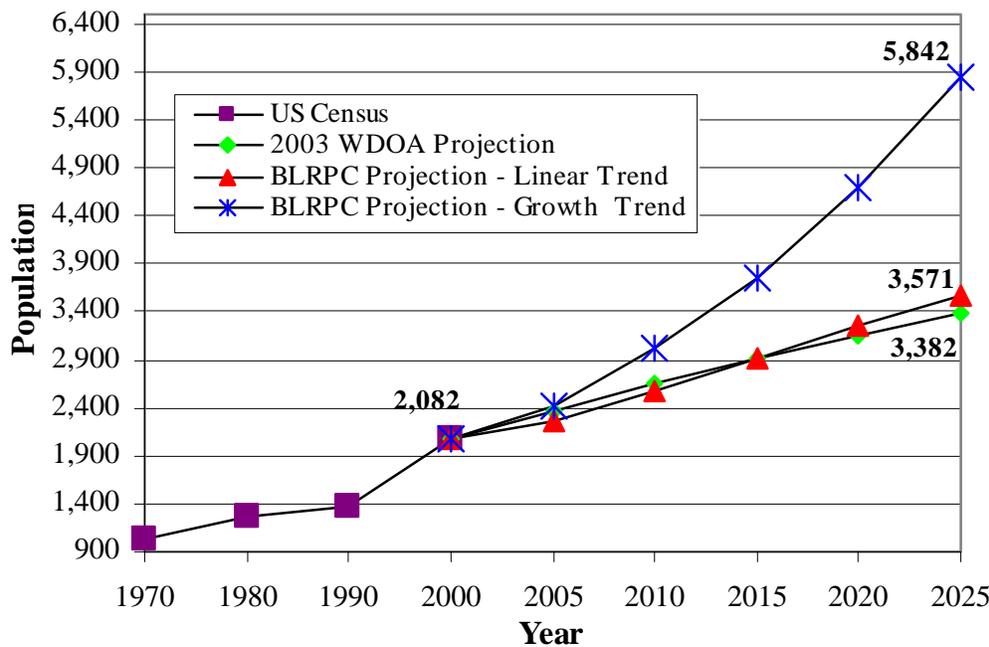
Based on these three forecasting methods, the Town of Chase can anticipate new resident growth ranging from 1,300 to 3,760 people by 2025 from the 2000 U.S Census figure of 2,082. Table 2.3 and Figure 2.2 illustrate these projections.

Table 2.3: Population Trends and Projections, 1970 - 2025

Town of Chase	1970	1980	1990	2000	2005	2010	2015	2020	2025
US Census	1,026	1,256	1,375	2,082					
2003 WDOA Projection				2,082	2,373	2,653	2,912	3,161	3,382
BLRPC Projection - Growth Trend				2,082	2,410	3,007	3,753	4,682	5,842
BLRPC Projection - Linear Trend				2,082	2,257	2,585	2,914	3,243	3,571

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, 1970 - 2025



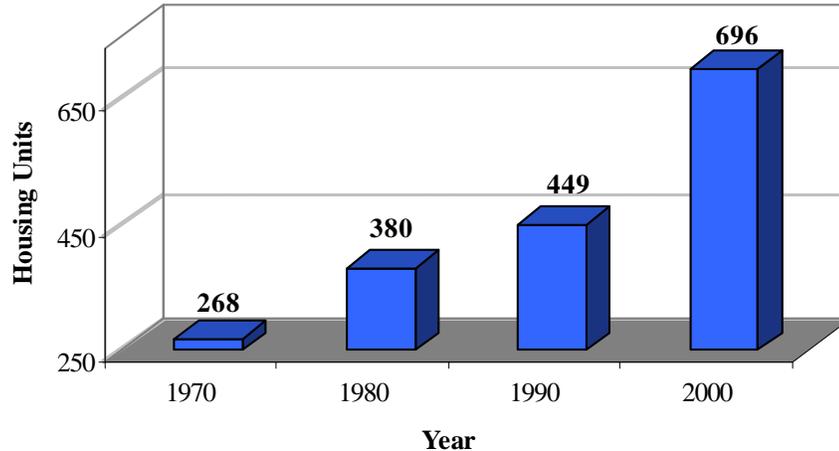
Source: U.S. Bureau of the Census, Census of Population and Housing, 1970 - 2000; Wisconsin Department of Administration, Official Population Projections, 2004; WDOA Final Household Projections for Wisconsin Municipalities, 2000 – 2025, January 2004; WDOA Final Household Projections for Wisconsin Counties, 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 Town of Chase’s total number of housing units increased by 428 units between 1970 and 2000, or 159 percent. The town experienced its largest increase in housing units, 55 percent, between 1990 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.

### Housing Projections

The same methodology used to project population estimates was used to determine future housing needs in the Town of Chase. These three different projection methods helped estimate future housing numbers:

- 1) 2004 WDOA Projections;
- 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. The town could experience anywhere from 121 to 2,581 new occupied housing units by 2025 based on the U.S. Census count of 683. The table also notes a continued decline in persons per household of 3.05 in 2000 to 2.77 by 2025. The declining number of people residing in each home corresponds to the combined national trend of an aging population and families having fewer children. This trend must certainly be accounted for as the Town of Chase allocates land for future developed purposes and the services that accompany an older population.

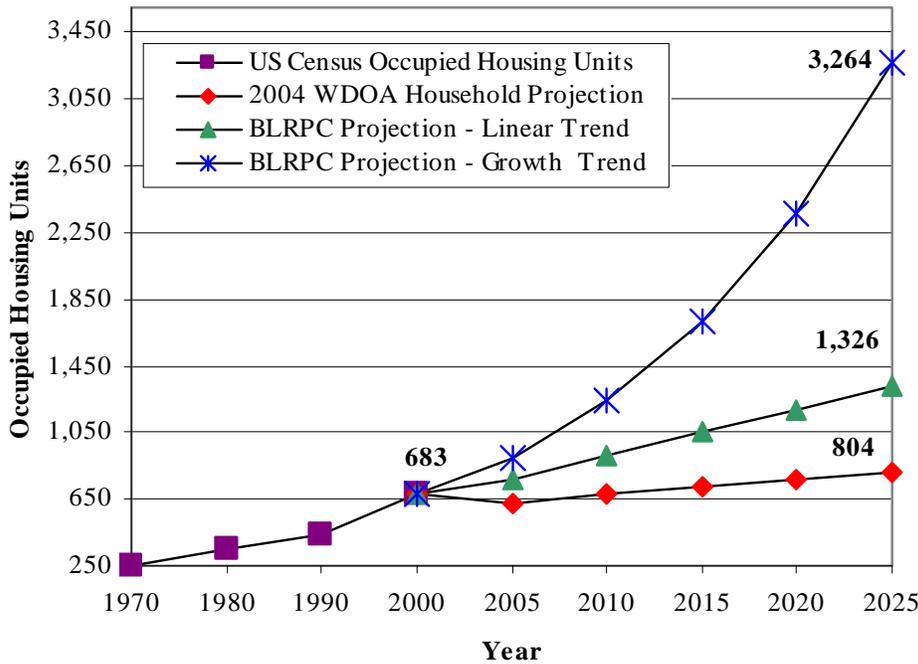
More information on housing characteristics, as well as projection methods for Oconto County and all of its municipalities can be found in Chapter 6 of *Volume II: County Resources*.

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

Town of Chase	1970	1980	1990	2000	2005	2010	2015	2020	2025
US Census Occupied Housing Units	249	352	430	683					
BLRPC Projection - Growth Trend				683	898	1,239	1,711	2,363	3,264
BLRPC Projection - Linear Trend				683	774	912	1,050	1,188	1,326
2004 WDOA Household Projection				683	622	675	724	769	804
Household Size				3.05	3.01	2.93	2.86	2.81	2.77

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



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 Town of Chase’s economy is heavily dependent upon agriculture and non-metallic mining operations. The existing outdoor recreation facilities such as the Pensaukee and Little Suamico Rivers, Mountain-Bay Trail, and Chase Stone Barn could be used as the basis to attract visitors to the community and enhance the area’s tourism industry.

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

Of town’s residents in the labor force, the majority, 26 percent, is employed in manufacturing; 15.4 percent are employed in educational, health, and social services; and 8.6 percent earn their living in retail trade. Figure 2.5 and Table 2.5 reflect the occupation of employed persons living in the Town of Chase in 2000.

**Town of Chase**  
**Year 2000 Economic Characteristics**

1999 Median Household Income: **\$55,385**

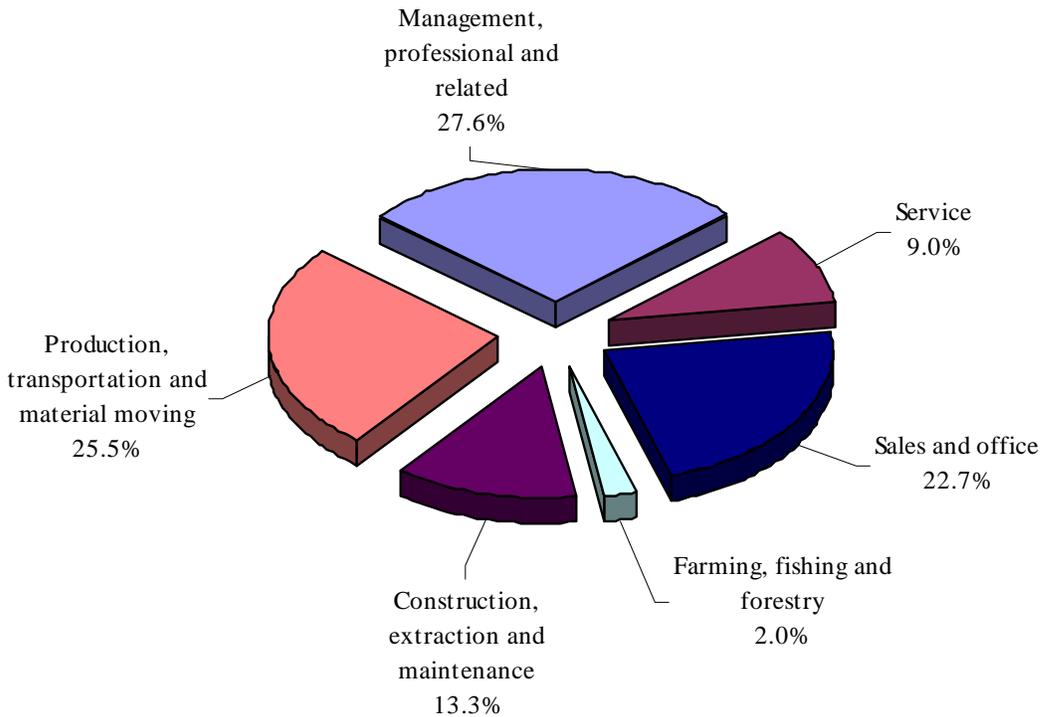
Employment Status:

- Employed: 74.8%**
- Unemployed: 1.1%**
- Out of Working Force: 24.1%**

Education Levels (Ages 25 & over):

- High School Graduate: 43.9%**
- Associate Degree: 10.8%**
- Bachelor’s Degree: 12.1%**
- Graduate or Professional Degree: 2.1%**

Figure 2.5: Occupation of Employed Persons, 2000



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

Table 2.5: Employment by Industry Group, 2000

Industry	Town of Chase	
	Number	Percent of Total
Agriculture, forestry, fishing and hunting and mining	63	6.0
Construction	109	10.4
Manufacturing	316	30.2
Wholesale trade	36	3.4
Retail trade	99	9.4
Transportation and warehousing, and utilities	71	6.8
Information	15	1.4
Finance, insurance, real estate and rental and leasing	58	5.5
Professional, scientific, mgt., admin and waste mgt. service	40	3.8
Educational, health and social services	158	15.1
Arts, entertainment, recreation, accommodation & food services	40	3.8
Other services (except public administration)	29	2.8
Public administration	14	1.3
<b>Total</b>	<b>1,048</b>	<b>100.0</b>

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

### Commuting Patterns

Town of Chase residents, including those that work in the town, reported their average commute time to be 28 minutes in getting to and from work. In 2000:

- Approximately 88 percent or 918 or 1,048 of the employed residents of the town worked outside of the Town of Chase. Of those, the majority commute to the City of Green Bay (294), Village of Pulaski (159), and the Village of Ashwaubenon (156).
- 118 individuals live and work in the Town of Chase.
- 88 individuals commute to the Town of Chase to work. The top community is the Village of Howard where 15 residents commute to the Town of Chase for employment.

### Economic Base

The Town of Chase has grown at a very rapid rate over the past seven years as seen in Table 2.6. The town's full value full value increased over \$83 million or 98 percent between 2000 and 2006.

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

Year Levied	Full Value	Percent Assm't Level	Total Property Tax	State Tax Credit	Full Value Rate		Taxing Jurisdiction Share				
					Gross	Effective	School	Vocational	County	Local	Other
2000	85,818,500	100.92	1,736,304	141,047	0.02023	0.01858	997,547	119,368	463,870	137,731	17,789
2001	96,612,700	93.81	1,985,513	154,126	0.02055	0.01895	1,095,369	156,616	555,002	158,781	19,745
2002	105,498,500	99.13	2,146,727	161,145	0.02034	0.01882	1,167,892	170,590	603,631	183,032	21,582
2003	120,241,700	93.84	2,346,961	165,903	0.01951	0.01813	1,269,635	187,921	667,496	197,465	24,444
2004	136,905,900	92.39	2,665,789	171,519	0.01947	0.01821	1,429,677	209,366	746,021	252,985	27,740
2005	150,871,300	89.66	2,658,112	177,774	0.01761	0.01644	1,334,773	226,116	795,324	273,257	28,642
2006	169,677,400	85.32	2,760,087	225,440	0.01626	0.01493	1,392,450	248,874	838,154	250,478	30,132

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

- The town’s total property tax also increased by 59 percent during the same time period.
- The mill rate per \$1,000 of value decreased from \$18.58 to \$14.93 during the past six years.
- The local tax share increased by 81 percent to \$250,478 by 2006.

The Town of Chase has been historically debt free and does not maintain any debt as of December 31, 2007. This means the town has access to considerable financing for future projects such as an expansion of outdoor recreational facilities like the Chase Stone Barn or Community Center Park.

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

As the town continues to prepare for future development, it is necessary to recognize and acknowledge any existing land use issues or conflicts. These areas of concern, as highlighted below, may cause problems for future planning activities and will need to be addressed within the General Plan Design context and the implementation strategies outlined later in this comprehensive plan.

- The town will experience rapid residential development in the southern and southwestern corner of the town. According to the 2007 land use inventory, 1,300 acres of new residential development has occurred within the past twelve years.
- The lay-out of subdivisions do not allow for trail or recreation connectivity and have single entrance and exit roads.
- The continued residential development and anticipated commercial growth will cause additional pressures on environmental corridors and natural areas along with the fragmentation of natural areas (woodlands, open space) and agriculture land further limiting the ability to implement and sustain management plans.
- There are multiple driveways along main transportation routes such as S. Chase Road only serving single residences and businesses.
- The Krakow Sanitary District does not serve anticipated growing residential and commercial areas.

- There is limited public access to public natural features such as the Little Suamico River.
- The lack of a municipal water system may cause water quality and quantity issues as the town adds more people and limits Chase’s opportunities to attract businesses.
- There is a continued loss of agriculture land and open space mainly in the southern and southeastern areas of the town.
- The expansion in size and number of non-metallic mining operations located in the northern and northcentral areas of the town will need to be monitored to avoid land use conflicts and deterioration of roads, culverts, and bridges.
- It is anticipated there will be additional commercial operations along main transportation routes within denser developed residential areas.
- Currently, there are insufficient developed park and recreation areas and facilities for the town’s population.

### **Anticipated Land Use Trends**

The Town of Chase has and continues to be an ideal location for those who want to reside in the country yet have short commuting distances for shopping, schools, and amenities. The highest density residential development is occurring in the southern and southeastern areas of the town close to Sunnyside Elementary School and County Highway C. There will be moderate and less dense development predicated for the northern two-thirds of Chase. The State Highway 32 and County Highway S corridors have seen a surge in both residential and commercial development over the past decade and that trend is anticipated to occur throughout this planning period. To accommodate the goals of the comprehensive plan, the most efficient land use development pattern has been illustrated on the 20-Year General Plan Design based on the following anticipated land use trends.



- There will be continued steady residential growth throughout the town with anticipated 643 new residents residing in the town by 2025. The denser residential will occur within the southern and southeastern areas of the town. Many of the existing subdivisions will offer an opportunity for further infill development.
- Commercial and limited light industrial businesses are anticipated to locate within designated areas along State Highway 32 and County Highways C and S.
- With the town’s wealth of mineral resources, it is anticipated that the existing mining operations will expand and new quarries will open in the northern and northcentral areas of the town.
- With the overall increase in development, the town will need to investigate the need for a stormwater management plan to preserve surface and groundwater.
- It is anticipated there will be limited residential and commercial development in the Village of Pulaski Extraterritorial Boundary.

- With the lack of municipal water system, smaller business not dependent on water will be more likely chose to locate in Chase.
- The town looks to preserve agriculture land in the northern two-thirds of the town with the trend continuing toward larger farming operations with the potential integration of smaller farms focusing on organic crops and animals.
- There will be a need for additional facilities and trails to accommodate all types of recreation.
- With the denser residential development occurring around Sunnyside Elementary School of the Pulaski Community School District, there will be a need to assess the need for the expansion of the school or construction of a new facility.
- Overall, there will be the continued fragmentation and parceling of land into smaller lots.
- The reclamation of exhausted quarries will offer the opportunity to convert those properties to other land uses, such as recreation or residential.

## **Development Considerations**

### **Land Supply**

There are 22,431 acres in the Town of Chase. As found in the 2007 land use inventory, 2,370 acres, or nearly 11 percent, of the land is already developed. The school district, transportation system, proximity to amenities, and abundance of natural features make Chase a desirable location



to live and/or operate a small business. Given these factors, an increasingly number of people are projected to live and/or work in the town resulting in another estimated 3,166 acres to be developed for residential, commercial, and industrial uses over the next 20 years. With its rich mineral resources, Chase will experience a consistent number of operating non-metallic mining quarries throughout the planning period. Exhausted mines will be reclaimed and developed for another land use such as recreation or residential.

As shown in the 2007 land use inventory, there are nearly 18,484 acres of undeveloped land within Chase. Despite the undevelopable areas, there is ample room for future developed land uses without compromising natural features. There is also sufficient land for properly located commercial and light industrial development along main transportation routes. With very limited municipal services, primarily water and sewer, the Town of Chase will have to monitor water quantity and quality as continued development occurs.

