

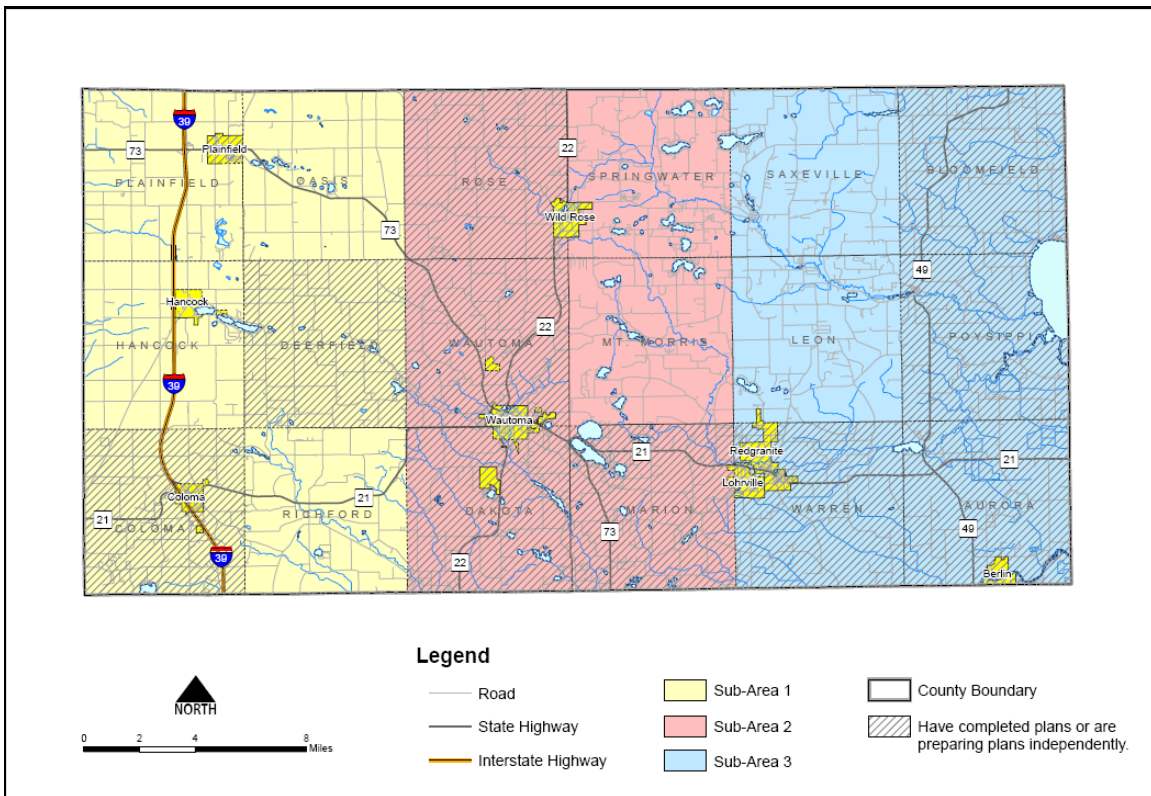
# Public Information Meeting #1

## Waushara County Comprehensive Plan Sub-Area Meetings

### September 29, 30 & October 1, 2008

This memo provides an overview of the public notice process and meeting outcomes for the first of three public information meetings to be held during the Waushara County Comprehensive Planning Process.

The county was divided into three sub-areas (shown on map below) to ease the transfer of information and increase the ability to interact at the local level about developments of the countywide comprehensive plan. The results from the meetings in each sub-area are described below with results from each of three SWOT Analyses in Appendix A.



### Public Notice Process

The process for the first round of public information meetings began in early September. Eighteen letters were sent to town and village clerks, town chairmen, and the village president in the municipalities participating in the multi-jurisdictional comprehensive planning project. Four enclosures were included within the letter: a public notice, a public participation plan, the Waushara County Comprehensive plan assistance table, and sub-area map. The letter contained information on the comprehensive planning process at the county and local levels, notice for the public information meeting occurring in the area, request for local ordinances that differ from countywide regulations, and a request for approval of a local public participation plan. The letter recipients were asked to post the public notice in public places like the Town Hall, Village Center, or library, and talk to their neighbors to build awareness for the planning process.

The local newspapers (Waushara Argus, Berlin Journal, and Marquette Tribune) were notified and ran a press release regarding the public information meetings during the week of 9/15 – 9/19.

