

Proposed Amendments to Town of Sharon Comprehensive Plan

6-26-08

by Plan Commission Resolution 1-2008

Additions are underlined. Deletions have ~~strike throughs~~.

- Add Sharon Plan Commission Resolution, 2008 Public Hearing Notice, Revised Ordinance 1-2007 for 2008 by Town Board on Comprehensive Plan
- Include Portage County Planning & Zoning Committee agendas, results and County Board approval
- Retype Cover page:
 1. Add amended date _____ .
 2. Make Acknowledgements 2 columns.
 - 1st column: 2007 & list people involved with original plan1
 - 2nd column: 2008 amended plan & list Sharon Plan Commission & Town Board
- Bottom of each page (as a footer) change to
Town of Sharon Comprehensive Plan 2007, revised. _____ 2008.
- Table of Contents:
 - Maps Insert **Map 041 - Current Land use** (was left out of 2007 Table of Contents)
Date and Archive 2007 maps 043A, B & C Future Land Use (date 2007)
and
Number and Replace maps with 043 A Future Land Use -amended 2008
043 B Future Land Use Polonia -amended 2008
and 043 C Future Land Use Ellis -amended 2008

Introduction

Pg 4, **Current Planning in the Town of Sharon**

~~Provisions have been incorporated to accommodate~~ Landowners participating in the Farmland Preservation Program so they have the opportunity to request a potential change in their land use classification when their contract expires.

Chapter 1: Issues and Opportunities

Pg 5, **Section 1.1 Description of Planning Area**

Insert 4th paragraph:

The region was first wooded and attracted lumbermen. When it was cleared of trees it became farmland. Among the pioneer settlers were Irish and German Catholics who set down roots around where Ellis is today. Beginning in 1857 the first Polish family settled in this area, creating the first Polish rural settlement in the state and the second in the United States. Coming along with these Polish emigrants was their respect of the land, religion, family and an ethic of hard work.

Polonia was named by a Polish priest when he established a new Catholic church on top of the moraine east of Ellis. By the 1900's at least 10,000 people, more than one-third of the population of Portage County, were of Polish descent. With a heavy influx through the early part of the century, that percentage increased so that today 60% of the population can claim Polish ancestry. Subsequently, more Polish immigrants came to the region to farm. Polish Americans continued the legacy given by their ancestors. This legacy is also evident by the dedication of Highway 66 as the Polish Heritage Highway.

Revise Last Paragraph:

Additional history of the Town of Sharon may be found in several books at the Portage County Historical Society and in your local county libraries.

Pg 10, **Education Levels:** Format 1st and 2nd pp together

Chapter 2: Housing

66.1001(2)(b) Wis Statutes

Pg 21, Section 2.3 Housing Issues

Add: How can businesses with heavy truck traffic (such as non-metallic mining) be sited so that they minimize conflict with residential uses?

Pg 22, Section 2.4 Housing Goals, Objectives, Policies

Goal 1: Provide a climate for affordable housing throughout the Town of Sharon

Policies:

- Make use of lot averaging size/density option in the Town Subdivision Ordinance (Ordinance).

Goal 3: Ensure that housing development takes into consideration the protection of wetlands and agricultural operations as well as natural areas as defined in Chapter 8.

Policies: (last bullet)

- Utilize natural resources limited development overlay district in areas surrounding water bodies as appropriate

Add: Goal 5: Ensure that heavy truck traffic (such as non-metallic mining)

Chapter 3: Transportation

66.1001(2)(c) Wis Statutes

Pg 26, Section 3.2(e) Air Transportation Facilities

The Central Wisconsin Airport, located approximately 15 miles north of Sharon in Mosinee, is a full service, all weather airport offering around-the-clock service. ~~Four airlines~~ There are various airlines that offer regular commuter and passenger service with connections anywhere in the world. Air cargo service is also available. These airlines offer overnight delivery and connections throughout the world.