### **Land Price**

As the areas immediately surrounding the Green Bay Metro area become more densely developed, such as the towns of Little Suamico and Pittsfield, communities like Chase will be very desirable. Correspondingly, the value of the land will increase. The remaining agriculture land and open space is expected to increase in price as demand for alternative fuels climb proving to be an incentive to continue farming. The land located within desirable business locations such as adjacent to the Village of Pulaski, within the Krakow Sanitary District, and along County Highways S and C will retain a higher value because of its development options. Therefore, land values in commercial and light industrial designated areas on the General Plan

Design will remain fairly competitive during this planning period. The lack of overall utilities, municipal water and sewer primarily will limit some types of development that could occur in the town. The decreasing amount of natural resources land (wooded and open space) will continue to be desired for hunting/recreational purposes and bring strong cost per acre values.

**LAND USE PROJECTIONS**

**Five Year Incremental Land Use Projections**

The Comprehensive Planning legislation s. 66.1001, Wis. Stats. requires comprehensive plans to include projections in five-year increments for future residential, commercial, industrial, and agricultural land uses over the 20-year planning period. Three population and housing projections methods were used to determine anticipated future growth within the town. They are the Wisconsin Department of Administration (WDOA) projections, a Linear Projection Model, and Growth Forecast. Based on past growth numbers, it was determined the Linear Projection Model was the best alternative as illustrated earlier in this chapter to the more conservative WDOA projections and the aggressive Growth Projection. It is anticipated using the Linear Growth Projection method; the town will experience an influx of 1,489 new residents corresponding to an additional 643 homes by 2025.

It is **not** the intent of this comprehensive plan to see an entire area within a land use classification noted on the General Plan Design to be developed. The specified uses should be allowed if consistent with the type, location, and density of existing development. Some of the land within the designated land use classifications is not developable due to natural features, easements, setbacks, existing preferred land uses, or availability of supporting infrastructure. Within developing areas, these additional considerations and land uses generally account for approximately 25 percent of the gross land area. Given these considerations, the gross land use needs for residential, commercial, and industrial development for the Town of Chase by 2025 is 3,012 acres. The net acreage total for each of the illustrated land uses in Table 2.7 is 2,259 acres.

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

Year	Residential		Commercial		Industrial	
	Acres	Total	Acres	Total	Acres	Total
2005	170.6		5.7		47.4	
2010	310.5	481.1	10.4	16.0	86.3	133.6
2015	362.3	843.4	12.1	28.1	100.6	234.3
2020	414.0	1257.4	13.8	41.9	115.0	349.3
2025	465.8	1723.1	15.5	57.4	129.4	478.6

Source: Bay-Lake Regional Planning Commission, 2008.

**Residential Projections**

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

- The future housing needs were based on the Linear Projection Model,
- A per residential lot average of one and one-half acres; and
- A multiplication factor ranging from 1.25 to 2.5 to allow for market flexibility and to better account for the continued decline in persons per household of 3.05 in 2000 to 2.77 by 2025.

Using this projection model, the Town of Chase can anticipate the construction of 643 new homes by 2025, which averages approximately 26 home per year. The land needed for these new homes equates to 1,723 net acres and 2,298 gross acres. Town officials want to direct the most concentrated residential development to the southeast corner of Chase to preserve the majority of agriculture land and open space in other parts of the town. As a result, the General Plan Design indicates a much greater area allocated for residential development than projected to be needed.

Table 2.8: Five-Year Incremental Housing Land Use Projections, 2005-2025

Year	New Housing Units	Average Lot Size	Market Value	Net Acres Needed
2005	91	1 1/2	1.25	170.6
2010	138	1 1/2	1.5	310.5
2015	138	1 1/2	1.75	362.3
2020	138	1 1/2	2	414.0
2025	138	1 1/2	2.25	465.8
<b>Total</b>	<b>643</b>			<b>1723.1</b>

Source: Bay-Lake Regional Planning Commission, 2008.

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 ratio between residential acreage and commercial land use acreage is determined based on the 2007 land use inventory. That ratio was 30 acres of residential land to every one acre of commercial land for a 30:1 ratio. Based on this ratio, the town can anticipate allocating some 57 net commercial acres and 77 gross acres during this planning period. Town officials feel there will be increasing commercial activity within the town over the next 20 years and have opted to allocate more acreage to encourage commercial development to locate in certain sections of the town; therefore, preserving agriculture land and open space while not compromising residential areas.

Table 2.9: Five-Year Incremental Commercial Land Use Projections, 2005-2025

Year	Residential Acreage	Ratio	Net Acres Needed
2005	170.6	30.0	5.7
2010	310.5	30.0	10.4
2015	362.3	30.0	12.1
2020	414.0	30.0	13.8
2025	465.8	30.0	15.5
<b>Total</b>			<b>57.4</b>

Source: Bay-Lake Regional Planning Commission, 2008.

### Industrial Projections

The ratio between residential acreage and industrial land use acreage is also determined based on the 2007 land use inventory. That ratio was 3.6 acres of residential land to every one acre of industrial land for a 3.6:1 ratio. The industrial land use category for the Town of Chase consists of several active quarries (non-metallic mining). Based on the projection needed for future industrial needs, Chase needs to allocate 479 net acres and 638 gross acres during the next 20-years. It is anticipated some new quarry operations will begin operations during this planning period; however, some of the existing quarries will close and be remediated for another land use.

It is doubtful the town will need this type of acreage for future industrial use. Nevertheless, town officials have designated future industrial sites on the General Plan Design for reference when making future land use decisions.

Table 2.10: Five-Year Incremental Industrial Land Use Projections, 2005-2025

Year	Residential Acreage	Ratio	Net Acres Needed
2005	170.6	3.6	47.4
2010	310.5	3.6	86.3
2015	362.3	3.6	100.6
2020	414.0	3.6	115.0
2025	465.8	3.6	129.4
<b>Total</b>			<b>478.6</b>

Source: Bay-Lake Regional Planning Commission, 2008.

### Agricultural Projections

With a projected 3,012 acres of land needed for residential, commercial, and industrial development during the 20 year planning period, a large percentage of that land will be taken out of existing agricultural operations. With over 11,919 acres of agricultural and pasture lands identified during the town’s 2007 land use inventory, there is the intention to preserve as much of these remaining open spaces as possible over the next 20 years. As development pressures continue to grow, the Town of Chase has elected to direct more dense development, primarily residential, to areas in the southern and southeastern areas of the town. To ensure existing and future agriculture operations have the ability and incentive to continue, the town is seeking to preserve the more productive and larger tracts of agriculture land in the central, northern, and western areas of the town.

In 1990, the persons per square mile were 39. By 2025, the Town of Chase’s density increases to 102 persons per square mile putting great pressure on existing agriculture and open space land to be developed for other land uses.

## SUMMARY OF IMPLEMENTATION GOALS

During the planning process, 11 goals were developed that illustrate how the Town of Chase will approach overall growth and development within its municipal boundaries over the next 20 years. These goals are also listed by topic with applicable objectives, policies, and programs in Chapter 4 of this document. By achieving these more defined policies and programs, the Town of Chase will be able to systematically work toward implementation of this Comprehensive Plan over the next 20 years.

**LAND USE:** To utilize the land use recommendations as a guideline in the implementation of the 20-Year General Plan Design created to be the preferred future land use map for the Town of Chase (Chapter 3 of this document).

**COMMUNITY PLANNING:** To utilize the Town of Chase 20-year Comprehensive Plan as a guide when making future land use decisions.

**INTERGOVERNMENTAL COOPERATION:** To communicate with the Oconto County, neighboring communities, and other interested groups/agencies on future planning projects.

**NATURAL RESOURCES:** To preserve the town’s open space and the natural resources.

**AGRICULTURAL RESOURCES:** To protect valuable farmland by directing development to other areas with similar land uses and supporting infrastructure.

**CULTURAL RESOURCES:** To preserve, enhance, and promote the town’s cultural resources.

**HOUSING:** To provide for a variety of quality housing opportunities for all segments of the town’s current and future population.

**ECONOMIC DEVELOPMENT:** To encourage small scale business development that is consistent with the General Plan Design and does not compromise the rural character of the town.

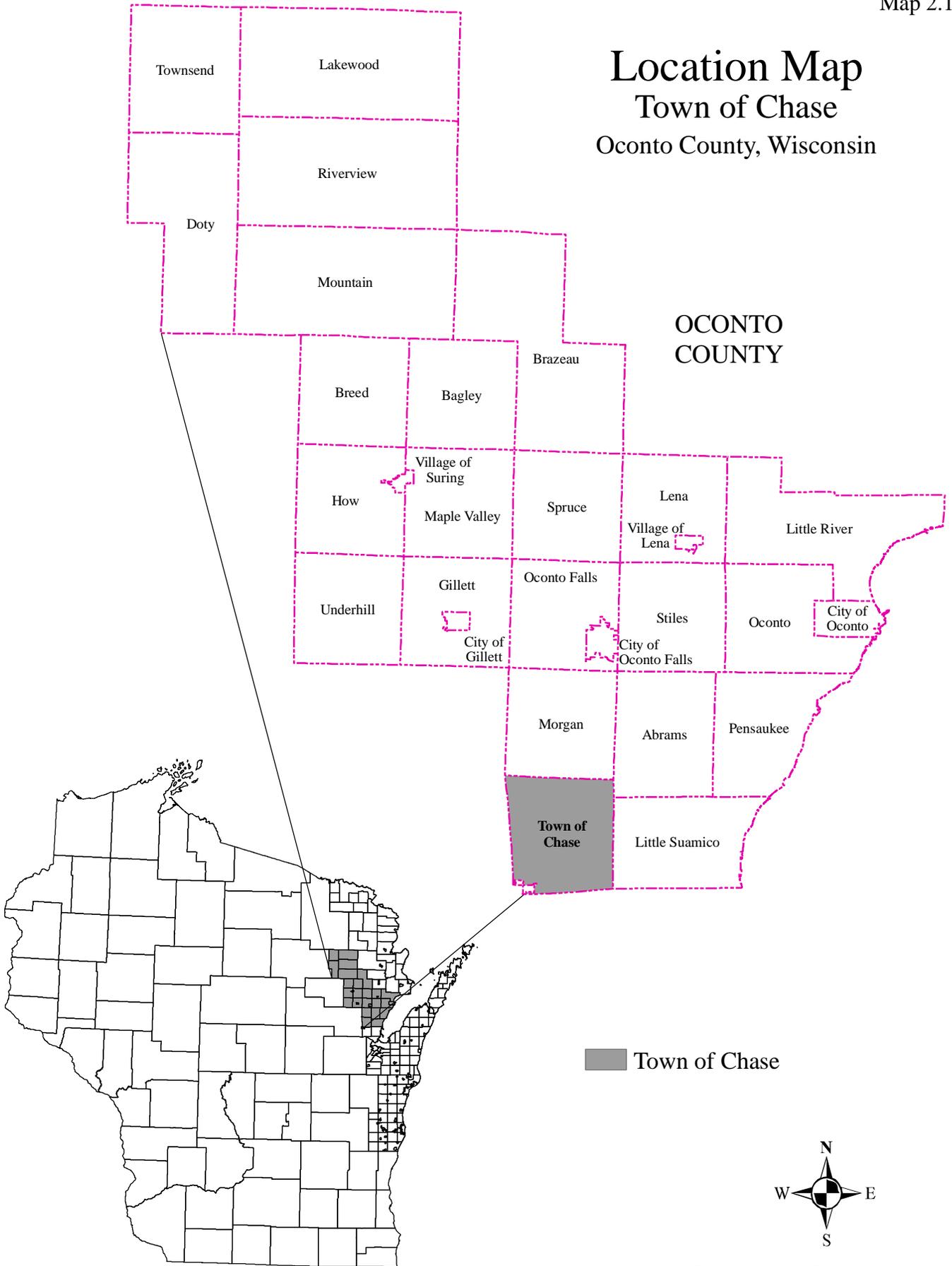
**TRANSPORATION:** To advocate for a safe and efficient motor and non-motorized transportation system.

**UTILITIES/COMMUNITY FACILITIES:** To ensure future community facilities and public utilities adequately serve the residents of the town.

**PARKS AND RECREATION:** To provide and maintain a variety of recreational opportunities for town residents and visitors to use and enjoy.



# Location Map Town of Chase Oconto County, Wisconsin



WISCONSIN

Source: Town of Chase; Oconto County; Bay-Lake Regional Planning Commission, 2008.

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.

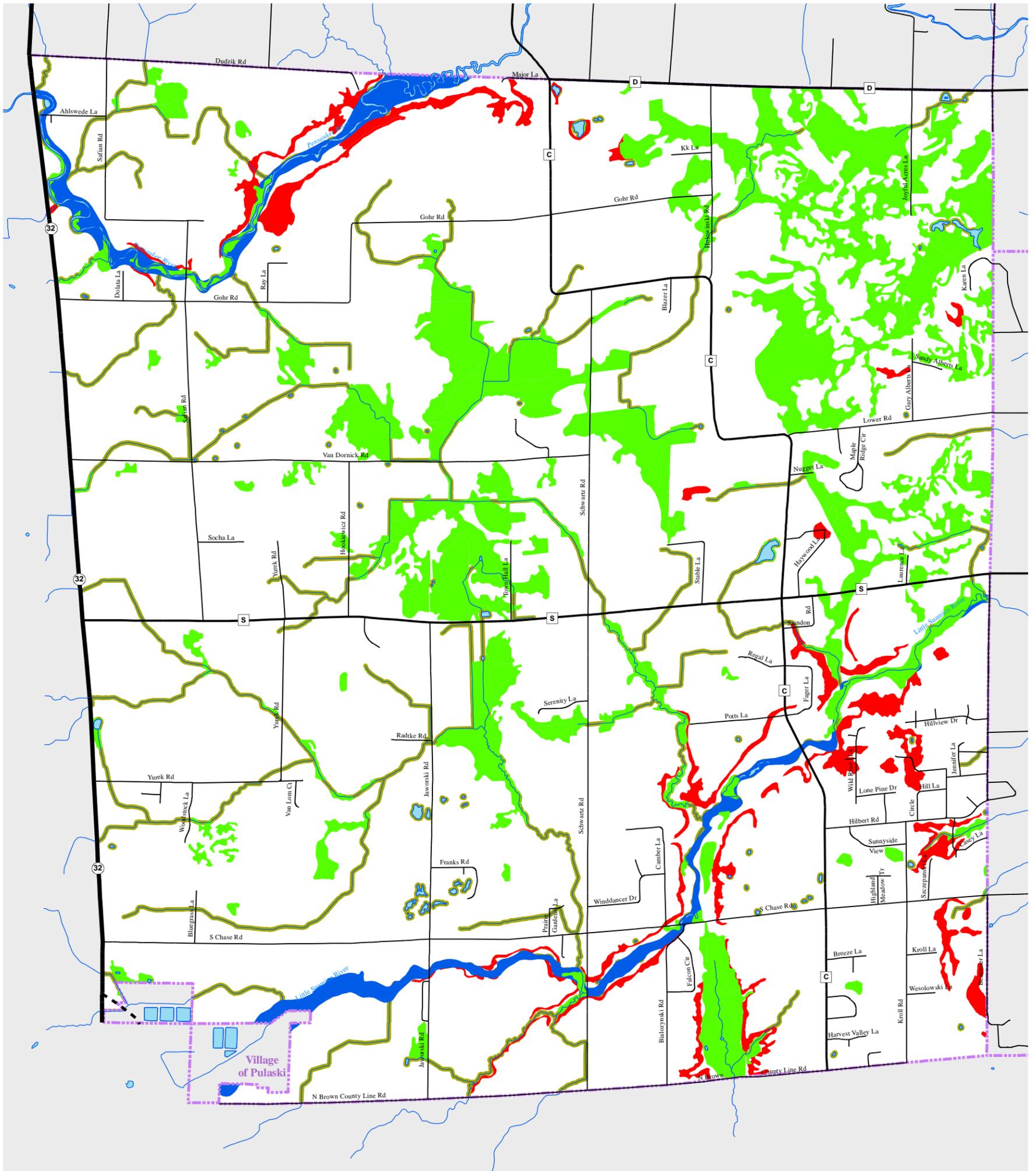




# Plan Determinants

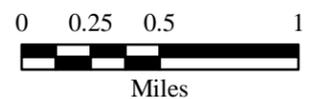
## Town of Chase

### Oconto County, Wisconsin



#### Base Map Features

- Town Boundary
- State Highway
- County Highway
- Local Roads
- Mountain-Bay Trail
- Surface Water
- WDNR Wetlands
- 100-Year Floodplains
- Steep Slope 12% or Greater
- 75-Foot Surface Water Setback



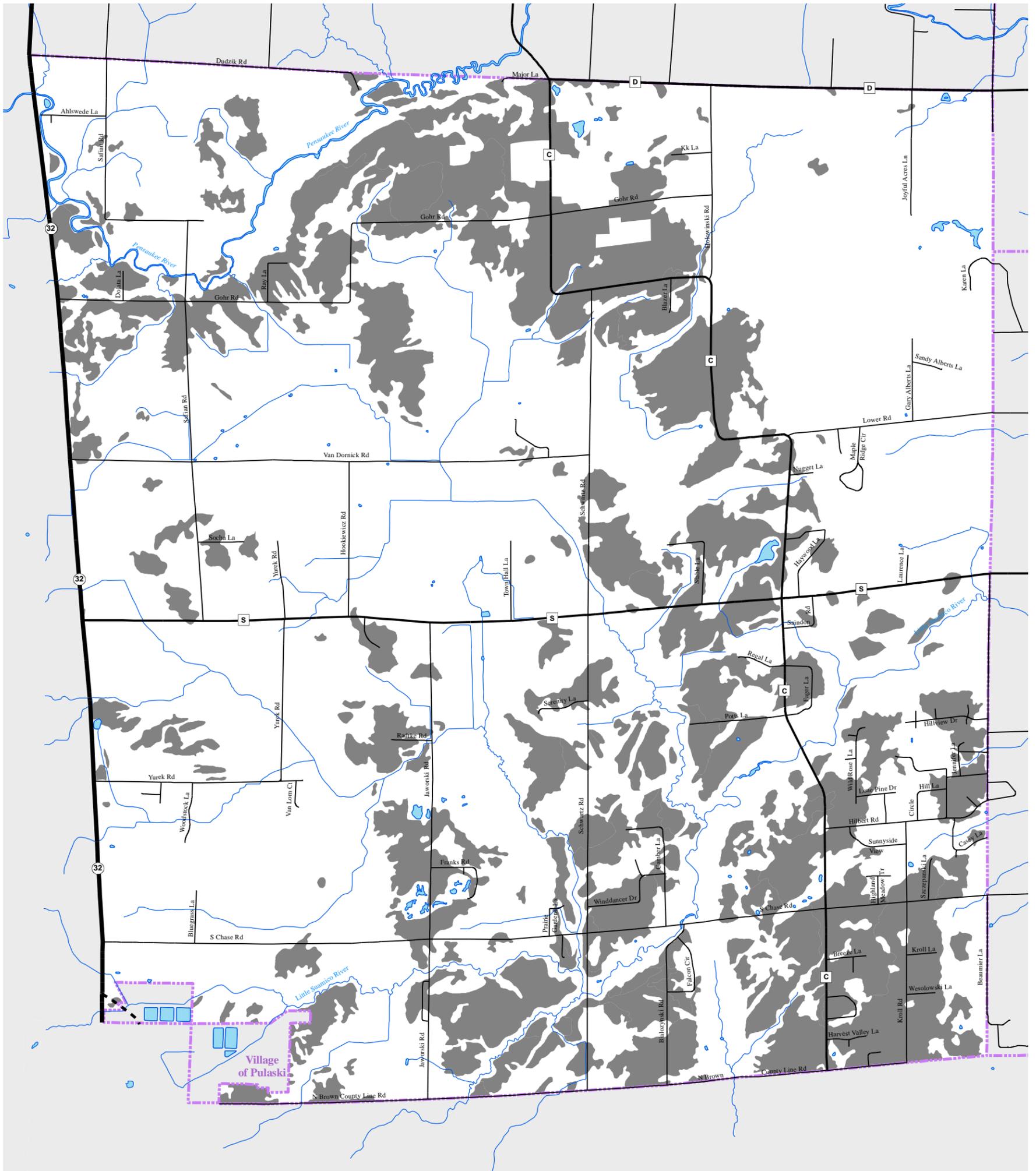
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Source: WDNR; FEMA; NRCS; Town of Chase; Oconto County; Bay-Lake Regional Planning Commission, 2008.