The local radio stations (WISS, WDUX, and WAUH) were notified and asked to run a public service announcement from 9/25 – 10/1.

## **Public Information Meeting Results**

### *Sub-Area 1 Meeting Summary*

This meeting was held on Monday, September 29<sup>th</sup> at 7:00 pm at the Hancock Community Center. Participants from the towns of Hancock, Plainfield, Oasis, Deefield, Coloma, and Richford; the villages of Hancock and Coloma; the County Land Use committee; and UW-Extension were in attendance. There were two major intentions for the meeting. The first was to convey information about the planning process. The second was to gather information from attendees that would be useful in the countywide plan. After the process information was conveyed, the planned information-gathering segment was not completed due to questions the attendees had about the purpose of the project. The remainder of the meeting was used to address local concerns about engaging in another planning process so soon after completion of local land management plans. Participants were informed that the comprehensive planning process is necessary to make the plans compliant with state requirements, and significant changes to existing land management plans was not necessary, only review and confirmation of the contents of the existing plans. Initial liabilities and assets determined through evaluation of existing materials and collected at the meeting are located in Appendix A.

### *Sub-Area 2 Meeting Summary*

This meeting was held on Tuesday, September 30<sup>th</sup> at 7:00 pm at the Waushara County Court House in the City of Wautoma. Participants from the towns of Hancock, Mt. Morris, Dakota, Springwater, and Marion; County Land Use committee; and UW-Extension were in attendance. There were two major intentions for the meeting. The first was to convey information about the planning process. The second was to gather information from attendees that would be useful in developing the countywide plan. After a discussion about the planning process, participants discussed preliminary strengths, weaknesses, opportunities, and threats within the county. There was also a general discussion about items for evaluation in the countywide document. The preliminary SWOT analysis developed for Sub-Area 2 is located in Appendix A of this document.

- Summary of SWOT discussion
  - Strengths
    - rural character was added; rural character is defined as not just farms but residential areas as well – no commercial except for home businesses; quiet, peaceful and low to no light pollution or noise pollution;
    - New housing must be accommodated in a way that does not disturb the rural character – i.e. restrict development on ridgelines
    - Clear delineation between residential and commercial areas “once you are out of it (commercial area) you are out of it”
    - Good fire and rescue response
      - Volunteers are proud of the work they do and the response time is fast
  - Weaknesses
    - Lack of light industrial development – specifically want smaller industrial development – not any big plants
  - Opportunities
    - City of Wautoma Business Park
      - Room for expanded light industrial use along Hwy 22

- Threats
  - Amount of publicly owned lands (DNR) reduces taxable area within towns
- Summary of general discussion
  - Intergovernmental agreements
    - Towns usually are responsible for maintenance of town roads; though there are instances of cooperative snow plowing across jurisdictions
    - Most feel that cooperation between the towns and the county is good
    - Boundary agreements are underway in some communities to address annexation issues
  - Effigy mounds tourism potential
    - Hancock Mounds have a trail system and signage
    - Should be promoted as a countywide amenity and attraction
      - Countywide tourism commission – individual municipalities are supposed to join
      - Countywide Chamber of Commerce
  - Countywide plan should not focus on Wautoma only -
    - All of the communities in the county need equal representation and voice in this process
  - Schools in the County
    - Three school districts – Wild Rose, Tri-County and Wautoma
    - Until recently, enrollment was steady – within the last year, slight declines have been noted
  - Transportation
    - There is transportation available for seniors who can no longer drive themselves but it's underutilized
    - Senior housing available in Wautoma as well as health clinics. Health services spotty elsewhere (Plainfield has health clinic, Coloma does not have any health services)
    - West and east sides of the county do not have senior housing or clinics available so travel is a necessity
    - Bicycle transportation opportunities exist in the county – and should be promoted on a countywide basis (promote Ice Age Trail)
    - Recreational areas within the county should be promoted
      - Ski hill in Mt. Morris
    - Lake access and property development are issues to be addressed

#### *Sub-Area 3 Meeting Summary*

This meeting was held on Wednesday, October 1<sup>st</sup> at 7:00 pm at the Leon Town Hall in Pine River. Participants from the towns of Saxeville, Poy Sippi, Warren, Leon; the village of Redgranite; County Land Use Committee, and UW-Extension were in attendance. There were two major intentions for the meeting. The first was to convey information about the planning process. The second was to gather information from attendees that would be useful in the countywide plan. After a discussion about the planning process, participants discussed preliminary strengths, weaknesses, opportunities, and threats within the county. The discussion also focused on different capabilities within the county because water quality, topography, and soils differ throughout the county. The SWOT analysis developed during the meeting is located in Appendix A of this document.