Pg 27, Section 3.3 Inventory and Analysis of Applicable Transportation Plans and Programs

a. Highway improvement plans

1. Six-Year Highway Improvement Plan (2002-2008)

~~A rebuild of State Hwy 66 is was scheduled for the rebuilt in 2007 calendar year. The highway is being rebuilt from Hwy J North on the west end and will extend to the township line on the east end. The rebuild will allow for better line-of-sight vision and turn-off lanes at the heavier traveled intersections. A rebuild of the corner at Rustic Drive, approximately one and one-half miles east of Polonia, is was also included in this project.~~

2. U.S. Hwy 10 Improvement Plan

Another major highway improvement plan will be occurring on U.S. Hwy 10. Although U.S. Hwy 10 is not located within the boundaries of the Town of Sharon, the planned improvements for this highway will have a great impact for the Town of Sharon residents. The plan calls for the re-routing of U.S. Hwy 10 around Stevens Point in order to create a high speed corridor between Marshfield and Appleton. The section of highway between Stevens Point and Marshfield is currently under construction, with completion scheduled for 2012. The route for the eastern by-pass of Stevens Point has not yet been selected, and funding for this portion of the project is not yet in place. This plan was put on hold indefinitely in 2003. However, more recently, up to a 20 year timeline to complete this project is now expected.

Pg 28, **Section 3.4 Transportation Issues**

Trucking

- Seasonal truck traffic for the vegetable harvest is moderate from mid-June to November
- Section 3.5 Transportation Goals/Objectives/Policies How can businesses with heavy truck traffic (such as non-metallic mining) be sited so that they minimize damage to Town roads?

Pg 29, Under Goal 1: Support and maintain a safe and efficient road system, add:

3rd Objective:

- Plan siting of businesses that utilize heavy truck traffic (such as non-metallic mining) in areas where Town roads can handle weight and traffic volume (see also Chapter 2 Housing Sec 2.3 & 2.4; , Chapter 5 Natural Resources, Sec 5.5 G and Chapter 8 Land Use Sec 8.3)

Policies

- Whenever siting businesses that utilize heavy truck traffic (such as non-metallic mining) evaluate and make part of the decision making process current road capacity, cost for upgrading and cost long term maintenance of the roads.

Chapter 4: Utilities and Community Facilities

66.1001(2)(d) Wis Statues

Section 4.2 Public Utilities and community Facilities Inventory

Pg 32, **d. Solid Waste & Recycling Facilities**

The Town of Sharon currently contracts with Portage County Solid Waste Disposal Dept. through Wittenberg Disposal, out of Wittenberg, WI, for solid waste disposal and collection of recyclables. Solid waste is collected on a weekly basis and taken to the Portage County Transfer Facility in Plover where it is then hauled to a nearby landfill. ~~Landfill in the Town of Stockton on CTH QQ. In January of 2007 waste will go to a site to be determined by the Portage County Solid Waste Dept.~~ Recyclables are picked up on a bi-weekly basis and taken to the Portage County Material Recovery Facility ~~Recycling Facility~~ on Moore Road in the Village of Plover.

Pg 33, **g. Telecommunication Facilities**

There are ~~three~~ two telecommunication towers located in the Town of Sharon. At the present time there are five towers located on the south side of 10th street between CTH J and CTH K in the Town of Stockton. The towers serve two-way radio, telephone, and other wireless customers.

Chapter 5: Agricultural, Natural and Cultural Resources

66.1001(2)(e) Wis Statues

Pg 37, **Section 5.1 Introduction**

The agricultural, natural and cultural resources of the Town of Sharon are major reasons why people choose to live here. Hilly moraines, woodlands, lakes, rivers & streams, wetlands, sand plain, varied and abundant wildlife, and farmland all come together to create a unique and attractive Wisconsin landscape.