# Prime Agricultural Soils

## Town of Chase

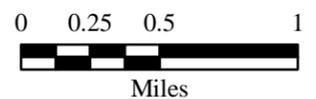
### Oconto County, Wisconsin



#### Base Map Features

- Town Boundary
- State Highway
- County Highway
- Local Roads
- Mountain-Bay Trail
- Surface Water

Prime Agricultural Soils



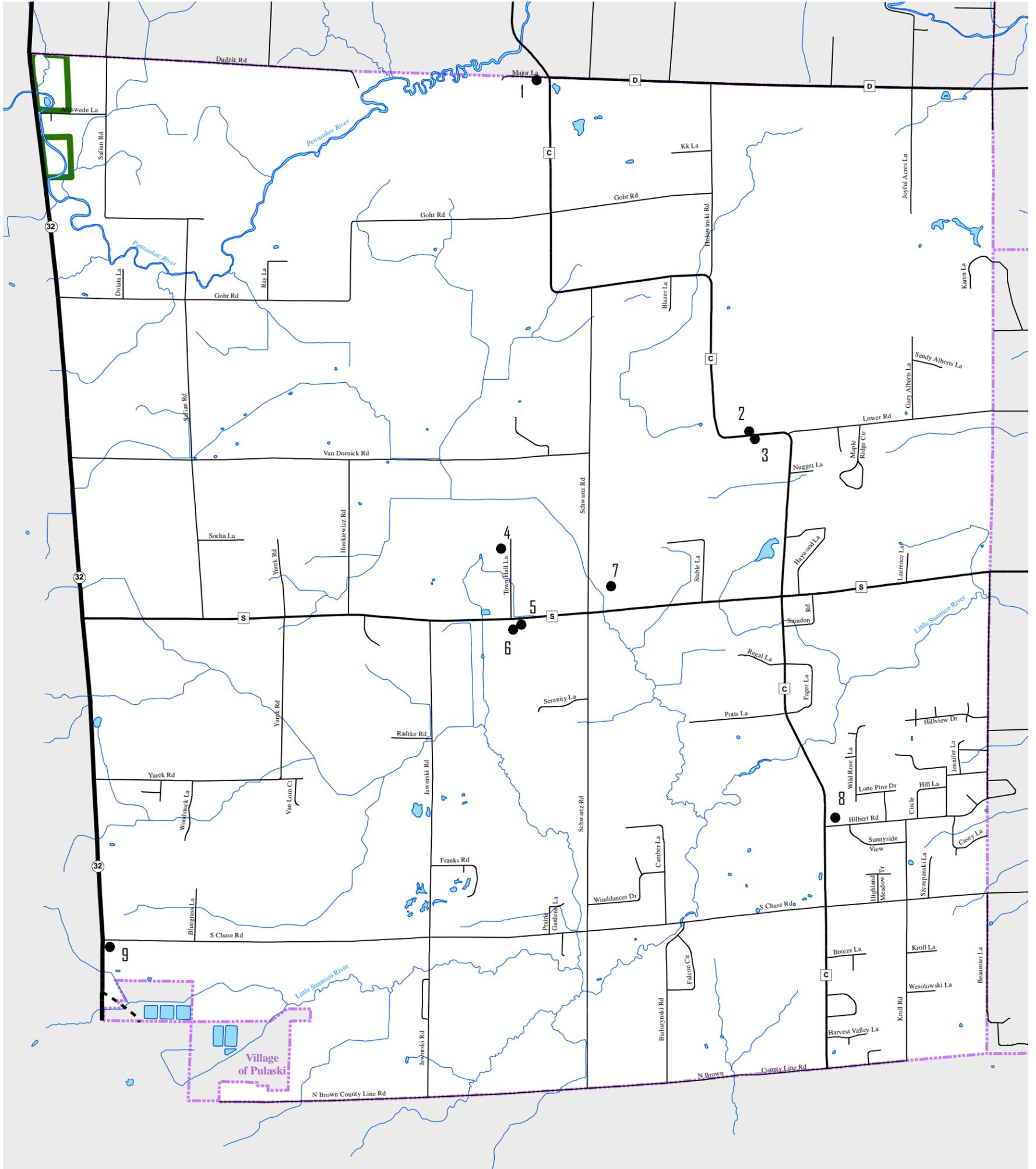
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Source: NRCS; Town of Chase; Oconto County; Bay-Lake Regional Planning Commission, 2008.

# Public & Community Facilities

## Town of Chase

### Oconto County, Wisconsin

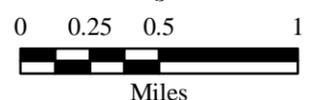


**Base Map Features**

- Town Boundary
- State Highway
- County Highway
- Local Roads
- Mountain-Bay Trail
- Surface Water

- 1 - County Highway Garage
- 2 - Town of Chase Cemetery
- 3 - St Joseph's Cemetery
- 4 - Town Hall Recreational Area
- 5 - Chase Town Hall and Recreational Area
- 6 - Town of Chase Recycling Center
- 7 - Chase Stone Barn Park
- 8 - Sunnyside School
- 9 - Polish National Cemetery

Sanitary District



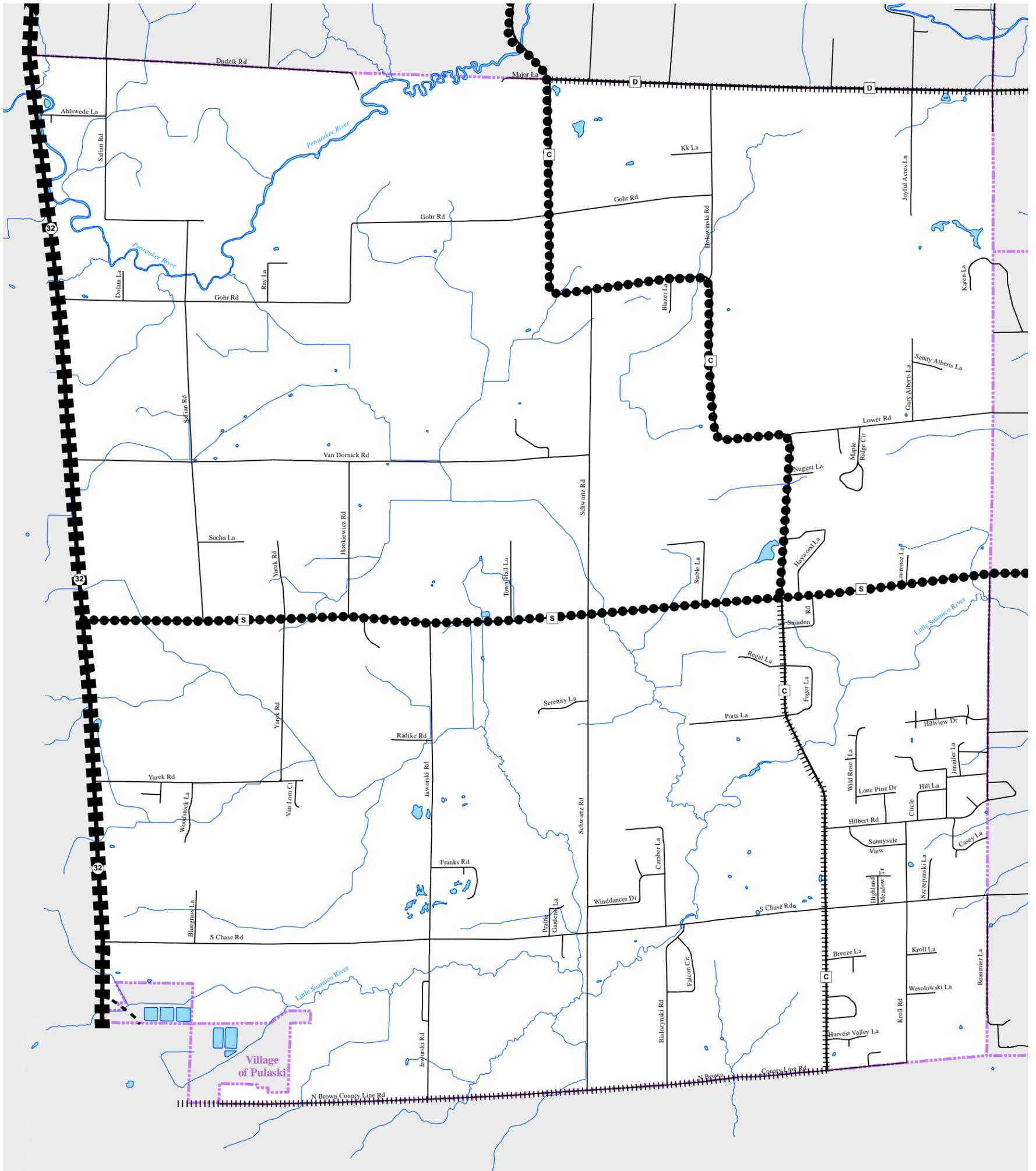
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Source: Town of Chase; Oconto County; Bay-Lake Regional Planning Commission, 2008.

# Functional Classification

## Town of Chase

### Oconto County, Wisconsin

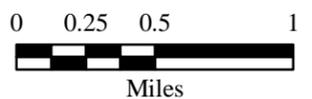


#### Base Map Features

- Town Boundary
- State Highway
- County Highway
- Local Roads
- Mountain-Bay Trail
- Surface Water

#### Road Categories

- Minor Arterial
- Major Collector
- Minor Collector



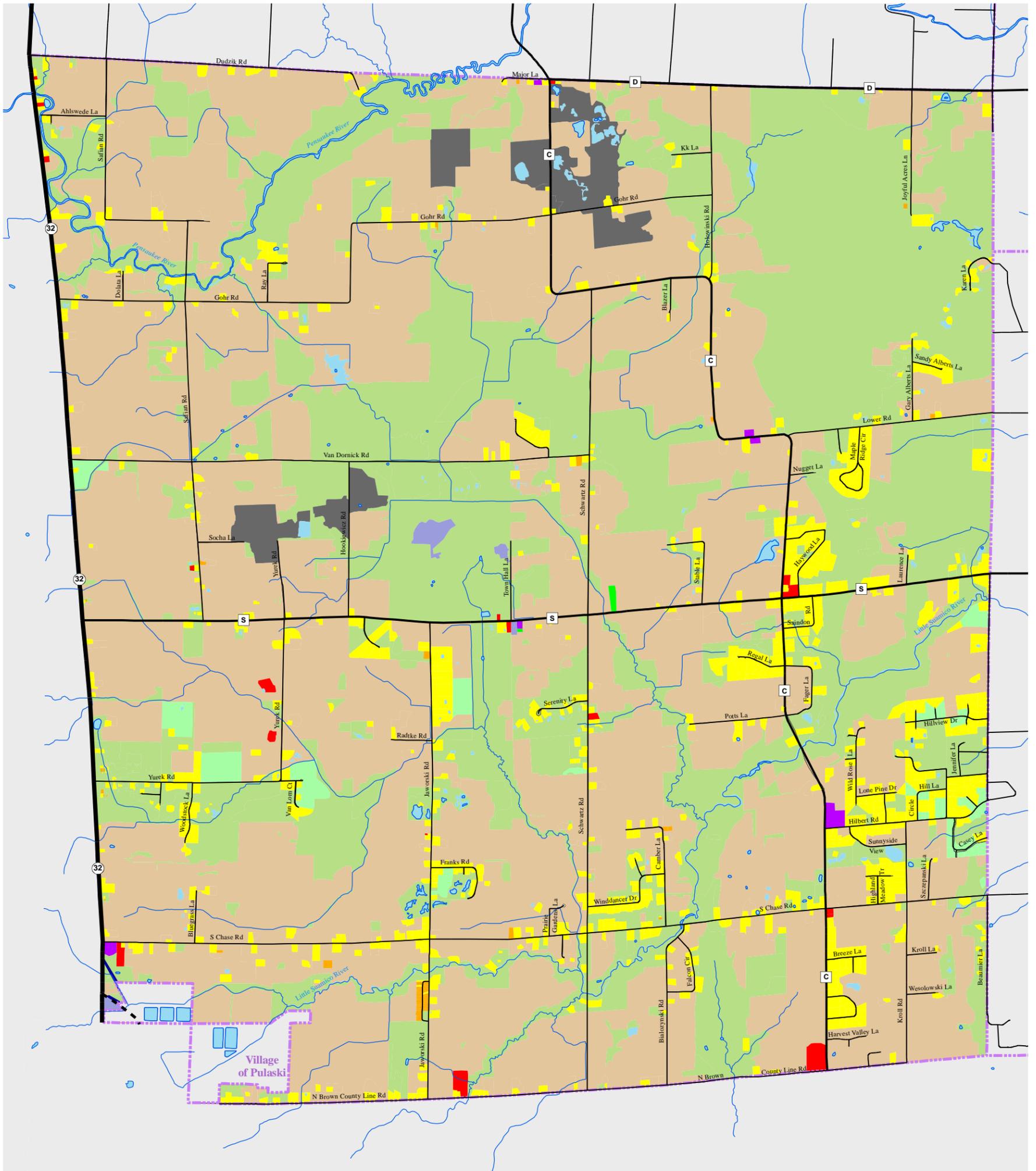
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Source: WDOT; Town of Chase; Oconto County; Bay-Lake Regional Planning Commission, 2008.

# 2007 Land Use

## Town of Chase

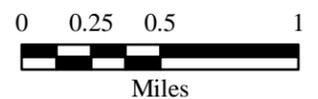
### Oconto County, Wisconsin



**Base Map Features**

- Town Boundary
- State Highway
- County Highway
- Local Roads
- Mountain-Bay Trail
- 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    |



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: Town of Chase; Oconto County; Bay-Lake Regional Planning Commission, 2008.

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**CHAPTER 3:  
FUTURE LAND USE PLAN**

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## INTRODUCTION

This chapter discusses in detail the 20-Year General Plan Design map and supporting land use recommendations for the Town of Chase. The background information and data provided in *Volume II: County Resources* was referenced by Plan Commission and advisory committee members during the year-long preparation of the town’s preferred future land use map. From these monthly meetings and presentations to the public, the Town of Chase 20-Year General Plan Design (**Map 3.1**) was drafted and approved. The map reflects the type, location, and density of specific future land uses the town would like to promote during this planning period. The land use inventory conducted in 2007, a detailed list of development strategies, and a series of implementation tools such as county and local zoning ordinances will assist town officials in achieving the 20-General Plan Design.

## 20-YEAR GENERAL PLAN DESIGN

### Land Use Classifications

The following land use classifications support the Town of Chase future land use plan. Utilizing these land use classifications, this section details the suggested type, location and density of development for the Town of Chase 20-Year General Plan Design. They define those vital land use characteristics that will assist in the preservation of the town’s rural character and promote efficient and orderly growth. The town’s future land use classifications are:

- Residential
- Governmental/Institutional/Utilities
- Agricultural
- Transportation
- Environmental Corridors Overlay
- Commercial/Light Industrial
- Parks and Recreation
- Woodlands/Open Space
- Mineral Resources Overlay

### Land Use Recommendations

#### **Residential**

It is the intent of this classification to promote orderly and efficient growth patterns that are consistent with adjacent land uses. The town prefers to promote single-family residences at varying parcel sizes to help preserve the rural nature of the town. The density of development should be driven by the presence of adequate transportation system, municipal services, and the natural landscape. Residential development in the Town of Chase is categorized into two categories- *concentrated residential* and *rural residential*.

