

2005 Comprehensive Plan

Adopted by the Village of Amherst Plan Commission on December 6, 2004

Adopted by the Village of Amherst Board on February 22, 2005

Acknowledgements:

Village Plan Commission

Michael Juris- Plan Commission Chair
LaVerne Damrau - Member
David Dombrowski - Member
Kevin Fenske - Member
Kyle Krogwold - Member
Tom Iverson - Member
Jim Stephani - Member

Village Board

Michael Juris - Village President
Lars Olsson - Trustee
Laurel Mittelstedt - Trustee
Barb Kluge - Trustee
Tom Iverson - Trustee
Bob Rausch - Trustee
Rick Kryshak - Trustee

Marcy Peterson - Clerk/Treasurer

Portage County Planning and Zoning Department

Chuck Kell, Director
Jeff Schuler, Senior Planner/Project Coordinator
Sarah Nimmer, Assistant Planner
Jeff Hartman, GIS LIS Manager
Rod Sutter, GIS Technician

Developed by the Village of Amherst, with the assistance of
Portage County Planning and Zoning Department, 2004.

This project was made possible through Comprehensive Planning Grant Funding
obtained through the State of Wisconsin Department of Administration.

Table of Contents

Introduction.....	1
Chapter 1 - Issues and Opportunities	4
Section 1.1 - Brief History and Description of the Planning Area	4
Section 1.2 - Past Planning in Amherst	6
Section 1.3 - The Current Comprehensive Planning Process	7
Section 1.4 - Demographic Trends	8
Section 1.5 - Assumptions for Future Growth	17
Section 1.6 - Forecasts	17
Section 1.7 - Conclusions from the Issues and Opportunities Analysis	17
Section 1.8 - Community Goals, Objectives, and Policies	18
Chapter 2 - Housing Element.....	20
Section 2.1 - Housing Inventory	20
Section 2.2 - Housing Demand	26
Section 2.3 - Housing Analysis Conclusions	27
Section 2.4 - Housing and Residential Development Goals, Objectives and Policies	27
Chapter 3 - Transportation Element.....	29
Section 3.1 - Introduction	29
Section 3.2 - Transportation Facility Inventory	29
Section 3.3 - Analysis of Applicable Transportation Plans	35
Section 3.4 - Transportation Conclusions	37
Section 3.5 - Transportation Goals, Objectives and Policies	37
Chapter 4 - Utilities and Community Facilities Element	39
Section 4.1 - Public Utilities Inventory	39
Section 4.2 - Community Facilities Inventory	50
Section 4.3 - Park and Recreation Inventory	57
Section 4.4 - Utilities and Community Facilities Conclusions	61
Section 4.5 - Utilities and Community Facilities Goals, Objectives and Polices	62
Chapter 5 - Agricultural, Natural and Cultural Resources Element.....	65
Section 5.1 - Agricultural Resources Inventory	65
Section 5.2 - Natural Resources Inventory	65
Section 5.3 - Cultural Resources Inventory	76
Section 5.4 - Agricultural, Natural, Cultural Resources Conclusions	77
Section 5.5 - Agricultural, Natural, Cultural Resources Goals, Objectives, and Policies	78

Chapter 6 - Economic Development Element	80
Section 6.1 - Introduction	80
Section 6.2 - Economic Base Characteristics	80
Section 6.3 - Community Assessment: Strengths and Weakness Analysis	87
Section 6.4 - Economic Development Issues/Trends	87
Section 6.5 - Environmentally Contaminated Sites	90
Section 6.6 - Economic Development Programs	90
Section 6.7 - Economic Development Conclusions.....	93
Section 6.8 - Economic Development Goals, Objectives, and Policies.....	93
 Chapter 7 - Intergovernmental Cooperation Element	 94
Section 7.1 - Inventory of Intergovernmental Agreements	94
Section 7.2 - Analysis of Intergovernmental Agreements	96
Section 7.3 - Identification of Existing or Potential Conflicts with Other Governmental Units.....	96
Section 7.4 - Intergovernmental Cooperation Issues/Conclusions	96
Section 7.5 - Intergovernmental Cooperation Goals, Objectives, and Policies	96
 Chapter 8 - Land Use Element	 97
Section 8.1 - Existing Land Use	97
Section 8.2 - Land Use Trend Analysis and Projected Land Use.....	100
Section 8.3 - Land Use Conflicts	102
Section 8.4 - Land Use Goals, Objectives, and Policies	102
Section 8.5 - Future Land Use Recommendations.....	102
Section 8.6 - Future Land Use Categories	103
Section 8.7 - Extraterritorial Area.....	106
Section 8.8 - Standards for Development within the Village of Amherst	111
 Chapter 9 - Implementation Element	 121
Section 9.1 - Comprehensive Plan Adoption Procedures	121
Section 9.2 - Comprehensive Plan Implementation	123
Section 9.3 - Integration, Amendment, and Update of Comprehensive Plan Elements	124
Section 9.4 - Monitoring/Formal Review of the Plan.....	126

Maps

Map 3.1 - Transportation Network	31
Map 3.2 - Sidewalks and Trails	34
Map 4.1 - Wastewater Treatment Plant and Sewage Collection System.....	41
Map 4.2 - Municipal Water Supply	44
Map 4.3 - Storm Water Drainage Facilities	49
Map 4.4 - Amherst Fire District.....	52
Map 4.5 - Community Facilities	53
Map 4.6 - Parks and Recreation.....	58
Map 5.1 - Topography	67
Map 5.2 - Soils.....	68
Map 5.3 - Surface and Groundwater Flow.....	71

Map 5.4 - Wetlands.....	72
Map 5.5 - Floodplain.....	73
Map 6.1 - Amherst Business Park.....	86
Map 8.1 - Existing Land Use.....	99
Map 8.2 - Future Land Use.....	104
Map 8.3 - Extraterritorial Boundary with Town Zoning.....	107
Map 8.4 - Extraterritorial Boundary with Suggested Future Land Use.....	110

Appendices

Appendix A - Public Participation Plan and Resolution.....	A-1
Appendix B - Village of Amherst 2001 Survey Results.....	B-1
Appendix C - Wisconsin State Statutes 16.965(4) and 66.1001.....	C-1
Appendix D - Population Change per Municipality.....	D-1
Appendix E - Amherst Race Distribution.....	E-1
Appendix F - Detailed Distribution of Population for Portage County Municipalities.....	F-1
Appendix G - Comparison of Population Aged 65 +.....	G-1
Appendix H - Methodology for Population Projections.....	H-1
Appendix I - Comparison of Housing Values for Portage County Municipalities.....	I-1
Appendix J - Listing of Business Located within Village of Amherst.....	J-1
Appendix K - Wisconsin Department of Natural Resources Contaminated Site Listings ...	K-1
Appendix L - Village of Amherst Plan Commission Resolution for Adoption.....	L-1
Appendix M - Village of Amherst Board Ordinance for Adoption.....	M-1