

2004 Comprehensive Plan

Adopted by the Almond Town Plan Commission on September 8, 2004

Adopted by the Almond Town Board on October 20, 2004

Acknowledgements:

Town of Almond

Plan Commission Chair – Dan Turzinski

Member – Mike Copas

Member – Lorn Dykes

Member – Roger Hetzel

Member – Phil Rendall

Member – Nancy Seaman

Member – Sherry Zei

Town Chairman - Dan Turzinski

Supervisor – Roger Hetzel

Supervisor – Phil Rendall

Clerk – Nancy Seaman

Portage County Planning and Zoning Department

Chuck Kell, Director

Tim Semmann, Associate Planner/ Project Coordinator

Mike Hansen, Senior Planner

Kathy Foelker, Planning Assistant

Jeff Hartman, GIS LIS Manager

Rod Sutter, GIS Technician

Developed by the Town of Almond, 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	3
Section 1.1 - Description and Brief History of the Planning Area	3
Section 1.2 - Past Planning in Town of Almond	5
Section 1.3 - Current Comprehensive Planning Process	5
Section 1.4 - Demographic Trends	6
Section 1.5 - Forecasts	14
Section 1.6 - Community Goals, Objectives and Policies	14
Chapter 2 - Housing Element.....	16
Section 2.1 - Introduction	16
Section 2.2 - Housing Inventory and Analysis	16
Section 2.3 - Housing Programs	20
Section 2.4 - Housing Issues.....	21
Section 2.5 - Housing Goals, Objectives and Policies.....	21
Chapter 3 - Transportation Element.....	23
Section 3.1 - Introduction	23
Section 3.2 - Transportation Facility Inventory.....	23
Section 3.3 - Inventory of Applicable Transportation Plans and Programs	26
Section 3.4 - Transportation Issues.....	27
Section 3.5 - Transportation Goals, Objectives and Policies.....	27
Chapter 4 - Utilities and Community Facilities Element	29
Section 4.1 - Introduction	29
Section 4.2 - Public Utilities Inventory.....	29
Section 4.3 - Community Facilities Inventory and Analysis	30
Section 4.4 - Utility and Community Facilities Issues	35
Section 4.5 - Utility and Community Facilities Goals, Objectives and Policies	35
Chapter 5 - Agricultural, Natural and Cultural Element.....	37
Section 5.1 - Introduction	37
Section 5.2 - Agricultural Resources	37
Section 5.3 - Agricultural Issues.....	41
Section 5.4 - Agricultural Goals, Objectives, Policies.....	41
Section 5.5 - Natural Resources.....	42
Section 5.6 - Natural Resource Issues.....	52
Section 5.7 - Natural Resource Goals, Objectives and Policies	53
Section 5.8 - Cultural Resources.....	53
Section 5.9 - Cultural Resource Issues	54
Section 5.10 - Cultural Resource Goals, Objectives and Policies	54

Chapter 6 - Economic Development Element	55
Section 6.1 - Introduction	55
Section 6.2 - Labor Force and Economic Base.....	55
Section 6.3 - Strengths and Weaknesses for Attraction/Retaining Businesses.....	58
Section 6.4 - Desired Business.....	58
Section 6.5 - Environmentally Contaminated Sites	58
Section 6.6 - Economic Development Resources	58
Section 6.7 - Economic Development Issues Identified by the Town of Almond	61
Section 6.8 - Economic Development Goals, Objectives, and Policies.....	61
 Chapter 7 - Intergovernmental Cooperation Element	 62
Section 7.1 - Inventory and Analysis of Intergovernmental Relationships	62
Section 7.2 - Identification of Existing or Potential Conflicts with Other Governmental Units.....	64
Section 7.3 - Issues/Conclusions Regarding Intergovernmental Relations	64
Section 7.4 - Intergovernmental Cooperation Goals, Objectives, and Policies	64
 Chapter 8 - Land Use Element	 65
Section 8.1 - Existing Land Use	65
Section 8.2 - Land Use Trend Analysis and Projected Land Use.....	66
Section 8.3 - Land Use Conflicts	68
Section 8.4 - Goals, Objectives, and Policies	68
Section 8.5 - Future Land Use Recommendations.....	70
Section 8.6 - Future Land Use Categories	71
 Chapter 9 - Implementation Element	 75
Section 9.1 - Comprehensive Plan Adoption Procedures	75
Section 9.2 - Comprehensive Plan Implementation	77
Section 9.3 - Relationship to Zoning	78
Section 9.4 - Integration, Amendment, and Update of Comprehensive Plan Elements	79
Section 9.5 - Monitoring/Formal Review of the Plan.....	81

Maps

Map 3.1 - Functional Class and Transportation Network.....	25
Map 4.1 - Community Facilities	31
Map 4.2 - School Districts	34
Map 5.1 - Highly Productive Agricultural Soils.....	39
Map 5.2 - Topography	44
Map 5.3 - General Soils	45
Map 5.4 – Wetlands, Surface Waters, Floodplain	46
Map 5.5 - Groundwater Flow.....	47
Map 5.6 - Atrazine Prohibition Areas.....	48
Map 5.7 - Forested Land.....	51
Map 8.1 - Existing Land Use	67
Map 8.2 - Future Land Use.....	72

Appendices

Appendix A - Public Participation Plan and Resolution.....	A-1
Appendix B - Town of Almond Survey (2001).....	B-1
Appendix C - Town of Almond Survey (2004).....	C-1
Appendix D - Wisconsin Statutes 16.965(4) and 66.1001.....	D-1
Appendix E - Land Evaluation Site Assessment System.....	E-1
Appendix F - Population Projection Methodology.....	F-1
Appendix G - Wolf Lake Area Study	G-1