#### ***Concentrated Residential***

The “Concentrated Residential” category is illustrated as “*residential*” on the town’s 20-Year General Plan Design (**Map 3.1**). This residential classification is designated for portions of the town that already contain large concentrations of development and within areas that have or are planned to have adequate infrastructure to allow for future growth at similar residential types and densities. Other issues to consider as residential densities increase and expand include:

- Integration of varying residential design standards such as conservation by design subdivisions
- Location and content of the existing environmental features
- Existing infrastructure and accessibility to future development
- Provision of emergency services
- Preservation of ground and surface water quality
- Availability of groundwater
- Location and quality of recreational facilities
- County and local land Use regulations

*Recommendations:*

- **Concentrated residential development will be primarily directed to the southeastern and southern sections of the town.** This area of the town is closest to the Green Bay Metro Area influence and the Village of Pulaski, and adjacent to Sunnyside Elementary School and to larger residential developments taking place in the Town of Little Suamico.
- **Concentrated development will continue as planned north on County Highway C and Lower Road** based on existing development patterns, natural features, and environmental corridors.
- **The Krakow Sanitary District covers the far northwestern corner of the town.** More concentrated residential development is planned for within the district. It is important to ensure the sanitary district does not repel development due to hook-up charges and monthly fees.
- **Infill should be maximized in concentrated residential whenever possible** to limit the costs to extend infrastructure; minimizing the loss of open space, valuable agriculture land, and productive woodlands; and decreasing the travel distance between residences and existing services. However, due to the town’s lack of sanitary and stormwater services, it is important that infill development be done in a manner that will continue to protect the town’s surface water features.
- **The rehabilitation or redevelopment of existing structures** will be encouraged to offer a more affordable housing option for town residents and to improve the general look and overall housing conditions within Chase.
- **Multi-family housing will be given consideration based on the needs of the town’s residents.** The town will make exceptions for smaller multi-family developments, such as town homes, if proof can be provided that the development will be adequately serviced by existing infrastructure. In such situations, it is recommended that these developments occur on larger lots within areas of designated concentrated residential development, adjacent to the Village of Pulaski, or in the Krakow Sanitary District.
- **The incorporation of various development techniques helps maintain a balance between the natural environment and new development.** It is recommended that various



development techniques such as conservation subdivisions are utilized in these areas in an effort to protect surrounding environmental features; preserve open space and agriculture land throughout residential areas; and protect woodlands and wildlife habitats.

- **Future residential development should maximize protection of environmentally sensitive areas** (i.e. woodlands, wetlands, steep slopes, floodplains, etc.) should be preserved in order to minimize soil erosion and damage to surface waters.

***Rural Residential***

The “Rural Residential” category is illustrated as “*woodlands and agricultural*” on the town’s 20-Year General Plan Design (**Map 3.1**) and encompasses single-family residences located primarily in the northern two-thirds of the town. This category focuses on individual single-family residences on larger lots built on predominately within agricultural, wooded, and open space land use designations. The town’s vision is to protect productive farmland and existing natural areas (vegetated areas and/or open space views) from development that will cause damage to or fragmentation of such features.

*Recommendations:*



- **Low density development is promoted to help maintain the town’s visual and environmental integrity.**
- **New residential development should conform to surrounding uses** in order not to detract from or conflict with existing properties.
- **The rehabilitation or redevelopment of existing rural housing structures** will be encouraged to offer a more affordable housing option for town residents and to improve the general look and housing conditions within Chase.
- **The establishment of natural or man-made buffers between residential development and farming operations** will help reduce land use conflicts.
- **Access controls are encouraged to limit the number of driveways** along the primary corridors in order to improve safety and reduce road maintenance costs.

**Commercial/Light Industrial**

The Commercial/Light Industrial land use classification also includes retail, professional, and service sector businesses. The Town of Chase already has a variety of commercial businesses that provide a number of services and jobs. The town would like to attract additional commercial and some light industrial development to locate in areas shown on the GPD. The town does not feel it has adequate infrastructure or land available to accommodate large industrial and manufacturing operations.

*Recommendations:*

- **Concentrated areas of commercial/light industrial use are planned along and adjacent to State Highway 32, County Highway C, and County Highway S** rather than dispersed throughout the town. These locations are envisioned to contain commercial, retail, and service related businesses that will be widely used by the town’s residents and visitors.

- **New businesses should be compatible with the character of the town.** The town encourages new businesses to feature attractive, well-maintained buildings that include appropriate signage and lighting so not to detract from the rural character of the community.
- **New commercial/light industrial development should be directed away from environmentally sensitive areas (shown as “Environmental Corridors” on Map 3.1).**
- **Development of new commercial/light industrial spaces should be carefully planned in order to minimize the impacts on existing infrastructure.** Proposals for new development should consider the adequacy of existing infrastructure to accommodate the needs of that area. New development should minimize the costs of utility and road extensions. Additionally, the presence of truck traffic, noise, and other impacts of industrial activity should be minimized when located near residential areas. When necessary, buffers should be created to minimize impacts between residential and business land uses.
- **The location of home-based businesses in areas outside of the designated commercial areas** on the General Design Map should be carefully scrutinized to ensure their operations do not interfere or compromise surrounding land uses or the rural integrity of the town.

### **Governmental/Institutional/Utilities**

The Governmental/Institutional/Utilities land use classification addresses the capacity and efficiency of government buildings; emergency services and facilities; utilities and utility sites; cemeteries; and public services provided to the town residents.

#### *Recommendations:*

- **Town officials should continually monitor the efficiency and effectiveness of all town provide services** to identify the need for improvement, change in policy, establishment of mutual aid agreements, or future capital investments.
- **Future municipal development should be located and signed in a manner to ensure safe access into and out of all public buildings and facilities.**
- **The Krakow Sanitary District should be monitored on a continued basis** to ensure it is capable of handling the development pressures within that area of the town.
- **Shared on-site wastewater treatment systems should be promoted where appropriate.** For cluster type developments outside of the sanitary district, shared on-site systems should be discussed as an option with developers.
- **Town officials should remain aware of changing issues on telecommunication towers and antennas and wind generation facilities** and the siting of such facilities.
- **The town is encouraged to maintain regular contact with the Pulaski Community School District** in order to be involved with the long-range plans of the district, including the siting of new facilities, improvements to existing structures, expansion of recreational areas, etc.

### **Park and Recreation**

The Park and Recreation land use classification discusses existing and future recreational facilities, trails, parks, and open spaces within Town of Chase.

*Recommendations:*

- **Future town recreational facilities should be located in areas that can be easily accessed** by either motorized or non-motorized means.
- **Future town recreational facilities should be built to accommodate all age groups, levels of disabilities, and skills.**
- **Town officials should continue to implement the strategies outlined in the Town of Chase Comprehensive Outdoor Recreation Plan.**
- **The town should cooperate with the surrounding towns, Oconto County, Wisconsin Department of Natural Resources** to promote the expansion and connectivity of recreational trails.

**Agricultural**

The Agricultural land use classification is designed to preserve existing lands devoted to the growing of crops and the raising of livestock.

*Recommendations:*

- **The town should encourage the preservation of agricultural lands** and the farmer's right to farm.
- **If residential development is permitted in these areas, low density development should be considered.** Future development in these areas should be done in a fashion which is least impactful to the natural environment and ensures fragmentation of quality open space does not occur.
- **Where appropriate, encourage new development techniques and programs which will preserve as much farmland as possible.** Utilize various development techniques such as conservation/cluster subdivisions to help protect the productive farmlands and open spaces.
- **It is important for prime agriculture lands continue to be under the best management practices for agricultural activities.** Inappropriate agricultural practices can have an adverse impact on the quality of surface water and groundwater unless properly managed.
- **Adequate buffers are encouraged between farming and future non-farming operations** in these areas in order to lessen conflict between land uses.
- **Large-scale farming operations** are recommended to be located in areas of the town that avoid environmental corridors and surface water features.
- **Town officials are recommended to work with Oconto County** to address the issue of large-scale farming operations.

**Woodlands/Open Space**

The Woodlands land use classification promotes the maintenance of the private woodlands and open space areas within the town.

*Recommendations:*

- **If residential development is permitted in these areas, low density development should be considered.** Future development in these areas should be done in a fashion which is least

impactful to the natural environment and ensures fragmentation of quality open space does not occur.

- **The Preservation of large tracts of natural areas and/or features is essential to enhance/retain buffers between incompatible uses to help maintain scenic views of the town.**
- **Private woodlands should not be developed with high densities.** The utilizing of unique development options such as conservation subdivision designs or clustering can help maintain the continuity of woodlands.
- **The application of best management practices will help protect the town’s many natural features and open space areas** that can be better utilized to enhance the town’s recreational opportunities and facilities.

## Transportation

The Transportation land use classification covers both motorized and non-motorized travel. This includes the existing road network; future recreation paths and trails; and recommendations for safety and improved traffic movement in the town.

### *Recommendations:*

- **To preserve the natural look of the town and to minimize the negative impacts of future residential development along roads,** it is recommended that new residential development be minimally visible from the road through the application of minimum set-back requirements.
- **For any new subdivisions are proposed within the town, an Area Development Plan should be provided.** This will allow the town to review and ensure future roads are well designed to promote efficient traffic flow and to avoid unnecessary cul-de-sacs and loops that can increase the town’s future maintenance costs or be disruptive for fire, police or rescue services.
- **The utilization of the PASER (Pavement Surface Evaluation and Rating) program** will assist town officials in maintaining the roads in the future and ensure there is a cost effective road management plan in place.
- **Recreational paths and trails such as snowmobile trails and the Mountain-Bay Hiking and Biking Trails should have proper signage and intersection controls** to ensure safe crossing and interaction with vehicles.

## Mineral Resources Overlay

The Mineral Resources Overlay is depicted on the General Plan Design to ensure active and future quarries are identified within the town. This overlay includes both metallic mining, although extremely rare, and non-metallic mining activities. In most cases, the type of mining to occur in Oconto County will involve extraction of gravel, marl, clay, and similar materials to be conducted for a specified approved period of time. When mining is complete and the site is reclaimed, the overlay shall be removed and the previous land uses allowed to continue.



- **The town should work with Oconto County Officials to monitor existing mining operations.** Any issues involving the mining operation should be brought to the attention of the county officials in a timely manner.
- **The town should adequately review proposed mining operations.** The town should recommend conditional use requirements to the county that ensure the mining operation does not significantly compromise surrounding land uses. The application of setbacks will help alleviate issues with neighboring properties.
- **Mining operations should be sited in areas that will have little negative impact** on the neighboring properties, adverse affects on groundwater, or significant wear on local roads.
- **The town should work with Oconto County and the Wisconsin Department of Natural Resources** to ensure mining operations are properly closed and reclaimed.
- **The town should pursue avenues in which to reclaim mining operations not sufficiently reclaimed.**
- **The reclaimed mining sites will be available for other land uses.** The town will need to determine the land use that best suits the area and needs of the town. (i.e. agriculture, recreational, residential)

### **Environmental Corridors**

Environmental corridors contain four components; 100-year floodplain as defined by the Federal Emergency Management Agency (FEMA), WDNR wetlands with a 50-foot setback, steep slopes of 12 percent or greater, and setback from all navigable waterways as defined by the Oconto County Shoreland Zoning Ordinance. Together, these elements represent the areas of the town that are most sensitive to development and are intended to be preserved.

#### *Recommendations:*

- **This plan should serve as a guide for the preservation of environmental corridors.** Using the environmental corridors as a guide when reviewing proposed developments will give the town background information to determine what areas are important to maintaining the rural character and quality of the town’s natural resource base. The corridors are an overlay to the recommended plan (**Map 3.1**) and should be utilized as a reference.
- **Future developments should be steered away from environmental corridors as much as possible,** or they are designed in such a manner to minimize the negative effects on water resources, wildlife habitats and the overall character of the town.
- **Any future development near environmental features should be carefully reviewed in order to maintain ample wildlife corridors.**

### **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.”

- Redevelopment of the former town dumpsite on Town Hall Road into a multi-dimensional recreational area.
- Development of the Stone Barn into a tourism and recreational area.
- Commercial development along State Highway 32 and south of County Highway S and in the Krakow Sanitary District.
- Commercial development on the north edge of the Village of Pulaski along State Highway 32.
- Denser residential development in the south and the southeastern areas of the town to preserve agricultural land, and perhaps in the future, work with the Town of Little Suamico on a joint municipal water and sewer system and recreational facilities.



Table 3.1 contains a summary of the year 2030 land uses, along with their approximate acreage totals, which have been designated on the Town of Chase 20-Year General Plan Design (**Map 3.1**). It is important to note that the 2030 acres are by general location and not by individual land uses, resulting in larger acreage calculations than those acreage totals found in the 2007 land use inventory.

Table 3.1: 20-Year General Plan Design Acreage Allocations

General Plan Design Category	GPD Acres Needed 2025
Residential	6,530
Commercial	1,369
Governmental/Institutional/Utilities	38
Agricultural/Open Space	8,057
Parks and Recreation	133
Woodlands	5,938
Transportation	189
Water Features	183
<b>Totals</b>	<b>22,437</b>

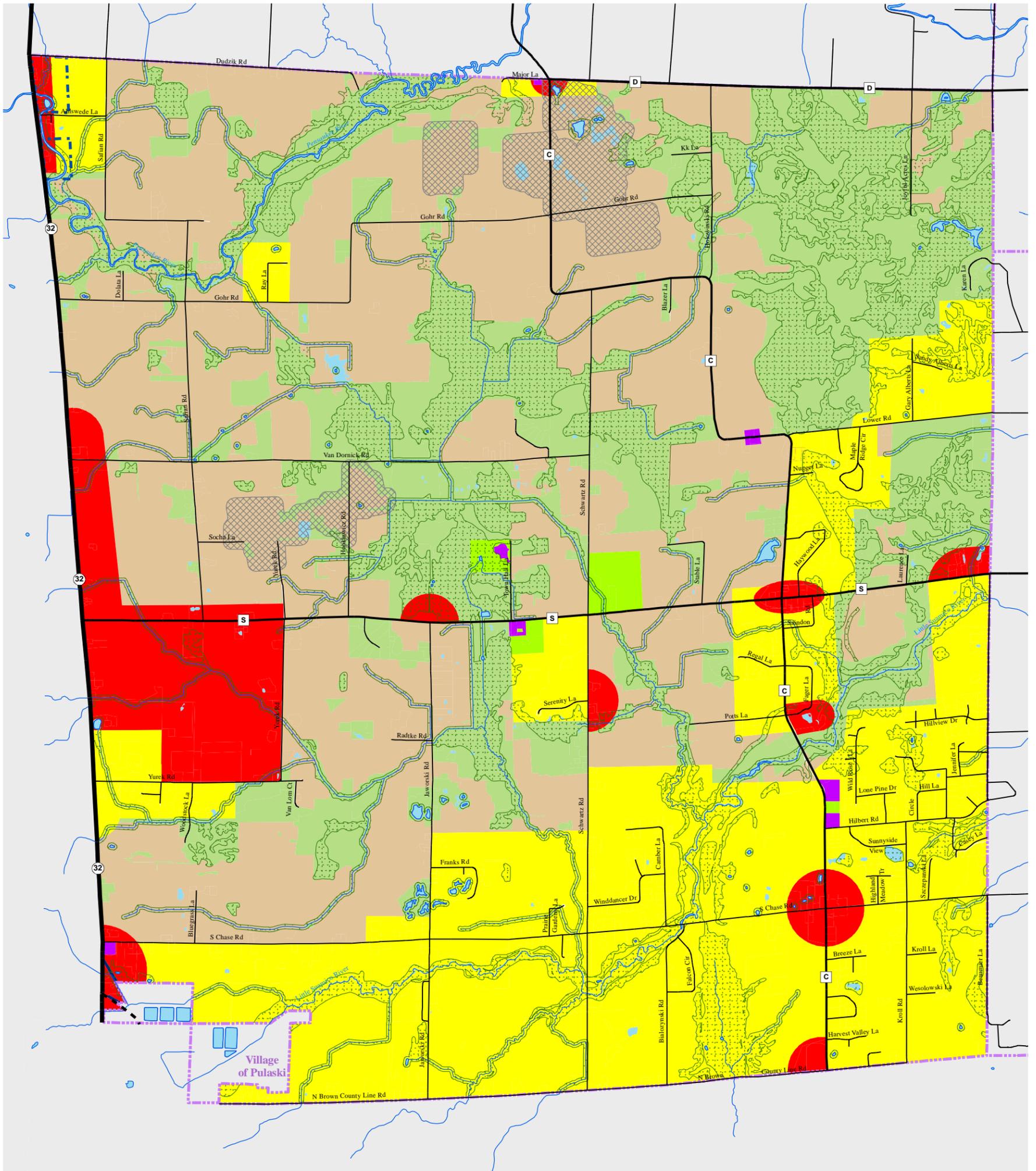
Source: Bay-Lake Regional Planning Commission, 2008.

In comparison to the future land use allocations noted in the above table, the 2007 Land Use inventory indicated the Town of Chase has 1,427 acres of residential land use, nearly 48 acres in commercial land use, and another 397 acres determined to be used for industrial land use, which consists of several non-metallic mining operations. For a complete list of current land uses, please see Table 2.2 in Chapter 2.

# 20-Year General Plan Design

## Town of Chase

### Oconto County, Wisconsin



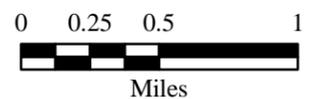
**Base Map Features**

- Town Boundary
- State Highway
- County Highway
- Local Roads
- Mountain-Bay Trail
- Surface Water

- Residential
- Commercial
- Park and Recreation
- Governmental/Institutional
- Transportation

- Woodlands/Natural Areas
- Agricultural
- Mineral Resources Overlay
- Environmental Corridors Overlay
- Sanitary District\*

\*Note: Identifies Parcels within Krakow Sanitary District



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: Town of Chase; Oconto County; Bay-Lake Regional Planning Commission, 2008.

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# **CHAPTER 4: IMPLEMENTATION**

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## INTRODUCTION

This chapter details a set of development strategies (goals, objectives, policies, and programs) for each of the elements addressed in the *Town of Chase 20-Year Comprehensive Plan*; a description on how each of the plan elements are integrated and made consistent with one another; a timetable and process for amending/updating the comprehensive plan; and a general implementation schedule for many of the stated development strategies.

## RESPONSIBILITIES OF LOCAL OFFICIALS

As directed by the Town of Chase Town Board, the Plan Commission has the primary responsibility of implementing the comprehensive plan. In-turn, the Chase Plan Commission will be working in conjunction with Oconto County officials in the implementation of the plan. Elected officials and members of the Plan Commission need to be familiar with the maps and text, as well as the vision statement and future development strategies found within the plan. The comprehensive plan should provide much of the rationale elected officials need in making a land use decision or recommendation. When reviewing any petition or when amending any of the towns land use controls, the comprehensive plan shall be reviewed and a recommendation derived based on the development strategies, vision statement, land use recommendations, and General Plan Design. Additionally, the town will consult the comprehensive plan when working with Oconto County to draft further land use ordinances or making future land use recommendations. If a decision needs to be made that is inconsistent with the comprehensive plan, the comprehensive plan must be amended to reflect this change in policy before it can take effect. A glossary of Planning and Zoning Terms is provided as Appendix G of *Volume I: Town Plan*.

## CONSISTENCY WITH EXISTING PLANS, REPORTS, AND STUDIES

This plan was created in a manner to promote consistency amongst all the elements and their respective development strategies. It is important elected officials and Plan Commission members periodically review the plan elements and development strategies for applicability and consistency. These reviews will also ensure the plan contains the most current information in which to make land use decisions. Any town ordinances and regulations maintained and enforced by Oconto County need to be periodically reviewed for consistency with the *Town of Chase 20-Year Comprehensive Plan*. Furthermore, the town should continue to work cooperatively with Oconto County to ensure all county land use ordinances and maps are consistent with the town's comprehensive plan.