The residents of the Town of Sharon recognize the value of their unique landscape and understand that it supports and sustains a way of life they are proud of. For those who choose to farm the land here, the community supports their efforts and works to minimize barriers that impede this industry where possible. ~~Although~~ Agriculture plays a major role in the Town economically and ~~as a contributor~~ contributes to the Town's quality of life. ~~it is declining.~~ In the late 1960's and into the 1970's, Dairy declined quite rapidly due to several factors such as small sized farms going out of business, aging ownership, and young people leaving the farm, to name a few. This occurred primarily on the more marginal soils of the Town. This also caused a decline in infrastructure in the Dairy industry. At the same time this was occurring, vegetable and potato farming were increasing. This continued to put additional pressure on the dairy industry as competition for the Town's more productive lands increased. By the early 1980's, potato and

vegetable production were the driving force for the agricultural industry in the Town. Increased demand for a higher quality product, as well as competition amongst processors at the retail level, has ~~now put great stress on the economic viability~~ created economic challenges at the producer level of this industry. The Town of Sharon is at a greater disadvantage in this situation due to stony ground, lack of contiguous large tracts of productive land (a big factor in processors contracting in this area), and inability to attain the yields necessary to compete for contracts as compared to lands in southern Portage County and beyond where the base for prices and profit margins are set. In the Town of Sharon these factors have contributed to an overall decline in relative net worth and inability to exit the agricultural industry economically due to low agricultural land prices relative to other potato and vegetable production areas. The residents also understand that the identification and protection of the natural, historical and cultural resources of the community will help sustain a rich quality of life that is enjoyed by all who live here.

Pg 37/38/39, Section 5.2 Agricultural Resource

A. Basis for ~~Declining~~ Agricultural Potential

Agriculture has provided, to a large part, the strong economic foundation and history found in the Town of Sharon. With biological and technical advances throughout the farm land production industry, the face of agriculture has changed.

- ~~Evaluate economically viable crops and markets~~
- ~~Hilly, Rocky, Droughty, soil conditions~~
- ~~Distance to markets~~
- ~~Assess availability of vegetable canning contracts~~
- ~~Assess contiguous acreage to enable efficient size and achieve economy of scale~~

B. Highly Productive Agricultural Soils

Highly Productive agricultural soils in the Town of Sharon have been identified with the assistance of the County Conservationist, based on highest productivity and lowest degree of limitations for farming (see **Map #30** Productive Agricultural Soils). Slopes greater than 6% were excluded from the “highly productive” designation (due to severe hazard for water or wind erosion), along with small parcels and stony, rough and eroded sites. Highly Productive Soils in Sharon are listed below. ~~However, soil productivity in Sharon is less than soils in the southern part of Portage County and Counties beyond.~~

- Billet sandy loam 0-2% slope
- Rosholt loam, 2-6% slope
- Wyocena sandy loam, 2-6% slope
- Osterle sandy loam, 2-6% slope (prime Ag if drained)
- Richford loamy sand, 0-6% slope (prime Ag is irrigated)

C. Farming Systems, Demographics & Land Tenure

The Town is located within two major farm regions in Wisconsin. First and most prominent is the dairy region. In Wisconsin, dairying is most concentrated in a belt that begins near Hudson (St. Croix County), heads east to Wausau and Green Bay (Brown County), then turns southwest through Fond du Lac, Madison and ends near Dubuque (Iowa County). Wisconsin Department of Agriculture 2002 permit information listed 18 active grade-A dairy farms operating in the Town of Sharon. To the north in Bevent there are 12 farms; to the west in Town of Dewey 4 farms and in the Town of Hull 2 farms; to the south in Town of Stockton 22 farms; and to the east in Town of Alban there are 11 farms and in Town of New Hope 11 farms.

The second farming region that includes Sharon is that of fresh vegetable production. The irrigated soils of the “Golden Sands” region of Wisconsin lay between Portage and the Stevens Point area. Sharon is on the northern edge of this large irrigated plain and there are several producers who have vegetable operations within the Town. While no exact acreage numbers are available, the presence of pivot

irrigation rigs is one key indicator of vegetable production. Although there were approximately 28 irrigation pivots in Sharon in 2000, some of these fields may not have been used for vegetable production.

The amount of land dedicated to agricultural production can and often does change from one year to the next. In 2000, the Portage County Planning and Zoning Department analyzed aerial photographs of Sharon to identify active farmland within the Town. The land in farms was broken down by presence of irrigation, 3495.71 acres; use for row crops or hay, 8709.22 acres; and permanent pasture, 216.46 acres. Total agricultural acres identified for 2000 were 12,421.39.