## UPDATING THE COMPREHENSIVE PLAN

The Plan Commission is the lead entity in amending/updating the *Town of Chase 20-Year Comprehensive Plan*. Any changes to the comprehensive plan should follow s. 66.1001 (4)(b), Wis. Stats. and the procedures for fostering public participation approved by the town.

It is recommended that the town's comprehensive plan be reviewed/updated by the Town 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; and
  - Ensure consistency with new or revised ordinances proposed by Oconto County.
- **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; and
    - Be aware of updates or completion of other local, county, or regional plans.
  - **Ten Years** - required comprehensive plan update per §66.1001(2)(i) of the Amend the plan as needed based on changing conditions.
    - Conduct a review of the town’s vision statement, General Plan Design development strategies and map, land use recommendations, work with Oconto County to update the town’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 IN CONJUNCTION WITH COUNTY ZONING

### Zoning

#### **Oconto County Zoning Ordinance**

Oconto County maintains and administers a countywide zoning ordinance. This means the county has jurisdiction over all zoning within the unincorporated communities of the county, while the incorporated communities administer their own zoning ordinances. Oconto County uses these zoning ordinances to promote public health, safety, and welfare; to protect natural resources; and to maintain community character. Zoning districts were established to avoid land use conflicts, protect environmental features, promote economic development, and to accomplish land use objectives outlined by a comprehensive plan. Please refer to the Oconto County Zoning Ordinances 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 existing zoning map to determine compatibility and realignment within various districts. The Town Plan Commission should work closely with Oconto County to judge when re-zoning will occur because it is not the intent of the zoning map to become a direct reflection of the plan. The comprehensive plan previews the future while zoning deals with present day.
- The town should cooperate with Oconto County to develop ordinances that encourage the protection of the town’s natural features, open spaces, and agriculture land.

- Additional ordinances may be developed by the town or Oconto County in order to meet the “vision statement” highlighted in Chapter 1 of this plan.

### **Official Mapping**

Under s. 62.23(6), Wis. Stats., 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 the city/village/town acquires lands for streets, or other uses 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 it known to potential buyers there is land designated for future public use.

### **Floodplain Ordinance**

Oconto County recognizes that uncontrolled development within floodplains or too close to rivers or streams can be an issue of public health, safety, and general welfare of its residents. The Oconto County Zoning Ordinance regulates development in flood hazard areas for the protection of life, health and property while providing a uniform basis for the preparation, implementation and administration of sound county floodplain regulations.

Areas regulated by the Oconto County Floodplain Ordinance include all areas that would be covered by the “Regional Flood.” 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 carrying 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 floodplain zoning in Oconto County refer to the Oconto County Zoning Ordinance.

Any further development in the Town of Chase will comply with the Oconto County Floodplain Zoning Ordinance. The town will continue to cooperate with Oconto County, WDNR, FEMA, and other appropriate agencies when updates to the Oconto County Flood Insurance Rate Maps and the Oconto County Floodplain Zoning Ordinance are proposed.

### **Shoreland Ordinance**

The Oconto County Zoning Ordinance establishes zoning standards for use of shorelands along navigable waters. The shoreland standards apply to lands:

1. within unincorporated communities that lie within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages; and

2. within 300 feet of the ordinary high water mark of all navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater.

The Oconto County Shoreland Zoning Ordinance also establishes 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.

- Further development in the Town of Chase will comply with the Oconto County Shoreland Zoning Ordinance.

### **Land Division/Subdivision Ordinance**

A land division/subdivision ordinance, as authorized by Chapter 236 of Wisconsin Statutes regulates the division of raw land into lots for the purpose of sale or building development. The town may regulate, by ordinance, the division of land within its boundary. 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.

Oconto County does have a Land Division Ordinance in place. The ordinance applies to “any act of division of a lot, parcel, or tract which existed on the effective date of this ordinance by the owner thereof or his agent for the purpose of transfer of ownership or building development where the act of the division creates one or more new lots, parcels, tracts or units, if the lot, parcel, tract or unit being created is equal to or smaller in area than ten (10) acres in size, determined by the right of way.”

### **Local Town Ordinances**

The Town of Chase has adopted a series of ordinances contained in the *Town of Chase Code of Ordinances*. A Subdivision Ordinance was adopted by the Town of Chase to set a more restrictive buildable lot size for residential development than set by the Oconto County Board of Supervisors and set forth in the Oconto County Zoning Ordinance and Oconto County Land Division Ordinance. For more information on this ordinance, please contact the Town of Chase. In addition, the Town of Chase has adopted the following local land use ordinances that will be referenced during the implementation of the town’s comprehensive plan:

- Park and Recreation
- Culvert and Driveway
- Road
- Explosives and Blasting
- Non-Metallic Mining

### **Other Ordinances and Regulations**

The town may choose to adopt additional local ordinances to help implement their *Town of Chase 20-Year Comprehensive Plan*. Examples of these ordinances may include:

- Blighted Building Ordinance
- Landscape Ordinance
- Erosion and Stormwater Control Ordinances
- Historical Preservation Ordinance
- Design Review Ordinance

## IMPLEMENTATION OF DEVELOPMENT STRATEGIES

The Town of Chase Plan Commission, with cooperation from Oconto County, will be directly responsible for, or oversee the implementation of most of the development strategies (goals, objectives, policies, and programs) with the Town Board ensuring the plan is being implemented in a timely manner. In total, there are eleven general goals with a detailed list of objectives, policies, and programs. Since many planning issues are interrelated (e.g., land use and transportation), the objectives, policies, and programs of one element may closely relate to those stated in other areas.

The following statements specifically describe the steps the Town of Chase intends to take in order to efficiently develop over the next 20 years. A majority of the strategies were taken from the materials used to prepare the town's land use plan in 1995 that was not adopted and revised to reflect the responses of the Nominal Group discussion and other public involvement steps.

### **Goals, Objectives, Policies and Programs**

Goals, objectives, policies and programs are a combination of intended steps to produce a series of desired outcomes. They each have a distinct and different purpose within the planning process.

- **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 rule(s) or course(s) of action used to ensure plan implementation.
- **Programs** – an action or a coordinated series of actions to accomplish a specific policy.

*Note:* Since many planning issues are interrelated (e.g., land use and transportation), the goals, objectives and policies of one element may relate to those stated in other elements.

### **LAND USE**

***GOAL:*** *To utilize the land use recommendations as a guideline in the implementation of the 20-Year General Plan Design created to be the preferred future land use map for the Town of Chase (Chapter 3 of this document).*

### **COMMUNITY PLANNING**

***GOAL:*** *To utilize the Town of Chase 20-year Comprehensive Plan as a guide when making future land use decisions.*

***Objective 1:*** Utilize this 20-year comprehensive plan to best reflect the long term interests of town residents.

#### ***Policies:***

- A. Consult the recommendations of each land use before any variances and/or conditional use recommendations are made to ensure they fit within the context and framework of the General Plan Design.

- B. Ensure future development occurs in a planned and coordinated manner to retain the town’s rural character and agriculture economy while protecting the natural resources.
- C. Maintain and enforce local ordinances that address issues specific to the town.
- D. Encourage cooperation and communication between the town, neighboring municipalities, and Oconto County in implementing this 20-year plan.

**Programs:**

- Provide copies of the 20-year comprehensive plan to neighboring municipalities and Oconto County.
- Participate in annual meetings with adjacent municipalities to discuss implementation of the individual comprehensive plans.
- Continue to work with county officials on the review, updating, and enforcement of county zoning.

**Objective 2:** The Town Board and Town Plan Commission are responsible for reviewing and updating this comprehensive plan.

***Policies:***

- D. Maintain maps relevant to the implementation of the comprehensive plan and to monitor land use changes within the town.
- E. Continue to be involved on planning initiatives undertaken by Oconto County, such as updating of the county’s zoning ordinances, and farmland preservation and outdoor recreation plans that could potentially impact implementation of the town’s comprehensive plan.
- F. Review the comprehensive plan on an annual basis with plan updates scheduled for every five years.
- G. Ensure the public is informed and involved to the greatest extent possible when considering updates and revisions to the town’s comprehensive plan.

**INTERGOVERNMENTAL COOPERATION**

***GOAL:*** To communicate with the Oconto County, neighboring communities, and other interested groups/agencies on future planning projects.

***Objective:*** Promote cooperation between the Town of Chase, Oconto County, and any other municipality or government entity that makes decisions impacting the town and surrounding area.

***Policies:***

- A. Work cooperatively with surrounding communities to minimize conflicts in preferred land uses along municipal boundaries.

**Programs:**

- Participate in future meetings and planning activities that could impact the implementation of this comprehensive plan.

- Meet annually with Oconto County officials to discuss zoning issues impacting the town.
  - Work with neighboring communities and agencies to mutually address issues of concern regarding natural features that span across municipal boundaries.
- B. Work with Oconto County, neighboring communities, Pulaski Community School District and other interested agencies and organizations to maximize resources through joint ownership or usage agreements whenever possible.

**Programs:**

- Continue to utilize “mutual aid agreements” as a cost effective means to provide services.
  - Continue to support local civic groups such as sportsmen’s, snowmobile, and athletic clubs in their efforts to preserve and expand recreational opportunities for residents and visitors.
  - Continue to evaluate the Krakow Sanitary District and its capacity to serve increasing development in and adjacent to the district.
- C. Meet annually with officials from the Pulaski Community School District to discuss amount and location of population growth in the school district and the need for additional educational and recreational facilities.
- D. Meet annually with Village of Pulaski officials to discuss the type and location of development within the village’s extraterritorial boundary.
- E. Maintain membership in the Wisconsin Towns Association (WTA) as a important resource for information on issues that will impact the town.

**NATURAL RESOURCES**

***GOAL:*** *To preserve the town’s open space and the natural resources.*

***Objective 1:*** Work to protect the town’s wetlands, floodplains, Little Suamico River, creeks, open spaces, and woodlands.

***Policies:***

- A. Promote conservation by design and clustering methods for future housing development in order to preserve natural resources.
- B. Understand the location, type, and importance of the town’s natural features.

**Programs:**

- Maintain a current environmental corridors map as a reference tool in implementing the town’s General Plan Design (**Map 3.1**).
- Refer to the General Plan Design and accompanying land use recommendations when development is proposed within the town to ensure it occurs in an environmentally friendly manner and that existing natural features can be appropriately integrated for trails and recreational opportunities.

- Monitor the size, location, and amount of activity undertaken at the several active non-metallic mining sites to proactively minimize any impact to surrounding land uses and natural resources.
  - Work with the non-metallic mining companies, Oconto County, the State of Wisconsin on the appropriate closure of exhausted mining sites.
- C. Review all proposed development for evaluation of its potential impact on the identified environmental corridors including the Little Suamico River, creeks, wetlands, woodlands, and on soils types noted as steep slope.

**Programs:**

- Maintain familiarity with Oconto County’s Zoning Ordinances and State of Wisconsin regulations that regulate the town’s natural features.
  - Encourage the inclusion of environmental corridors, buffer zones, grasslands and other natural areas in any future residential, commercial, and agricultural development.
  - Work with Oconto County and Wisconsin Department of Natural Resources staff to further explore ways to best utilize or preserve natural features within the town.
- D. Encourage sound management practices of the town’s private and public woodlands.
- E. Encourage the inclusion of natural buffers around wetlands for future development.

**Objective 2:** Encourage protection of both surface and groundwater resources.

***Policies:***

- A. Work cooperatively with surrounding municipalities and Oconto County to pursue measures to protect surface and groundwater resources.
- B. Support studies that monitor the number of wells being constructed and closed and their impact on the general water level and quality within the town.
- C. Promote the use of sound agricultural and soil conservation methods that minimize groundwater contamination and erosion of topsoil.

**AGRICULTURAL RESOURCES**

***GOAL:*** To protect valuable farmland by directing development to other areas with similar land uses and supporting infrastructure.

**Objective 1:** Maintain large contiguous prime agricultural tracts and open spaces to preserve the town’s rural atmosphere and farming community.

***Policies:***

- A. Promote the idea of the farmer’s right to farm.

- B. Use the General Plan Design to help direct residential and commercial development to areas where those existing land uses are already prominent, and to smaller, less productive agriculture tracts.
- C. Discourage development on soils that have been identified as being prime agricultural areas thus encouraging the use of these lands for continued farming purposes only.

**Program:**

- Work with Oconto County officials to update the county’s farmland preservation plan.
- D. Maintain communication with county officials on farming legislation at both the state and federal levels that would impact the town’s farming community.

**Objective 2:** Minimize the potential for conflicts between farming and non-farming residents.

***Policies:***

- A. Explore the option of creating an ordinance making it mandatory to have a buffer strip and/or setback between farm operations and adjacent residential developments to minimize conflicts of farming operations on residential living.
- B. Promote conservation by design and clustering methods for future housing developments in order to preserve contiguous lands for future farming.
- C. Work with county and state transportation officials to create a safe environment for travel between agricultural fields and farming operations through better road construction techniques and signage.

**CULTURAL RESOURCES**

***GOAL:*** To preserve, enhance, and promote the town’s cultural resources.

***Objective:*** Advocate for the preservation of buildings (churches, historic homes and buildings), structures (out buildings, bridges, etc.) and other landscape features (cemeteries, fence lines, etc.) that are an integral part of the town’s heritage.

***Policies:***

- A. Discourage the destruction or alteration of the town’s remaining historic features.

**Programs:**

- Inventory and map the town’s historic resources.
  - Work with private owners of these historically significant features to identify technical and financial resources to preserve and enhance these valuable assets.
- B. Implement the strategies outlined in the Town of Chase Comprehensive Outdoor Recreation Plan.

**Programs:**

- Participated in the updating of the Oconto County Outdoor Recreation Plan.

- Work with state and county agencies to identify funding sources for preservation of the town's historic assets.

### HOUSING

***GOAL:*** *To provide for a variety of quality housing opportunities for all segments of the town's current and future population.*

***Objective 1:*** Promote initiatives that provide a range of housing choices to meet the needs of all income levels and of all age groups and persons with special needs.

***Policies:***

- A. Follow the land use recommendations established for housing that promote orderly development and a variety of housing densities.
- B. Promote the establishment of housing special needs residents to be located in the Village of Pulaski or another suitable incorporate community where needed services are readily available.
- C. Direct more dense residential development to areas within the Krakow Sanitary District and to the southeastern portion of the town as reflected on the General Plan Design.
- D. Support housing developments for all persons including low and moderate income, elderly, and residents with special needs provided through the county and/or community action agency.
- E. Maintain subdivision and land division ordinances to assist in the implementation of the General Plan Design.
- F. Direct residents to Oconto County and NEWCAP to obtain educational materials and information on financial programs and on home repairs and modifications.
- G. Obtain annual data from the state, county, and BLRPC to monitor the town's population growth and characteristics.

***Objective 2:*** Promote new single family housing developments to be constructed in areas that do not negatively impact the environment or compromise existing farming operations.

***Policies:***

- A. Direct higher density residential development to areas that minimize impacts upon low density areas, natural features, viewsheds, and farming operations.
- B. Maintain ordinances to ensure there are at least two access points to each new housing development for emergency purposes and traffic flow.
- C. Encourage connectivity of new housing developments to allow for the construction of non-motorized trails between them.
- D. The construction of new homes and the remodeling of existing residences are to be regulated by state building codes and ordinances.

## ECONOMIC DEVELOPMENT

***GOAL:*** *To encourage small scale business development that is consistent with the General Plan Design and does not compromise the rural character of the town.*

***Objective 1:*** Locate future businesses in areas that do not distract from the town’s rural character.

***Policies:***

- A. Promote areas in the town such as State Highway 32 where additional businesses are compatible with existing land uses, infrastructure, and compatible zoning.
- B. Work with county officials to control the location and amount of signage, lighting, landscaping, buffering, and access preferred for businesses.
- C. Encourage the establishment of “home-based” businesses.
- D. Monitor “home-based” businesses to ensure they continue to meet the existing zoning and/or land use variances established when the business was started.
- E. Partner with county and regional economic development professionals to identify opportunities to attract light industrial, commercial, and retail businesses to the town.

***Objective 2:*** Work with Oconto County staff and State of Wisconsin officials to address the issues of non-metallic mining.

***Policies:***

- A. Work with county staff on updating, maintaining, and interpreting zoning ordinances that address the siting, opening, operation, reclamation, and closure of all non-metallic mining sites.
- B. Maintain and enforce the town’s local non-metallic mining ordinance.

***Objective 3:*** Protect and enhance the town’s valuable agricultural economy.

***Policies:***

- A. Assess the value of the agricultural lands and the rural and scenic nature of the town before changing the zoning to non-agricultural uses.

**Programs:**

- Establish and maintain ordinances to support, protect, and monitor agriculture operations.
  - Work with county, state, and federal agencies to attract resources to preserve existing agriculture operations and to diversify the town’s agriculture economy through the integration of new agriculture-related businesses.
  - Work with the county on updating the Oconto County Farmland Preservation Plan.
- B. Utilize Oconto County’s Zoning Ordinances to minimize adverse affects to farming due to continuing development pressures.

- C. Become educated on development techniques (e.g., Conservation Subdivisions) that preserve the agricultural lands and open spaces in the town.

**TRANSPORTATION**

***GOAL:*** To advocate for a safe and efficient motor and non-motorized transportation system.

***Objective 1:*** Promote a multi-modal transportation system that is will serve future development needs.

***Policies:***

- A. Conduct an annual assessment of road pavement conditions, road drainage and ditch maintenance needs, adequacy of existing driveways and culverts relative to safe access, and adequacy of sight triangles at road intersections.

**Programs:**

- Work with the Oconto County Highway Commission, the Wisconsin Department of Transportation, and the Bay-Lake Regional Planning Commission to develop a long-range maintenance and improvement program for town roads.
  - Keep intersections where driveways of non-metallic mining operations connect with town and county roads free of gravel, sand, and mud to prevent accidents.
- B. Work with the Oconto County Highway Department and the Wisconsin Department of Transportation to establish safe and efficient multi-model movement near all high volume intersections, densely developed areas, and public facility locations.

***Objective 2:*** Establish a transportation system that complements the rural character and natural environment of the town.

***Policies:***

- A. Advocate for well maintain transportation routes to permit safe travel of residents and visitors.
- B. Promote residential developments to include the opportunity for the construction of non-motorized trails between residential and business areas.
- C. Work with Oconto County and Wisconsin Department of Transportation officials to ensure town roads can be safely traveled by farmers utilizing equipment and transporting equipment, feed, and livestock.
- D. Promote an energy conservation transportation system.

**UTILITIES/COMMUNITY FACILITIES**

***GOAL:*** To ensure future community facilities and public utilities adequately serve the residents of the town.

***Objective 1:*** Invest in the expansion and maintenance of community facilities to meet future needs.

***Policies:***

- A. Continue to participate in “mutual aid agreements” for police, emergency medical, and fire services.

**Programs:**

- Monitor quality and cost of mutual aid services on an annual basis.
  - Assess the need to locate a joint fire and ambulance station somewhere within the town.
  - Evaluate the need for extra police protection with the increase in population in the coming years.
- B. Investigate the idea of establishing a municipal court in conjunction with neighboring communities or expanding the existing court located in the Village of Pulaski.
  - C. Prepare an annual capital improvement budget to address expansion and upgrades to facilities and equipment owned by the town.

**Programs:**

- Ensure all community facilities have the capability to be upgraded to handle future technology driven equipment.
- Ensure town staff have the technology capabilities to handle the requirements of their jobs.
- Replace equipment on an as needed basis.

***Objective 2:*** Encourage the expansion of public utilities to meet the needs of residents, business, and farming operations during this planning period.

- A. Work cooperatively with service providers to upgrade telecommunication, cable, gas, and electrical services as appropriate.
- B. Work with utility providers to identify alternative energy and fuel options for town operations and to promote those alternatives with residents and businesses.

**PARKS AND RECREATION**

***GOAL:*** *Provide and maintain a variety of recreational opportunities for town residents and visitors to use and enjoy.*

***Objective:*** Promote recreational opportunities to be used by individuals of all age groups and abilities.

***Policies:***

- A. Implement the identified goals within the Town of Chase Comprehensive Outdoor Recreation Plan.
- B. Provide input into the update of the Oconto County Outdoor Recreation Plan for the creation or expansion of county-owned recreational facilities such as the Mountain-Bay Trail.

- C. Work with the Pulaski Community School District on the siting and building of new recreational sites.
- D. Work to ensure there is adequate public access to the town's natural features such as the Little Suamico and Pensaukee Rivers.
- E. Work with civic and outdoor groups to establish new or expand existing recreational opportunities such as snowmobile and ATV trails.
- F. Continually evaluate and assess the need to develop park and recreation areas such as ball diamonds, community parks, volleyball/basketball courts, etc. as new residents move to the town.
- G. Ensure access for the disabled, elderly and very young when planning/designing/coordinating and constructing any new recreation projects, including parking, trails, etc.

### **Implementation Steps**

Town officials should establish a general process and timetable for addressing the development strategies that will ultimately lead to implementing the comprehensive plan. The steps to address the development strategies should 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 Plan Commission meetings and a minimum of one Town Board meeting per year. The review of the comprehensive plan should include assessment of the town's land use control tools (e.g., ordinances and regulations) previously listed.
2. The Plan Commission and Town Board 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. Town 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 below.
4. The priority policies and programs should be separated based on topic such as 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 Town of Chase has many tools available for the implementation of the stated development strategies over the 20-year planning period. Within the appendices of this document, 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. Town officials will need to monitor the Inventory and Trends highlighted in Chapter 2 to ensure the development strategies address the changes in local demographics and to the regional economic climate.

## **Stakeholders**

Bay-Lake Regional Planning Commission  
 Civic and Recreation Clubs  
 Oconto County  
 Oconto County Highway Department  
 Oconto County Land Conservation Department  
 Oconto County Planning/Zoning/Solid Waste Department  
 Oconto County UW-Extension  
 Pulaski Area School District  
 United States Department of Agriculture, Natural Resources Conservation Service  
 Village of Pulaski  
 Wisconsin Department of Administration  
 Wisconsin Department of Natural Resources  
 Wisconsin Department of Transportation

## **Implementation Timetable**

To efficiently implement the *Town of Chase 20-Year Comprehensive Plan*, the detailed list of development strategies outlined above is divided into three primary categories: Ongoing, Annual, and Schedule. Several strategies are “Ongoing” and have been noted as being maintained or continued. Some actions need to be completed on an “Annual” basis, such as meetings with the county, recreational groups, local school districts, or neighboring communities to discuss local land use issues and concerns; establish the annual and capital improvements budgets; review the comprehensive plan and local ordinances; and submit letters of interest for joint planning projects (i.e. water quality studies, joint grant applications, or mutual aid agreements). A general implementation schedule for some of the key development strategies proposed by the Town of Chase is provided below.

### **Ongoing**

1. The town, in cooperation with Oconto County, should continue to maintain ordinances that address particular issues impacting the town. The town may want to consider adopting additional ordinances that are more restrictive than those currently being enforced by Oconto County in order to provide additional protection to its unique natural features, agriculture land, and general quality of life when appropriate. Note: The preparation and adoption of some local ordinances may take one to two years to be completed.
2. There should be continued discussion between the Village of Pulaski and the Town of Chase regarding all development options within the extraterritorial planning area to include residential developments: commercial development along State Highway 32; parks and recreation; and siting of future utilities and infrastructure.
3. Town officials should work with Oconto County, Pulaski Area School District, the towns of Little Suamico and Pittsfield, and recreation clubs to investigate the location and types of recreational facilities needed in the future for all entities.
4. The town should continue to work with surrounding communities and Oconto County to ensure that public services provided are efficient, done so at a high level, and are cost-effective. As part of this, the town should continue to evaluate all mutual-aid agreements that are in place and evaluate any other potential opportunities.

5. Town officials should continue to work with the Krakow Sanitary District Board on how well the district will serve future development needs in that area.
6. Chase should work with Oconto County and the Wisconsin Department of Natural Resources to ensure existing and future mining operations do not have a disruptive impact on surrounding land uses and the pose a financial burden to the town to maintain infrastructure or in the reclamation of old exhausted sites.
7. The town should work with Oconto County and other local, state and federal agencies to minimize the impact of future development on agriculture land and natural features.

### **Annual**

1. Town officials should review on an annual basis the comprehensive plan, including land use trends, changes in demographics, and new county and state regulations and ordinances they impact the town's ability to implement their plan.
2. The town should continue to work cooperatively with Oconto County to update the Oconto County General Zoning Ordinance in order to help work toward the vision statement set out in the *Town of Chase 20-Year Comprehensive Plan*.
3. The Town of Chase should annually review the implementation strategies outlined in the town's *Comprehensive Outdoor Recreation Plan*.
4. The town should participate in annual meetings with adjacent communities to discuss implementation of the individual comprehensive plans.
5. For reference and information purposes, Chase should maintain and display annually updated maps of the town's natural features-wetlands; floodplains; lakes, rivers, and streams; woodlands; prime agriculture soils; and soils that comprise areas of steep slope.
6. Chase should maintain its annual membership with the Wisconsin Towns Association as a important resource for information on issues that will impact the town.

### **Schedule 1 to 5 Years**

1. The town, with the assistance of Oconto County, may want to explore developing plans and processes aimed at protecting the quality and quantity of the town's water resources. This could include, but is not limited to projects such as: developing a stormwater management plan; identifying and developing a plan to protect vital groundwater recharge areas; developing and enforcing erosion control measures; and the restoration of wetlands.
2. Chase should work with Oconto County on the updating of the county's Farmland Preservation Plan, Outdoor Recreation Plan, and the implementation and maintenance of the Multi-Hazards Plan.
3. With limited municipal services and an aging population, the town should be working with the Village of Pulaski officials on the future need for long term care facilities to service the people of that area.

**VOLUME I - APPENDIX A**  
**PUBLIC PARTICIPATION RESOLUTION**



TOWN OF CHASE

RESOLUTION NO. 07-04

**RESOLUTION ADOPTING WRITTEN PUBLIC PARTICIPATION PROCEDURES**

**WHEREAS**, the Town of Chase is preparing a Comprehensive Plan under Wis. Stats. 66.1001, and;

**WHEREAS**, the Town of Chase may amend the Comprehensive Plan from time to time and;

**WHEREAS**, Wis Stats 66.1001 (4) requires a governing body of a local unit of government adopt written procedures designed to foster public participation in the adoption of amendment of a comprehensive plan and;

**WHEREAS**, the Town of Chase has prepared and publicly reviewed such written procedures entitled Procedures for Public Participation for Adoption or Amendment of the Town of Chase Comprehensive Plan;

**NOW THEREFORE BE IT RESOLVED**, the Town Board of Supervisors of the Town of Chase officially adopts Procedures for Public Participation for adoption or Amendment of the Town of Chase Comprehensive Plan.

Adopted this 10<sup>th</sup> day of September, 2007

Approved:

*Jim Lamm*  
Town Chairperson

Attest:

*Deanne Prohler*  
Town Clerk



**VOLUME I - APPENDIX B**  
**BLANK COMMUNITY SURVEY**



**TOWN OF CHASE - COMPREHENSIVE PLAN SURVEY**

Future growth and development within the Town of Chase is inevitable. With the trend of people moving to the country and away from urban areas, the Town of Chase's central location will continue to be a draw to many looking for that ideal rural setting. If future development is not controlled by the town in a logical manner, extreme negative impacts could occur, both financially and upon the physical environment. Because of these potential negative impacts, the Town of Chase has elected to prepare a comprehensive plan regarding issues and locations for future development. It is important for this plan to have input from the town residents and landowners regarding their feelings towards specific issues.

Check the one box that most closely represents your thinking for each question. If one person in your household is filling out the survey, that person should use only the  symbol. If two persons are filling out the survey, each should choose a symbol, either a  or , and check only that symbol throughout the whole survey. Please take a moment to fill out this survey and return it no later than **October 1, 2007** to Jeanne Wroblewski, Town Clerk, 7793 County Road S, Sobieski, WI 54174. Please answer all questions clearly and concisely.

**A. Household Information:**

1. Please indicate (x) which age category you fall into:

18-25      26-35      36-45      46-60      60 +

2. Are you a resident of the Town of Chase? If so, for how long?

No, I am just a property owner within the Town of Chase.

Yes, I am a resident of the Town of Chase.

Less than 2 years      2-5 years      6-10 years

11-20 years      20 - 30 years      Over 30 years

3. Do you currently work within the Town of Chase?

Yes      No

4. What type of house do you live in?

Single-Family      Duplex      Apartment      Mobile Home   

Other: \_\_\_\_\_

**B. Residential Development:**

1. What types of additional housing do you feel are needed within the Town?

No more is needed,      Mobile Homes,      Apartments,      Single-Family,      Condominiums,      Elderly Housing,      Duplexes,      Low Income Housing      Other:

\_\_\_\_\_

5. In your opinion, how important are the following community needs? Circle the number which indicates the importance of the need, 1 being the least important and 5 being the most important. Elaborate on any specific issues in the space provided.

	<u>Not</u> <u>Important</u>				<u>Very</u> <u>Important</u>
<b>A. <u>COMMUNITY SERVICES</u></b>					
Municipal Water System	1	2	3	4	5
Municipal Sewer System	1	2	3	4	5
Refuse / Recycling	1	2	3	4	5
Health	1	2	3	4	5
Fire	1	2	3	4	5
Police	1	2	3	4	5
Transportation	1	2	3	4	5
Recreation	1	2	3	4	5
Education	1	2	3	4	5
Comments/Specific Concerns:	_____				

<b>B. <u>HOUSING DEVELOPMENT</u></b>					
No New Residential Development	1	2	3	4	5
Rehabilitation of Existing Housing	1	2	3	4	5
Areas for Single Family Housing	1	2	3	4	5
Areas for Du-Plexes	1	2	3	4	5
Areas for Apartments	1	2	3	4	5
Areas for Mobile Homes	1	2	3	4	5
Areas for Elderly Housing	1	2	3	4	5
Areas for Low-Income Housing	1	2	3	4	5
Comments/Specific Concerns:	_____				

<b>C. <u>COMMERCIAL/ INDUSTRIAL</u></b>					
Areas for New Commercial Development	1	2	3	4	5
Development of Existing Commercial Areas	1	2	3	4	5
Home-based Businesses	1	2	3	4	5
New Industrial Development	1	2	3	4	5
Quarry Development	1	2	3	4	5
Retail Shops (specify types needed):	_____				
Comments/Specific Concerns:	_____				

<b>D. <u>RECREATION</u></b>					
New Public Parks	1	2	3	4	5
Development of Parkways	1	2	3	4	5
Snowmobile / X-Country Ski Trails	1	2	3	4	5
Public Wildlife Areas	1	2	3	4	5
Comments/Specific Concerns:	_____				

	<u>Not</u> <u>Important</u>				<u>Very</u> <u>Important</u>
<b>E. <u>HEALTH / SOCIAL SERVICES</u></b>					
Emergency Care	1	2	3	4	5
Develop Programs for the Elderly	1	2	3	4	5

Comments/Specific Concerns: \_\_\_\_\_

	<u>Not</u> <u>Important</u>				<u>Very</u> <u>Important</u>
<b>F. <u>TRANSPORTATION</u></b>					
Traffic Control / Safety (i.e. truck routes, driveway access, signs, turning lanes, etc.)	1	2	3	4	5
Street / Road Maintenance	1	2	3	4	5
Planning / Design for New Roads	1	2	3	4	5

Comments/Specific Concerns: \_\_\_\_\_

	<u>Not</u> <u>Important</u>				<u>Very</u> <u>Important</u>
<b>G. <u>ZONING</u></b>					
Town Zoning Control	1	2	3	4	5
County Zoning Control	1	2	3	4	5
Better Zoning Enforcement	1	2	3	4	5
Development of New Ordinances	1	2	3	4	5

Comments/Specific Concerns: \_\_\_\_\_

	<u>Not</u> <u>Important</u>				<u>Very</u> <u>Important</u>
<b>H. <u>NATURAL RESOURCE PROTECTION</u></b>					
Preserve Wetlands	1	2	3	4	5
Limit Floodplain Development	1	2	3	4	5
Preserve Farmlands	1	2	3	4	5
Preserve Woodlands / Wildlife Habitat	1	2	3	4	5
Preserve River / Water Resources	1	2	3	4	5

Comments/Specific Concerns: \_\_\_\_\_

**6. What problems are there in the Town that you feel should be given immediate attention?**

\_\_\_\_\_

\_\_\_\_\_

**7. What types of industry/commercial development should or should not locate in the Town?**

**Should:** \_\_\_\_\_

**Should not:** \_\_\_\_\_

8. Please list any existing or potential concerns for commercial or industrial development in the Town.

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9. Please list any attractions which you have seen in other communities the size of the Town of Chase which you would like to see here.

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10. What types of recreational facilities/improvements are needed in the Town?

---

11. What type of development should or should not take place along the rivers?

Should: \_\_\_\_\_

Should not: \_\_\_\_\_

12. Which of the following best describes how the Town of Chase should develop? Please check (x) one only.

- \_\_\_\_\_ Commercial / Industrial Community
- \_\_\_\_\_ Residential Area
- \_\_\_\_\_ Small “home-town” Community (similar to existing conditions)
- \_\_\_\_\_ Other (specify) \_\_\_\_\_

13. The following list includes activities that have a direct effect on the development of the Town of Chase. Please rank them on a scale of 1 to 10 in order of importance to you. The number 1 would be of most importance and the number 10 the least. Please do not use the same number more than once.

- |                                  |   |
|----------------------------------|---|
| _____ Community Services         | _____ Industrial Development            |
| _____ Housing Needs              | _____ Transportation                    |
| _____ Commercial Development     | _____ Zoning                            |
| _____ Recreation and Tourism     | _____ Conservation of Natural Resources |
| _____ Health and Social Services | _____ Other (Please Specify)            |
- \_\_\_\_\_

14. What do you like most about the Town of Chase? (Check all that apply)

- |                                  |                           |
|----------------------------------|---------------------------|
| _____ People                     | _____ Safety              |
| _____ Rural Nature of the town   | _____ Government Services |
| _____ Quietness                  | _____ Location            |
| _____ Recreational Opportunities | _____ Other: _____        |

15. What do you like Least about the Town of Chase?

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*T H A N K Y O U ! If you would like to discuss these issues in more detail, you are encouraged to attend an upcoming monthly Plan Commission meeting. Future meeting dates are posted on the town’s website at [www.townofchase.org](http://www.townofchase.org)*

*Name, Address, Phone Number ( optional) \_\_\_\_\_*

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**VOLUME I - APPENDIX C**  
**COMMUNITY SURVEY RESULTS**



**Town of Chase – Community Survey Summary**  
341 Completed Surveys of 1,130 Surveys Sent Out  
September 2007

**1. Age of Respondents**

5 18-25  
43 26-35  
76 36-45  
**118 46-60**  
99 60+

**2. Resident of the Town of Chase**

6 No response  
39 Landowner  
**76 Resident**

**Length of Residency**

35 No Response  
26 Less than 2 years  
**79 2-5 years**  
59 6-10 years  
57 11-20 years  
25 20-30 years  
60 over 30 years

**3. Work within Town of Chase**

5 No response  
31 Yes  
**305 No**

**4. Type of House**

12 No Response  
**313 Single Family**  
4 Duplex  
0 Apartment  
10 Mobile Home  
2 Other: double wide and wooded land

**5. What types of additional housing do you feel are needed within the Town?**

161 No More Needed  
7 Mobile Home  
7 Apartments  
127 Single Family  
13 Condominiums  
43 Elderly Housing  
15 Duplexes

12 Low Income Housing  
5 Other

- Really need elderly housing
- Low income housing breeds problems.
- Day care
- No multi family housing
- Churches
- No mobile homes

**6A. Community Services**

Priority Ranking 1=Not Important 5=Most Important	Municipal Water Systems	Municipal Sewer Systems	Refuse / Recycling	Health	Fire	Police	Transportation	Recreation	Education
<b>No Response</b>	17	14	9	16	9	9	17	17	13
<b>1</b>	<b>216</b>	<b>200</b>	31	52	13	22	<b>133</b>	63	25
<b>2</b>	44	44	17	26	15	21	55	38	21
<b>3</b>	28	33	68	81	40	51	70	<b>103</b>	41
<b>4</b>	16	21	76	64	64	73	34	70	69
<b>5</b>	20	29	<b>140</b>	<b>102</b>	<b>200</b>	<b>165</b>	32	50	<b>172</b>
<b>Total Responses</b>	341	341	341	341	341	341	341	341	341