There were 80 persons employed in an agriculturally-related field in the Town of Sharon in 2000 (Table 1.10 Issues and Opportunities section). This represented 7.0% of the employment for the Town. Although this is substantially down from the 1980 figure of 145 persons (22.3%), it is similar to the Portage County Town average (6.9%). Decreasing farm employment is not a unique trend by any means. The number of farms is decreasing, while acreage per farm is up. Farm consolidation is a common practice in this industry (see **Map #030 Productive Ag Soils**).

D. Farm Economy and Infrastructure

Dairying is on a continual decline. Initially discontinued dairy operations converted to raising beef cattle to utilize buildings etc. Most recently they have converted to ~~marginal~~ corn and soybeans. Please see the discussion of farm economy in Chapter 5E of the Portage County Comprehensive Plan.

E. Other Local Influences on Agriculture

The Sharon area has the possibility of seeing increased population in the future. With this comes increased demand for housing and services. One source of pressure for the development of rural residential properties is the expansion of US Hwy 10 to 4 lanes between Appleton and Amherst; growth of Hwy 10 E out of Stevens Point; building of Crossroad Commons at Hwy HH and I 39; and the desire for people to have rural property. The possible interest in Sharon can bring more homes onto the agricultural landscape, which in turn could lead to increased potential for life-style conflicts; increased assessed value of non-farm lands; and most importantly, increases in the sale price per acre of land beyond the point of being economically viable to purchase as farmland.

Agriculture will continue to contribute to the economic well being and overall growth in the area. The demand for food and feed crops continues to build. With world markets and new emerging demands for production of “energy based” crops, agriculture remains an economically competitive and viable industry at present and for the potential future.

Pg 41, Section 5.4 Agricultural Goals/Objectives/Policies

Under **Goal 1:** Support agricultural areas, add Policy bullet:

Objectives:

- Identify agricultural productive areas.
- Use practices that minimize farm/non-farm conflicts

Policies:

- Develop a system to identify productive agricultural land that includes soils, stones, contiguous acreage, proximity to markets and canning contracts. (L.E.S.A. System could be used.)
- Encourage the use of vegetative or spatial buffers between agricultural and residential uses.
- Encourage non-farm development in areas away from intensive agricultural activities, in order to minimize farm-non-farm conflicts.
- Recommend that new residences be set 100 feet from agriculture land.
- Support crop production that supports alternative fuel/energy sources

G. Non-Metallic Mining

The glacial and geologic history of Portage County has made conditions suitable for certain types of non-metallic mining. Along the moraines in the eastern third of the County, glacial deposits have resulted in some lands that are desirable for gravel and aggregate extraction.

There are no active gravel operations in the Town. One closed gravel site (located east of Hwy J, north of Merryland Dr. and south of Hwy CC) was used in 2000 for the Portage County Business Park and earlier for work in the Town. There is also a known gravel deposit located west of CTH J and north of North Star Drive. Any future non-metallic mining must be sited with care and not placed in areas with nearby homes (see Chapter 2 Housing, Sec 2.3 & 2.4; Chapter 3 Transportation, Sec 3.4 and 3.5: and Chapter 8, Land Use Sec 8.3). Any siting must also follow the Town Non-Metallic Ordinance and any County Ordinances.

H. Natural Resources Programs & Potential Preservation Sites

Add: North Central Conservancy Trust (NCCT) is a local land trust serving 10 counties including Portage County. The Trust works with landowners to create conservation easements that protect the land from future development in perpetuity. There are several properties in the Town of Sharon who have conservations easements with NCCT. Contact NCCT at PO Box 1994 Wausau WI 54402.

Revise: Plover River Alliance

The Plover River Alliance is a private non-profit organization working to preserve the Plover River in Portage County through conservation easement donations or purchase. They work with landowners to create permanent buffer strips of 300 ft or more. They have secured funds from private sources and from the WI Stewardship Fund. Contact ~~George Rogers at 715/344-9077~~ or The Community Foundation of Portage County at 715/342-4454

Pg 53, Section 5.6 Natural Resources Issues

Add: How can non-metallic mining occur without negatively impacting nearby homes?