**Comments on Community Services**

- moved from Suamico to get away from water/sewer excessive tax spending
- good school district and good police presence
- we enjoy our current well water
- stay country setting
- keep the city out of the country
- MORE POLICE PATROL Too many people speeding & vandalizing!!
- would like rural setting with minimal taxes.
- stay with private wells & septic systems
- future water/sewer hook ups
- Chase Rd. needs to be widened or Broyln Rd needs to be main road between 41 and Pulaski.
- We pay high taxes then have to pay our own sewer, water, garbage pickup
- this is country living not city
- close enough to Pulaski or Howard- like country scenic view
- need fire/rescue station
- not needed people have wells, mounds
- no recreation schools are available
- no business in residential
- current refuse collection is very expensive
- park

- no more building of schools
- Needs of the Town are meet. Don't bring city to the country.
- yes, refuse/recycling-at no cost. Education is important, but no additional schools
- We are currently taxed to death on education
- bottom 6 not marked because not spelled out-such as more police
- crime is out of control with all the housing

**6B. Housing Development**

Priority Ranking 1=Not Important 5=Most Important	No New Residential Development	Rehabilitation Of Existing Housing	Areas for Single Family Housing	Areas for Duplexes	Areas for Apartments	Areas for Mobile Homes	Areas for Elderly Housing	Areas for Low Income Housing
<b>No Response</b>	21	18	22	16	20	19	15	14
<b>1</b>	<b>94</b>	71	77	<b>211</b>	<b>243</b>	<b>264</b>	<b>120</b>	<b>220</b>
<b>2</b>	51	51	36	48	42	26	44	36
<b>3</b>	72	<b>81</b>	<b>101</b>	41	23	20	85	45
<b>4</b>	37	72	54	19	6	6	49	12
<b>5</b>	66	48	51	6	7	6	28	14
<b>Total Responses</b>	341	341	341	341	341	341	341	341

**Comments on Housing Development**

- I love the county...wide open fields and woods.
- need 40 acres to build on
- keep it country-love farmland/woods
- No Mobile Homes
- Chase should be kept for single family property owners!
- Apartments should not be mixed in single family development
- need to increase residential lot size
- Chase becoming a Howard type setting soon
- leave the country -country
- Destroys areas for wildlife.
- No low income
- Limit or exclude apartments, duplexes, mobile homes. Will bring residents who may not care about the area.
- 10 acres or more for houses
- control house building in middle of farm fields, an extremely poor use of land.
- Were losing our country landscape fast
- we are **not in** the city
- no more duplexes or apartments
- without public trans. Low-income housing not need
- Single Family only
- Keep thing mainly single family housing no low income or multi
- Rehab & Clean up of some older/existing properties-junk in yards
- Enjoy the quiet from larger communities

- elderly bring tax dollars without kids
- limit to single-family residences
- Control growth.
- no more subdivisions
- Control growth to not strain public resources.
- no apartments, mobile homes, low-income or rehab from sex predators.
- one's not needed, less mobile homes unless in woods bring down value of homes
- keep chase the way it is
- keep country setting, too many homes being built. Larger lots
- no apt., mobile home, low income housing.
- too many built and not sold
- no more mobile homes
- please keep our town small-it's already growing too fast
- we moved here to be in rural area
- no opinion
- nothing wrong with what we have now

**6C. Commercial/Industrial**

Priority Ranking 1=Not Important 5=Most Important	Areas for New Commercial Development	Development Of Existing commercial Areas	Home-Based Businesses	New Industrial Development	Quarry Development
No Response	16	17	21	22	17
1	112	85	73	133	174
2	46	41	62	34	64
3	75	106	107	76	61
4	50	57	47	47	14
5	42	35	31	29	11
<b>Total Responses</b>	341	341	341	341	341

**Comments on Commercial/Industrial**

- none
- grocery store
- none
- none needed
- video store, pharmacy
- more restaurants
- none
- Pulaski & GB close by, not really needed
- Video Store, YMCA
- none
- None
- none
- None

- None
- grocery
- grocery
- enough already
- none
- Grocery Store
- grocery box discount
- Festival Foods 41 and S.
- grocery, clothes
- grocery store
- Grocery and Wal-Mart
- clothing
- none-don't need here
- grocery pharmacy
- Eating(Diners)
- clothing stores
- not in Town of chase
- Gas Stations
- groceries
- Homes only
- Too many shops everywhere!!
- grocery store
- grocery
- pharmacy-like Walgreens
- Target, Kohl's, anything
- general store type
- none
- Grocery store-Wal-Mart. No more quarries- We have enough
- grocery, dept, general
- none
- None
- Grocery
- none needed
- dept store, mini-fleet farm
- none
- grocery like Family Dollar Tree
- keep commercial to Pulaski and Green Bay
- Green Bay has them all - would not work in rural area.
- Pulaski serves all our needs - don't need more in the town.
- gas, office, supper clubs, restaurant, bar and grills.
- department store
- None
- none necessary
- small central retail
- none
- want the country to stay

- no open quarries, should have berms
- Pharmacy, Food

**6D. Recreation**

Priority Ranking 1=Not Important 5=Most Important	New Public Parks	Development Of Parkways	Snowmobile / X-Country Ski Trails	Public Wildlife Areas
No Response	11	20	11	14
1	82	104	92	44
2	44	60	44	40
3	78	73	87	87
4	68	49	62	80
5	58	35	45	76
<b>Total Responses</b>	341	341	341	341

**Comments on Recreation**

- Swimming area.
- ATV access/trails?
- rural area-keep it that way
- We like spending time outdoors and having recreational activities is very important to us
- Rather see recreational development than housing or industrial.
- focus on all recreational aspects of development for Chase
- Not hunting areas - Refuge areas.
- New Zoo close. Chase park for families. Town hall great rental
- keep taxes low Suamico and Pulaski have enough parks and trails
- Need to preserve Wilderness
- ATV trails would be nice.
- We need tennis courts.
- walking/biking trails
- fishing holes
- biking trails or biking area along side of roadways
- four wheeler trails.
- no more snowmobile trails, walk not ride
- Zoo very close. No need for more parks!!! The country is a park view. I like it the way it is!!! That’s why we moved here.
- Hunting land and shooting areas.
- need non-motorized rec. areas
- ATV trails also.
- No snowmobile trails, We don't get enough snow. ATV trail would be more useful
- Four wheeler trails instead of or in addition to snowmobile trails. Adequate snow is infrequent.
- Snowmobiles off private land.
- more trails for 4 wheels

- people can develop their own wildlife areas
- Trails and wildlife areas are low cost features.
- bike/walking paths
- ATV trails.
- Keep snowmobilers on trails only. Not in person’s front yard.
- ATV Trails
- horse & ATV trails
- safe walking, ponds, family centered places, nice park.
- Widen Brown County Line & S. Chase to include a walking/biking lane. (continued below)
- Excessive vehicles make walking on roads dangerous. Driving to Mountain Bay Trail is ridiculous & takes gas.
- same as "B"

**6E. Health and Social Services**

Priority Ranking 1=Not Important 5=Most Important	Emergency Care	Develop Programs For The Elderly
No Response	4	7
1	25	46
2	17	46
3	69	99
4	62	80
5	164	63
<b>Total Responses</b>	341	341

**Comments on Health and Social Services (Question 6E)**

- health care is going to be the #1 priority-in near future
- Howard has enough facilities
- Pulaski is close enough
- life for elderly is to stay in their homes
- Very near facilities-no need for any out here!!
- need an immediate medical clinic
- Young families appear to be most prevalent.
- build a nursing home
- Aren't there taken care of by the County?
- Pulaski and Green Bay close enough
- No new programs. What we have in surrounding areas sufficient.
- there are enough programs available now
- Seniors were back bone, encourage facilities to keep them.
- urgent/ER care at existing facilities
- 911 calls are efficient and good.
- elderly alone

**6F. Transportation**

Priority Ranking 1=Not Important 5=Most Important	Traffic Control / Safety	Street/Road Maintenance	Planning/Design for New Roads
<b>No Response</b>	8	17	15
<b>1</b>	39	18	53
<b>2</b>	25	5	38
<b>3</b>	90	63	<b>96</b>
<b>4</b>	78	97	62
<b>5</b>	<b>101</b>	<b>141</b>	77
<b>Total Responses</b>	341	341	341

**Comments on Transportation**

- plan for increased traffic-no need to construct now
- how come it took over 3 months for the Cty S project? Wasted management
- Turning lanes on Cty C
- Current construction on Cty S HORRIBLE 4+mths & not done
- better street maintenance is needed and specific maintenance program needed
- Not enough traffic control
- eliminate new homes
- More enforcement of current speed limits. Its 45 by our house. People go by at least 60!
- No more roads needed.
- drive too fast on rural roads-danger to pedestrians
- Repair existing roads
- truck routes should be signed
- We need a dead end sign on our road (Rymer Court) and a speed limit sign on Hilbert. Cars go way too fast
- No more roads needed.
- Brown Rd. between Pulaski and 41 should be a priority.
- reduce speed on truck traffic on Yurek Rd -25mph residential area
- County S and C do not need to be semi training routes.
- Work with county for roundabouts.
- Small town hope it stays quiet
- you do a fine job already
- need street lights at intersections. Need end of road signs paint center lines on roads
- no new cul-de-sacs. All roads should connect whenever possible
- Too many dead ends.
- quarry traffic out of control, poor road repair by town
- Taxes and road maintenance and plowing does not improve.
- It takes forever when the County works on roads. They are paid hourly.
- Too many speeders on Schwartz Rd.
- inform people of what is being done-advertise, post cards

- clean up intersections of gravel
- Stop the building and we won't need new roads, and therefore save money.
- snow plow earlier
- bike path's
- Maintain the ones already here.
- need 4way stop corner Cty C & S. Chase Rd
- Turn-a-bouts work nice.
- Brown county road needs yellow lines.
- Road are out of control
- maps not updated of area
- for roads in bad shape, should be repaired, which are many

**6G. Zoning**

Priority Ranking 1=Not Important 5=Most Important	Town Zoning Control	County Zoning Control	Better Zoning Enforcement	Development Of New Ordinances
No Response	19	23	23	25
1	41	54	51	81
2	28	39	37	49
3	87	<b>100</b>	<b>92</b>	<b>89</b>
4	67	58	51	47
5	<b>99</b>	67	87	50
<b>Total Responses</b>	341	341	341	341

**Comments on Zoning**

- min acreage for new construction
- Control amount of junk in yards
- moved here to get away from having too many ordinances
- same answer as D. If that is the case, zoning is more important to us.
- ensure covenants for subdivisions enforced as well as attention to unsightly housing problems needed
- revisit ordinances
- keep out residential growth no need to change zoning
- No more mobile homes allowed. Try to develop like Howard.
- keep it simple
- Some areas are an absolute mess as far as zoning is concerned.
- this is country, people move out of city for more freedom
- Keep zoning as a farming area!!!
- moved here to get away from excessive ordinances
- clean up yards-cars & garbage
- No building permit for decks
- natural resources through smart planning
- put the zoning on the county board

- Limit business within residential subdivisions / developments.
- no more quarries
- The counties Zoning is strict enough, just better enforcement
- Town/County zoning laws should consider covenants so residents do not need to pay lawyers to enforce them.
- need noise ordinances
- more specific ordinances, more detailed home inspector, more info online, lower taxes, people need to protest
- we have enough ordinances
- grandfather clause new ordinance
- The Town of Chase Board has done a good job
- Why do you have to have 2 acres of land to have a horse. We have over an acre and a half.
- development of new ordinances depends on the ordinance
- better enforcement on junk piles, vehicles in yards
- junk cars should not be allowed
- stop patch work building in township.
- we need less government
- keep rural
- too late not to try and fix the overdeveloped mess
- town and country co-operative

**6H. Natural Resource Protection**

Priority Ranking 1=Not Important 5=Most Important	Preserve Wetlands	Limit Floodplain Development	Preserve Farmlands	Preserve Woodlands / Wildlife Habitat	Preserve River / Water Resources
No Response	13	12	10	9	13
1	23	30	13	9	8
2	33	34	19	19	16
3	66	55	59	46	40
4	79	91	73	83	77
5	127	119	167	175	187
<b>Total Responses</b>	341	341	341	341	341

**Comments on Natural Resource Protection**

- protect farmland and wildlife-preserve country feel
- preserve farmland-5 acre lots
- farm land is disappearing
- This is the reason for moving to Chase.
- land is beautiful just as is
- no more development.
- Keep our nature country environment.
- stay country

- Water table pollution from farm waste.
- We picked this are due to the rural nature.
- I love nature so to in sure protection for that I'm interested!
- control by DNR
- Water is a basic human need, we must protect it.
- think of future
- very important
- run off from lawns into river's
- Keep DNR out EPA-USDA
- control development to maintain our natural resources
- turning lanes on hwy 32
- I think this a very important area
- Inform the public about buildable and non buildable land.
- We need to preserve what we have left.
- protect natural resources
- It's too late to try and preserve these lands, they are already developed to no use
- no food sources

**7. What problems are there in the town that should be given immediate attention?**

***Most Common General Responses:***

- Road Maintenance (snow removal, signage, guard rails, sweeping, patching, width/shoulders, ditches, marking, brush removal, weight limits)
- Distance for fire protection
- Code enforcement-land uses, junk, animals, deterioration of housing
- Speed limits
- Subdivisions-size of parcels and the general number being built
- Lack of parks, trails, and recreation
- Recycling and waste disposal
- Off-road vehicles on roadways
- Communication-meetings, newsletter

**8. What types of industry/commercial development should or should not locate in the town?**

***Most Common General Responses:***

Should

- Grocery
- Retail
- Restaurants
- Service (car repair, salon)
- Reception hall
- Home-based businesses
- Light manufacturing
- Offices
- Supportive agriculture
- Alternative energy

Should Not

- None
- Mega-farms
- Quarries
- Any large industry
- Major water users (canning)
- Bars
- Casinos
- Landfills and salvage yards
- Hazardous materials

**9. List any existing or potential concerns for commercial or industrial development.**

***Most Common General Responses:***

- Ruin nature of the town
- Draw of the town is the lack of commercial and industrial development
- Threats to natural resources-water quantity and quality, noise, loss of greenspace
- Impact on infrastructure (roads) and the need for added infrastructure (water/sewer)
- Increase of noise
- Ok if properly located and maintained properties
- None---Green Bay is close enough for jobs

**10. List any attractions which you have seen in other communities the size of the Town of Chase which you would like to see here.**

***Most Common General Responses:***

- Parks for the entire family
- Ball fields
- Bike and walking trails maintained year-round
- Banquet/wedding hall
- Outdoor theater
- YMCA
- Swimming area and water park
- Golf course
- Heritage/historical center with Stone Barn
- Community center
- None x 24 of 120 responses

**11. What types of recreational facilities/improvements are needed in the Town?**

- Horse riding trail
- Walking and biking
- ATV trails
- Baseball diamond
- Lighted soccer field
- Tennis courts
- Family oriented parks (equipment, picnic, dogs)
- Golf course
- None x 32 of 150 responses

**12. What type of development should or should not take place along the rivers?**

***Most Common General Responses:***

Should

- Camping and trails (hiking, biking, nature)
- Parks
- Public access
- Single family houses
- Fishing areas
- None x 26 of 119 responses

Should Not

- Industrial, commercial, residential
- Leave as is/none x 19 of 134 responses
- Land fill
- Subdivisions
- Infrastructure (roads and bridges)
- Quarries

**13. How do you feel the Town of Chase should develop?**

26 No Response

13 Commercial/Industrial Community

34 Residential Area

**257 Small ‘home-town’ Community (similar to existing conditions)**

11 Other:

- Wide open county - stay small and quiet
- But be careful with zoning and be careful with zoning to control what we get in the town.
- Residential with commercial. Make it look nice.
- Preserve farm land
- We came here to get away from development
- Maintain 1.5 acre minimum lot size
- Need a balance of all the above
- Maintain farms/green space as much as possible
- Leave as is
- A mix of commercial & "home-town"
- Rural community min. of 5 acres per house
- Conservation
- Preserve AG & natural areas should be #1
- Small light industrial jobs needed
- Leave as is, no development

**14. The following list includes activities that have a direct effect on the development of the Town of Chase? They are ranked in order of importance.**

Priority Ranking 1=Priority 10=Less Priority	Community Services	Housing Needs	Commercial Development	Recreation and Tourism	Health and Social Services	Industrial Development	Transportation	Zoning Conservation or Natural Resources	Other	
No Response	53	58	62	57	57	61	60	56	54	254
1	39	19	16	20	37	17	20	35	<b>100</b>	13
2	34	21	19	35	36	14	14	<b>46</b>	48	7
3	40	37	15	36	32	12	27	29	25	6
4	<b>56</b>	30	22	34	<b>45</b>	9	26	25	25	2
5	48	38	28	<b>40</b>	32	12	36	41	15	2
6	26	<b>44</b>	17	34	37	11	34	30	25	1
7	13	39	37	31	28	25	<b>46</b>	31	13	2
8	16	17	<b>71</b>	25	18	53	37	11	11	6
9	8	22	38	19	10	<b>81</b>	28	30	12	6
10	8	16	16	10	9	46	13	7	13	<b>42</b>
<b>Total Responses</b>	341	341	341	341	341	341	341	341	341	341

**Comments:**

- Repave roads
- Conserve farmland
- Keep it small town
- Roads
- Snowmobiling
- Forcing development will not work.
- Farming development
- Fire & Rescue Services
- Chase road improvement
- Keep it small quiet, farming
- Education
- Nothing
- Small town – rural
- Snow removal
- Web site updates-meetings, agenda, notes, housing codes
- Animal control
- Maintain country setting
- Keep as is
- Senior services
- Litter in ditches
- Develop park at old barn
- Farm lands
- None
- Leave it rural

- I would like to use the 1 more then once
- Home business vs. large industry
- Parks
- Incidental pollution of air and water
- Shopping mall

**15. What do you like most about living in the Town of Chase? (check all that apply)**

	People	Rural Nature Of Town	Quietness	Recreational Opportunities	Safety	Government Services	Location	Other
<b>No Response</b>	159	51	81	294	241	319	188	331
<b>Checked</b>	182	290	260	47	100	22	153	10

**Comments:**

- Quietness.
- Getting crowded hard to find land to rent for farm
- Lack of job opportunities
- Recycle center.
- Farming
- Not close enough to fire & rescue services
- scenery, farming
- Low taxes
- Don't need commercial tourism
- Growing too fast, planning homes instead of food
- Size-small and already growing to fast
- Caring nature of surrounding community and co-operation.
- People bickering
- City dwellers trying to boss current farming

**16. What do people like least about living in the Town of Chase?**

***Most Common General Responses:***

- Too many homes and subdivisions
- Go to other communities for goods and services
- Taxes too high
- Lack of law enforcement
- Lack of parks
- Growing too fast and getting away from country living
- Quarries scattered throughout town
- Loss of farmland
- Smells
- Roads
- Lack of property maintenance



**VOLUME I - APPENDIX D**  
**NOMINAL GROUP RESULTS**



**Town of Chase**  
**NOMINAL GROUP RESULTS**  
**10/1/07**

Five members of the Plan Commission and four members of the planning advisory committee participated in a Nominal Group Exercise to identify those issues most important for the town to address in the next several years. Each of their responses is listed below. Each member was given three votes and asked to vote and prioritize the issues. The top issues are listed below.