Under **Goal 1 Identify, manage, preserve and protect natural resources throughout the Town, revise last Policies bullet:**

~~Monitor any non-metallic mining operations through Town ordinance.~~ Site and monitor any non-metallic mining operations carefully with consideration of impact on any neighboring homes, existing roads and other natural resources. Follow applicable Town and County Ordinances.

Pg 55, Section 5.7 Cultural Resources

Shrines: Make 1st bullet one paragraph

Chapter 6: Economic Development

66.1001(2)(f) Wis Statues

Pg 64, Section 6.10 Economic Development Goals, Objectives, Policies

Under Goal 2: Provide for a productive and economic agricultural business climate,
Revise 3rd Policies bullet:

- Promote “Right to Farm” law
- Protect and support agricultural areas
- ~~Use~~ Consider lot size averaging option for development in Agricultural areas

Chapter 7: Intergovernmental Cooperation

66.1001(2)(g) Wis Statues

Pg 66, Section 7.2 Inventory and Analysis Intergovernmental Relationships

B C. County

1) Portage County Solid Waste

The Town of Sharon currently contracts with Portage County Solid Waste Disposal Dept. through Wittenberg Disposal, out of Wittenberg, WI for solid waste disposal and collection of recyclables. Solid waste is collected on a weekly basis and taken to the Portage County Transfer Facility in Plover where it is then hauled to a nearby landfill. ~~Landfill in the Town of Stockton on CTH QQ. In January of 2007 waste will go to a site to be determined by the Portage County Solid Waste Dept.~~ Recyclables are picked up on a bi-weekly basis and taken to the Portage County Material Recovery Facility ~~Recycling Facility~~ on Moore Road in the Village of Plover.

~~1) The Town of Sharon contracts with Wittenberg Disposal through an agreement with Portage County, for handling solid waste and recycling materials until Dec. 31 2006. Waste is taken to the Portage County Landfill, while recyclables are taken to the County's Material Recovery Facility (MRF). On Jan. 1, 2007 waste will go to a site to be determined by the Portage County Solid Waste Dept.~~

Chapter 8: Land Use

66.1001(2)(h) Wis Statues

Pg 73, Section 8.3 Land Use Conflicts, add a 2nd paragraph:

The primary land use conflict identified by the Town of Sharon Plan Commission was a potential for dispute between non-farm residences and existing farm operations. Due to the role agriculture plays in the community's economy and character, the primary recommendations for conflict resolution are: to support the Wisconsin Right to Farm law that would protect the farmer's right to farm by not restricting normal farming practices. To recommend residential building away from intensive agricultural areas and encourage the use of spatial and/or vegetative buffers. This information could then be available to new residents as they move into the area.

Another potential conflict was between residences and future non-metallic mining operations. The type of operation, volume of truck traffic, noise, dust generated from trucks and operations, hours of operation, vibration and potential affect on water quality need to be evaluated when considering these operations. Siting non-metallic mining operations away from residential homes and keeping any new residential building be away from non-metallic mining would help avoid this conflict. . (See also Chapter 2 Housing, Sec 2.3 & 2.4; Chapter 3 Transportation, Sec 3.3 & 3.4; Chapter 5 Natural Resources, Sec 5.5 G; and Chapter 8 Land Use Sec 8.3)

Pg 77/78, Section 8.7 Future Land Use Categories

L2 General Agriculture, revise 3rd paragraph as follows:

This category is intended to preserve and enhance land for a wide range of agricultural uses. This category's regulations are designed to encourage agricultural uses in areas where soils and other conditions are best suited to those agricultural pursuits and control residential development to avoid potential conflict with agricultural use.

New residential development adjacent to more intensive agricultural uses, i.e. medium to large dairies, large confined livestock feeding operations, concentrations of irrigated vegetable crop production, will have to consider several development techniques: off-set development, open space development, density-based development, 100 foot set-backs for housing, or buffer areas. These requirements will be imposed

upon developers through review and recommendation by the Town Planning Commission to the Town Board for implementation.

Appropriate housing densities for lands in this category not zoned Exclusive Agriculture, are to be twenty (20) acres (A20), ten (10) acres (A2), five (5) acres (A3). ~~with a minimum allowable lot size of two (2) acres.~~ This category's uses and development regulations are designed to implement the Comprehensive Plan goals by discouraging urban and suburban development in areas that are suited to agricultural use and that are not well served by public facilities and services. Some two (2) and three (3) acre lots will be allowed under the Town of Sharon's Portage County Lot Averaging density-subdivision option (with administration by in coordination with Portage County) in zoning categories A20, A2 and A3.

L-3 Agriculture/Mixed Use A, revise 3rd paragraph as follows:

This category is intended to provide for the continuation of low-intensity agricultural uses, recommends against the siting of new and expanding livestock operations and large dairies, provides for the careful siting of single family residences, and support other uses that maintain the rural characteristics of the area. It may serve as a buffer between higher density residential or other uses.

New residential development adjacent to more intensive agricultural uses, i.e. medium to large dairies, large confined livestock feeding operations, concentrations of irrigated vegetable crop production, will have to consider several development techniques: off-set development, open space development, density-based development, 100 foot set-backs for housing, or buffer areas. These requirements will be imposed upon developers through review and recommendation by the Town Planning Commission to the Town of Sharon Board for implementation.

Appropriate housing densities for lands in this category ~~not zoned Exclusive Agriculture~~, are to be twenty (20) acres (A20), ten (10) acres (A2), five (5) acres (A3), and ~~with a minimum allowable lot size of two (2) acres (A4).~~ This category's uses and development regulations are designed to implement the Comprehensive Plan goals by discouraging urban and suburban development in areas that are suited to agricultural use and that are not well served by public facilities and services. In addition, new residential development proposals involving five (5) or more lots shall be submitted to the Town Plan Commission and Board (in addition to the County) for review and, if approved, may be rezoned. Some two (2) and three (3) acre lots will be allowed under the Town of Sharon's Portage County Lot Averaging density subdivision option (with administration by in coordination with Portage County) in zoning categories A20, A2 and A3.

Pg 79, Natural Areas Mapping Criteria

Lands recommended to remain in their natural state or for non-intensive uses such as recreation, wildlife habitat, or forest management. This category will be applied to lands that are environmentally important or sensitive, including shorelands, wetlands, floodplains, steep slopes, substantial wildlife habitat and public resource areas. Limited residential development could occur in a manner that does not negatively impact the ecological or aesthetic value of areas designated for preservation in their natural state. Criteria for identification may include the following:

1. Lands within 100 feet of navigable waters or to the landward side of adjoining wetlands, if greater than 100 feet.
2. Other wetlands (not adjoining navigable waters.)
3. Federal Emergency Management Agency (FEMA) 100-year floodplains. Pre-existing cropland that would be nonconforming under Conservancy Zoning is to be excluded.
4. Publicly owned lands used for recreation or wildlife/resource management.
5. Other natural features of the landscape deemed important by the local community.
6. Steep slopes > 12%.
7. Groundwater and surface watersheds and water quality.

Land Use Categories, revised as follows

Natural Areas Protected:

Lands recommended to remain in their natural state or for non-intensive, non-developed uses such as passive recreation, wildlife habitat, ground and/or surface water protection, and forest management. Development of these lands is not recommended due to the potential for destroying or degrading important or unique natural resources or due to the excessive measures necessary to overcome development barriers presented by the environmental conditions. Criteria for this category include Natural Area Mapping Criteria #1 – 6.”

In addition to areas mapped as Natural Areas Protected, natural areas will also be protected through the use of a Natural Areas Limited Development Overlay District.