<b>TOP 5 ISSUES</b>
---------------------

- Improve police protection other than Oconto County
- Develop more business to reduce traveling and to help with taxes
- Develop a separate commercial area along STH 32
- Protect remaining farmland
- Preserve woodlands and other natural areas such at wetlands and waterways

Score	Issue
4	Improve police protection other than Oconto County
3	Develop more business to reduce traveling and to help with taxes
3	Develop a separate commercial area along STH 32
3	Protect remaining farmland
3	Preserve woodlands and other natural areas such at wetlands and waterways
2	Develop a court system with county or neighboring communities
2	Increase interest in Stone Barn
2	Diverse park and recreation areas, ex. Parks and silence sports such as hiking and birding
1	Develop and enforce ordinances to protect health and environment
1	Increase neighborhood watches
1	Improve fire protection by adding a sub-station in the town
1	More rural residential with lower densities as not to expand sewer district
1	Invite more youth groups to use town facilities
	Subdivisions should incorporate trail systems
	Unplanned development in environmentally sensitive areas
	Green spaces and open areas
	Housing for older adults
	Build better roads for community development
	Subdivisions being built where people cannot walk and roads cannot handle traffic
	Decreasing number of farms with increasing number of people
	Government: betters projections equal plans
	No more quarries
	Keep businesses small in scale
	Population is coming on fast
	Small town, friendly atmosphere
	Enforce speed limits
	Consider some sanitary district either w/Pulaski, Krakow, or on our own
	Encourage activities for kids
	The Citgo and cheese factory are improvements
	Improve roads
	Keep rivers clean
	Improve outreach information and participation for town residents
	No strip malls



**VOLUME I - APPENDIX E**  
**INTERGOVERNMENTAL COOPERATION RESULTS**



## “Southern Cluster”

Oconto County Multi-Jurisdictional Planning Process  
Intergovernmental Cooperation Workshop  
April 16, 2008, County Courthouse

### Land Use Issues and Conflicts/Positive Working Relationships

- Shared services (emergency-mutual aid)
- Extra territorial planning area between Oconto Falls and Stiles
- Trans-county and town agreements for road maintenance and snow plow
- Agreements for joint sanitary with Little Suamico and Pensaukee and Oconto (future)
- Cluster meetings – good source of information-education
- Learn more about shared emergency services (fire and rescue)-Chase
- Town of Lena – good fire mutual aid with neighbors – open to working with others
- Chase – like to have agreement with Pulaski to stop further annexation
- Mar-Oco landfill – good working relationship with Marinette County
- Good relationship between Village and Town of Lena – recycling facility
- Political climate – disagreement – how will this impact communities?
- Like to see farmland preservation – through ordinances and buffers to avoid nuisance lawsuits
- Shared fire services (Green Valley and Morgan) good relationship
- Powerline revenue from ATC (Morgan)
- Concerns about rapid growth in Chase and Abrams and its impact on Town of Morgan
- Huge opportunity between DNR and southern communities for cooperation in environmental protection
- Within Town of Little Suamico – good relationship between town departments
- Would like to see better enforcement of ordinances and conditional uses in commercial areas (Town of Little Suamico) – would benefit town residents to add more commercial - spread out tax base
- Town of Little Suamico – would like one location to locate town officials – make it easier for residents
- Benefit – place to bring hazardous wastes – more locations – more education on what to do with materials – more often have “clean sweeps” – rotate around the county
- Clean sweeps are expensive
- Cooperation between Village of Suamico and Little Suamico – start talks about border development and transportation issues related to that development – Brown Rd. Commercial opportunities
- Encourage Oconto County to do NEWS (National Emergency Management System)
- Emergency response – county has established evacuation procedures – EM Director continuing to work on plans and continue making location contacts
- Lots of lessons learned in emergency response from Riverview tornado
- County recently updated 911 system – has mutual aid with surrounding communities/counties to help with disaster response
- Need for information on evacuation centers throughout county – where are they??
- Lots of support from entire county and surrounding communities/counties during tornado

- Suggestion that towns should work on having own emergency response plans to handle emergencies
- Coordination between county and local zoning
- ATC, fire department, ambulance
- Areas around us are being developed (Abrams and Chase) and could affect us
- Major residential development near Suamico/Little Suamico border and impact on transportation
- Commercial development at Brown Road exit
- NIMs compliance to match up with Suamico/Brown County
- Appointed person for economic development meetings
- Meet with adjoining municipality regarding extraterritorial land – initial verbal agreement
- Comprehensive zoning
- Potential conflict of town ordinances with county ordinances
- Subdivision road “connectivity” at edge matching
- Transportation: county/town agreements for road maintenance and snow plowing
- Economic Development: countywide and county funded OCEDC
- Solid waste: recycling county/town cooperation/operation - MAROCO Marinette and Oconto counties
- Extension: sharing of services with Oconto and Marinette
- Potential conflicts: \$, “turf issues”, state and local laws preventing cooperation, politics (sometimes the best political decision is not the best action), time, staff
- Recycling center – shared facilities
- Volunteer fire department, public services (Towns of Lena, Stiles, Spruce, Little River)
- Surrounding agricultural land (possibility of rezoning/annexation)
- Cooperation with Town of Pensaukee & DNR to develop boat launch facility on Pensaukee River
- General cooperative relationship between DNR and Oconto County Forest on resource material and recreation development
- Cooperative agreements between DNR and City of Oconto on management of Oconto Marsh
- Working relationship between WDNR, WDOT and Oconto Airport to deal with security issues
- Increased residential development can negatively impact important environmental features
- Increased recreational demands may lead to conflicts
- This region is extremely important environmentally and future development should be planned with that in mind
- Cooperation with Village of Suamico in providing park facilities
- Mutual aid agreements on wildland fire suppression between WDNR and many town and village fire departments
- Change in political party’s resulting in funding political resolution on path forward
- Better relationship with surrounding communities
- Discussion on mutual issues
- Development of Hwy 141 corridor
- Discussion on subdivisions that could later be annexed
- Sharing fire department , rescue squad, and recycling services
- Discussing concerns on established and possible incoming development

- Preserve farmland with necessary ordinances
- Support summer recreation programs
- Save agriculture farmland
- Shared services (fire)
- Keep water ways free (keep housing off water ways)
- Oconto – Marinette landfill (MAROCO) positive
- Positive: All work together, town and sanitary and planning
- No central government building results in communication barrier. Residents seeking information on planning, information being given, information not properly communicated to town planning
- Enforcement of ordinances and/or conditions on conditional use permits
- Initiatives/incentives for commercial to locate in town but yet, promote preservation of farmland – some type of incentive
- Promote recreational use along shore: swimming, hiking, preserve shoreline, limit development
- Concerned about Abrams and Chase residential development and the pressure it will put on the Town of Morgan’s development in terms of services provided
- Plan to develop with bordering town
- These cluster meetings are good to work together with other towns
- Sharing sanitary district services; Town of Oconto and Pensaukee – lack of number of clients
- Can’t get existing ordinances from our own town board. Lack of technology
- Mutual aid for department is a plus
- Prevent further annexing from village
- Places for rid of hazardous materials
- Fire protection with Little Suamico
- Industrial Parks
- The bordering issues have been working out real well
- We have been hearing from many people about the community ideas and values
- The availability of land in the present time is real tight and hard to get
- The grants for park and rec. are really hard to get. Most of it is based on promises, but not results
- Positive working relationship between the town and the Little Suamico Sanitary District – examples: ongoing communications, coordinated development review process
- Positive working relationship between the town and the Little Suamico Fire Department – examples: shared facilities, cooperative funding
- Mutual aid between area fire departments/districts
- Agreement with County Rescue Services for EMS – long term contract
- Positive working relationships with other southern Oconto County towns – examples: ongoing communication, comprehensive planning
- Positive working relationship with Oconto County – examples: coordinated development review process, road construction and road maintenance services, etc.
- Challenge of zoning ordinance enforcement through Oconto County – county and town both have limited resources
- Lack of capacity in the court system to properly prosecute zoning and other ordinance violations

- Potential for annexation of town land by the Village of Suamico over the long term
- Need for more dynamic county zoning ordinance to meet the town’s site planning and design review needs

### **Potential Resolutions**

- Sharing of information between communities (e.g. meeting minutes)
- Informal get-togethers to share information between towns and county
- Information discussions between incorporated communities and towns re. extraterritorial planning areas
- Tri-county emergency services and new – meetings to share
- Inter and Intra communication
- Shared planning
- Standardized ordinances – consistency with county – remove duplication and unnecessary items
- Sharing information on troubles between neighbors – local Pow-wow’s
- Locate funding sources – to continue these meetings and planning processes
- Communities place own ordinances on a website so public can access
- Get town websites out to public – make people aware that they are out there – also promote county websites – utilize newspapers to promote
- Opportunities to identify more park and ride locations – work with DOT – especially along highway 41 – also looking to improve amenities at existing sites (tie into transit, bike racks added)
- Put in bike/ped trails and other facilities when DOT does transportation projects to pre-empt development that will occur once highway in-trying to reduce number of cars on road or how far people have to drive
- More professional mapping to share community visions
- Officials should be open minded to new solutions and communicating with others
- Maintain and talk about shared goals that already exist
- Recognize value and importance of natural resources in Oconto County – resources are a “global treasure” – continue and work more on preserving
- Continue cooperation between towns and communities in training with government agencies (i.e. DNR and local fire) – lead to more successes
- Communication and cooperation
- Coordination between towns and county to find more efficient ways to implement and enforce ordinances – let county help as much as they can
- Allow comprehensive plans to guide decision making process at community and county level
- Work with county so they can help with enforcement of ordinances
- Cooperative agreement with other towns that border
- Area planning with bordering towns
- Ordinance for towns should be reviewed to see if the county already have – county can reinforce, town can not
- Sharing information on problems within the local neighboring, so we can work out the problems (local)
- Sewer conflicts with Little Suamico and Pulaski (village)

- Resolutions and ordinances need to be reviewed; brought up to date, clarified and not duplicate the county
- Joint planning with neighbor towns for police protection, court system and sewer district development
- Compare mapping with neighbor towns to avoid conflicts, i.e. home developments adjacent to farm or quarry operations
- Any transportation issues in the southern cluster? Provide 7 Park and Rides to encourage carpooling
- Reduce barrier of State Highways/bike/ped. Options in developing area
- Town of Abrams and Town of Pensaukee share monthly meeting minutes
- Town of Pensaukee website
- Sharing sanitary district with neighboring Little Suamico
- Attend surrounding meetings
- Buffer zones around farm operations
- Official mapping – good communication
- Area planning – stay aware of surrounding development
- Try to attend joint plan committee meetings
- Increase shared services (facilities – sewer/water – without annexation)
- Land acquisition for development. No room to developer offer to develop
- Communication of potential development along border between Suamico/Little Suamico. Residential and commercial potential for development plan (commercial and transportation)
- Mutual aid agreements between Little Suamico/Suamico. Encourage Little Suamico to begin or continue with NIMS compliance
- Ongoing meetings regarding ATC money. Meetings with Tim Magnin on emergency planning
- Keeping adjoining municipality aware of events concerning extraterritorial land
- Informal get-togethers with town/cities/village/county about all issues affecting local government. Learn more about what each other does. Possible solutions for problems.
- Incentives to create joint operations
- Reduce duplication of services – law enforcement, libraries (school and city both have)
- Standardization of ordinances/resolutions/services
- Get information out to residents such as website
- Expand the menu of county zoning districts to meet the needs of the town
- Create an option for site plan and design review through the county zoning ordinance
- Hire a shared clerk/administrator for the Towns of Little Suamico and Chase
- Based on the similar needs of their high-growth areas, work cooperatively with the Town of Chase to develop a consistent development review process and related regulations
- Develop a cooperative boundary agreement with the Village of Suamico and potentially include provisions for the shared delivery of sewer and water utilities
- Work cooperatively with the Village of Suamico, the Town of Abrams, Oconto County, and the WDOT to manage growth along the Highway 41 corridor



**VOLUME I - APPENDIX F**  
**LAND USE COMPARISONS 1995 & 2007**



**2007 TOWN OF CHASE DETAILED LAND USE**

CODE	LAND USE CLASSIFICATION	ACRES
<b>100</b>	<b>RESIDENTIAL</b>	
110	Single Family Residential	1,404.6
180	Mobile Homes	20.5
199	Vacant Residence	2.0
<b>200</b>	<b>COMMERCIAL</b>	
210	Retail Sales	26.7
250	Retail Services	20.8
<b>300</b>	<b>INDUSTRIAL</b>	
360	Extractive	396.9
<b>400</b>	<b>TRANSPORTATION</b>	
410	Roadways	186.3
440	Rail Related	3.3
<b>500</b>	<b>COMMUNICATION/UTILITIES</b>	
581	Trash/Garbage Landfills	4.0
586	Auto salvage/Recycling/Disposals	27.8
<b>600</b>	<b>MUNICIPAL/GOVERNMENTAL FACILITIES</b>	
614	Municipal Garages	1.1
680	Assembly Institutions/Government Facilities	1.1
691	Churches/Temples/Synagogues	10.4
694	Fraternal Organizations/Clubhouses	7.7
<b>700</b>	<b>OUTDOOR RECREATION</b>	
721	Designated Historic/Cultural/Archaeological Sites	4.1
741	Playfields/Ball Diamonds/Volleyball Courts	0.4
768	Hunting Preserves	3.5
<b>800</b>	<b>AGRICULTURE/SILVICULTURE</b>	
805	Open Space	196.1
810	Croplands/Pastures	11,888.8
850	Animal Husbandry	30.6
870	Farm Buildings/Accessories	248.6
<b>900</b>	<b>NATURAL AREAS</b>	
912	Reservoirs and Ponds	120.7
913	Rivers and Streams	62.0
950	Other Natural Areas	1,185.3
951	Woodlands	6,564.6
952	Wetland	12.3
<b>TOTAL ACREAGE</b>		<b>22,430.5</b>

**1995 TOWN OF CHASE DETAILED LAND USE**

CODE	LAND USE CLASSIFICATION	Acres
<b>100</b>	<b>RESIDENTIAL</b>	
110	Single Family Residential	260.9
130	Two-Family	0.5
180	Mobile Homes	26.4
199	Vacant Residence	0.3
<b>200</b>	<b>COMMERCIAL</b>	
210	Retail Sales	0.7
250	Retail Services	4.1
<b>300</b>	<b>INDUSTRIAL</b>	
360	Extractive	220.8
380	Storage	0.3
381	Open	7.8
382	Enclosed	45.9
<b>400</b>	<b>TRANSPORTATION</b>	
412	State Highways	168.3
413	County Highways	137.4
414	Local Streets and Roads	233.9
440	Rail Related	1.8
<b>500</b>	<b>COMMUNICATION/UTILITIES</b>	
516	Radio/Television Stations/Towers	1.2
580	Waster Processing/Disposal/Recycling	0.6
581	Trash/Garbage Landfills	5.4
582	Other Trash/Garbage Dumps	0.5
586	Auto Salvage/Recycling Disposals	20.3
<b>600</b>	<b>INSTITUTIONAL/GOVERNMENTAL FACILITIES</b>	
611	Administrative Buildings	0.6
642	Primary Schools	5.4
691	Churches/Temples/Synagogues	1.4
694	Cemeteries	6.5
<b>700</b>	<b>OUTDOOR RECREATION</b>	
735	Lawns/Yards	0.4
741	Playfields/Ball Diamonds/Volleyball Courts	2.7
747	Trails	1.3
<b>800</b>	<b>AGRICULTURE/SILVICULTURE</b>	
805	Open Space	1,946.8
810	Croplands/Pastures	12,616.9
830	Long-term Specialty Crops	11.1
850	Animal Husbandry	11.5
870	Farm Buildings/Accessories	185.3
880	Commercial Forests	13.9
<b>900</b>	<b>NATURAL AREAS</b>	
912	Reservoirs and Ponds	62.0
913	Rivers and Streams	44.0
950	Other Natural Areas	268.7
951	Woodlands	6,148.2
<b>TOTAL</b>		<b>22,463.8</b>

**VOLUME I - APPENDIX G**  
**GLOSSARY OF TERMS**



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## Planning and Zoning Definitions

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- 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.

# *Bay-Lake Regional Planning Commission*

## Commission Members

### ***Brown County***

William Clancy  
Toni M. Loch  
Chris Swan

### ***Door County***

Paul DeWitt  
Mariah K. Goode  
*Nomination Pending*

### ***Florence County***

Edwin Kelley  
Bruce Osterberg  
Yvonne Van Pembrook

### ***Kewaunee County***

Mary Hanrahan  
Brian Paplham  
Charles R. Wagner

### ***Manitowoc County***

Donald C. Markwardt  
Valerie Mellon  
NyaLong Yang

### ***Marinette County***

Alice Baumgarten  
Cheryl R. Maxwell, Vice Chairperson  
Mary G. Meyer

### ***Oconto County***

Donald A. Glynn  
Thomas D. Kussow  
Lois L. Trever, Sect./Tres.

### ***Sheboygan County***

James E. Gilligan, Chairperson  
Mike Hotz  
Ron McDonald

### ***Wisconsin Department of Commerce***

Sec., Richard Leinenkugel

## Staff

**Mark A. Walter**  
Executive Director

**Jeffrey C. Agee-Aguayo, AICP**  
Transportation Planner III

**Tony D. Bellovary**  
GIS Coordinator

**Richard L. Heath**  
Assistant Director/Principal Planner

**Richard J. Malone**  
Office Accounts Coordinator

**Angela M. Pierce**  
Natural Resources Planner II

**Brenda L. Rehberg**  
Administrative Assistant

**Brandon G. Robinson**  
Community Assistance Planner III

**Luann Rudolph**  
Community Planner

**Joshua W. Schedler**  
GIS Specialist

**James J. Van Laanen**  
Transportation Planner III

**Ker Vang**  
Community Planner