~~Natural Areas Limited Development~~

Natural Areas Limited Development Overlay District (bold as new heading)

“Identifies ~~lands~~ land that are environmentally important to the community, as well as areas surrounding lakes that are identified by the Portage County Lake Study of 2004. These areas are defined by the groundwater and surface ~~water~~ watersheds ~~watershed~~ (Natural Areas Mapping Criterion #7) listed in the UW-SP Lakes of Portage County Studies. Lakes with minimal development shall carry a minimum lot size based on the underlying zoning or ten (10) acres in the ground watershed and five (5) acres in the surface watershed, whichever is more restrictive. Lakes with more intensive development) shall carry a minimum lot size based on the underlying zoning or five (5) acres in both surface and ground watersheds, whichever is more restrictive. Lot Averaging may be used in these overlay zoning districts. ~~Minimum lot size in this category shall be two (2) acres. Lot sized density-based development will be allowed in this category.~~ Other lands not already identified in this category may require a future overlay district larger minimum lot size. Limited residential development ~~Residential Development~~ as well as small-scale agricultural practices could occur without negatively impacting the ecological value of the area. Where boundaries of this area come into question and a change can be supported by scientific and/or factual data provided by the landowner, the Town of Sharon Plan Commission and the town of Sharon Board may consider an adjustment to said boundary. These changes will require a Plan Amendment because it is a change to the Comprehensive Plan mapping.

Pg 80, Resource Extraction Mapping Criteria

These areas are considered economically viable resources ~~and are identified within specific boundaries to minimize or avoid conflict with other adjacent land uses. Resource extraction uses include clay, sand, gravel and other aggregate extraction.~~ including clay, sand, gravel and other aggregate for possible extraction. However, the Town is not mapping these resources at the present time. It is important when siting resource extraction operations to minimize or avoid conflict with other adjacent land uses (see Chapter 2 Housing, Sec 2.3 & 2.4; Chapter 3 Transportation, Sec 3.4 and 3.5: and Chapter 8, Land Use Sec 8.3).

Land Use Category, revised as follows:

Non-metallic Mineral Extraction:

~~These areas are considered economically viable resources, and are identified within specific boundaries to minimize or avoid conflict with other adjacent land uses. Resource extraction uses include clay, sand, gravel, and other aggregate extraction.~~

Lands containing clay, sand, gravel and other aggregates. Extraction should be directed away from residential buildings and protected natural areas and on roads that can handle the weight and volume of traffic.

Chapter 9 Implementation

66.1001(2)(i) Wis Statues

Pg 82, Section 9.1 Comprehensive Plan Adoption Procedures

(d) No political subdivision may enact an ordinance or no regional planning commission may adopt resolution under par. (c) unless the political subdivision or Regional Planning Commission holds at least one public hearing at which the proposed ordinance is discussed. That hearing must be preceded by a class 1 notice under ch.985 that is published at least 30 days before the hearing is held. The political subdivision or Regional Planning Commission may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:

1. *The date, time and place of the hearing.*
2. *A summary, which may include a map, of the proposed Comprehensive Plan or amendment to such a Plan.*
3. *The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.*

(Reformat #4 to line up as one sentence.)

4. *Information relating to where and when the proposed Comprehensive Plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.*

A Town of Sharon Comprehensive Plan was adopted by resolution by the Town Plan Commission on July 29, 2005 and forwarded to the Town Board on July 29, 2005. (See appendix #A)

A public hearing was held by the Town of Sharon Board on August 9, 2005, pursuant to valid notice of proposed ordinance. The Town of Sharon Comprehensive Plan was reviewed. Changes and adjustments were made.

This revised Town of Sharon Comprehensive plan was prepared jointly by the Town of Sharon Board and the Town of Sharon Plan Commission in council.

The Plan commission recommended the Plan to the Town of Sharon board (by resolution #2006-1PC) for consideration on December 21, 2006, with copies of the recommended draft made available for inspection at the Sharon Town Hall, Portage County Library and Portage County Planning and Zoning offices. A public hearing was held before the Town Board and Plan Commission on January 23, 2007 and the Town of Sharon Comprehensive Plan was officially adopted by ordinance at the Town of Sharon Board meeting on February 13, 2007.

The Plan Commission continued work to revise the Town Zoning Map to bring it into line with the adopted Comprehensive Plan... In the process it became apparent that the Town's Comprehensive Plan also needed some amendments to clarify some land use issues through both map and text changes. Several new Plan Commission members were appointed to the Plan Commission and time was needed to get them familiar with the planning documents. After meeting from June 2007 to June 2008, the Plan Commission ultimately recommended amendments to the Plan to the Town Board on June 26, 2008. Copies of the recommended draft were made available for inspection at the Sharon Town Hall, Portage County Library and Portage County Planning and Zoning Department Offices, and through the Portage County website... A public hearing was held before the Town Board and Plan Commission on _____, and the Town of Sharon Comprehensive Plan was officially adopted by ordinance at the Town of Sharon Board meeting on _____.

Pg 84 A See revisions on next page for Table 9.1

Table 9.1
ZONING/LAND USE PLAN COMPATIBILITY TABLE
TOWN OF SHARON

COMPREHENSIVE PLAN MAP CATEGORIES	Enterprise Agriculture (L-1)	General Agriculture (L-2) (4)	Limited Agriculture/ Mixed Use (L-3) (4)	Natural Area- Protected	Natural Area— Limited (5) (6)	Resi- dential Density Low--	Resi- dential Density Med--	Resi- dential	Non- Metallic Mineral Extraction (1)	Commercial (2)	Institu- tional (3)	Industrial
PORTAGE COUNTY ZONING DISTRICTS												
R-1 Rural & Urban Fringe						X	X	X			X	
R-2 Single Family Residence							X	X			X	
R-3 1&2 Family Residence							X	X			X	
A1-Exclusive Agriculture		X							X			
A20-Primary Agriculture		X	X		X₇				X			
A2-Agricultural Transition		X	X		X₇				X		X	
A3-Low Density Agriculture		X	X		X₇				X		X	
A4-General Agriculture			X						X		X	
C1-Neighborhood Commercial										X	X	
C3-Commercial										X	X	
C4-Highway Commercial										X	X	
Industrial											X	X
Conservancy				X					X₆		X	

- 1 All non-metallic extractions greater than 30,000 sq. feet are regulated by special exception.
- 2 Requests for commercial uses will be considered on a case-by-case, primarily in areas designated on Land Use Map.
- 3 Most institutional uses are regulated by special exception. Requests for these uses should be directed to the County Zoning Administrator.
- 4 The Lot Averaging Density-subdivision option will be an option in this category once created by Portage County & the Town of Sharon..
- 5 Existing lots of record would be allowed; future Lot splits would be allowed using Lot size density option.
- 6 A4 in the Natural Areas Limited only applies to Collins Lake ground water; The Data does not support any restriction at the time.

Renumber page so don't have #A

Pg 85, **Section 9.3 Relationship to Zoning**

paragraph 1 revised as follows:

This Plan is intended to serve as a guide in updating the Town zoning map. The State's Comprehensive Planning law requires that 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. One of those actions is zoning, therefore, the Town's zoning map will have to be consistent with the recommendations found in this Comprehensive Plan. Zoning revisions in the Town are based on the Comprehensive Plan's 9 elements, zoning compatibility with neighboring properties, directing residential growth to areas of existing higher density in Polonia and Ellis and preserving rural character, the landowner's request and use of tools such as Lot Averaging.

paragraph 3 revised as follows:

The Town of Sharon will rely on the Portage County Zoning Ordinance and Town ordinances as the primary tools for implementing their Comprehensive Plan. Both the Comprehensive Plan and the Zoning Ordinance use districts to separate incompatible uses and specify appropriate development densities. Each land use district identified by this Plan describes the community's expectations of what future development should consist of within specific areas. To implement those expectations, the Town must assign zoning districts that match the intent of their land use districts. Table 9.1 is provided to show appropriate zoning/land use district relationships. ~~In the natural areas limited development land use category, existing agricultural practices will be allowed to continue.~~ .

This is a new page to put in the front of the Comprehensive Plan

**History of Adopton and Amendment
Town of Sharon Comprehensive Plan**

Action	Date	By Town of Sharon Board	By County Board
1st Comprehensive Plan 2007			
Plan Commission Resolution to adopt original plan	12-21-06	-----	-----
Original Plan Adopted	N/A	2-13-2007	4-17-2007
Plan Amended 2008			
Plan Commission Resolution to Amend Plan	6-26-2008	-----	-----
Plan Amended	N/A	Xxxx 2008	Xxxxx 2008

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