- Summary of SWOT discussion
  - Strengths
    - Long Lake is a regional asset
    - There are very good emergency services

- Groundwater quality is very good in some areas and less than ideal in others. Participants wanted better wellhead protection and coordination with the DNR
  - The area remains rural (forest and agriculture) and skies are kept dark for the most part
- Weaknesses
  - There is very limited lakefront property available so homes are stacking up behind lake homes increasing density in lake areas
  - Contamination of local water resources due to agricultural practices of a few individuals
  - Determination of rifle use for hunting in Waushara County is contentious
- Opportunities
  - Access to public trails (including Ice Age Trail) and expansion to include recreational opportunities throughout region
- Threats
  - Mega-farms threaten to destroy the rural agricultural environment currently characterized by small family farms

### **Future Meeting Dates**

#### County

The next round of public information meetings is forecast for February 2009. The intent of this round of meetings is to present and discuss the findings for elements 1-6 (Issues and Opportunities; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural, and Cultural Resources; and, Economic Development) of the countywide plan. The elements will be prepared through review and development of comprehensive planning elements created at the municipal level.

A meeting of the County Land Use Committee is tentatively scheduled for December 15, 2008 at which time comprehensive planning elements 1-3 will have been produced at the local level and assimilated to the countywide plan.

#### Municipalities

The name of the community developing a comprehensive plan in conjunction with the countywide process is listed below followed by the times, dates and locations for kick-off of the local planning process.

Town and Village of Hancock: Joint meeting on Tuesday, October 21<sup>st</sup> at 6:00 pm at the Village Center

Town of Leon: Meeting on Wednesday, October 22<sup>nd</sup> at 7:00 pm at the Town Hall

Town of Mt. Morris and Springwater: Joint meeting on Thursday, October 23 at 7:00 pm at the Springwater Town Hall

Town of Oasis: Meeting on Wednesday, October 15 at 7:00 pm at the Town Hall

Town of Plainfield: Meeting on Tuesday, October 14 at 7:00 pm at the Town Hall

Town of Richford: Meeting on Tuesday, October 16 at 7:00 pm at the Town Hall

Town of Saxeville: Meeting on Thursday, October 9 at the Town Hall

**Appendix A**  
**SWOT Results by Sub-Area**

# SUB AREA 1

## WAUSHARA COUNTY COMPREHENSIVE PLAN

### S.W.O.T. ANALYSIS

- Strength:** Things that you like that you wouldn't change.
- Weakness:** Things that you don't like that should be improved.
- Oppportunity:** Things that could be beneficial in the future.
- Threat:** Things that could be harmful in the future.

The following list was created based on citizen surveys where open-ended comments were recorded. Comments from all communities were not available; these comments may or may not reflect current "SWOT" conditions.

**Strength:**

- Natural resources
- Quality of life
- Historic and cultural values, structures
- I-39
- Agricultural infrastructure

**Weakness:**

- Services for elderly
- Lack of adequate police enforcement/code enforcement
- Lack of adequate snow plowing
- Lack of convenient shopping opportunities
- Dissension on issues
- Need for bike lanes
- Need for business and industrial development
- Activities and facilities for young people
- I-39 Stevens Point
- Continuing workforce

**Opportunity:**

- STH 21 Redevelopment
- Cultural resources
- Economic development
- Mode shift (Park and Ride)

**Threat:**

- Changing farm economy
- Aging infrastructure
- Economic diversification
- Drinking water
- Drainage
- Area becoming too residential
- Perrier
- Costs to sustain a growing population
- Noisy taverns
- Urban sprawl
- Destruction of rural character (subdivisions, etc.)

## **SUB AREA 2**

### **WAUSHARA COUNTY COMPREHENSIVE PLAN**

### **S.W.O.T. ANALYSIS**

- Strength:** Things that you like that you wouldn't change.
- Weakness:** Things that you don't like that should be improved.
- Opportunity:** Things that could be beneficial in the future.
- Threat:** Things that could be harmful in the future.

Please note: The following list is created based on Citizen Survey comments from municipalities in Sub Area 2. They are not prioritized. They may or may not reflect current "SWOT" conditions.

#### **Strength:**

- Agriculture (especially small scale)
- Natural resources
- The quality/amount/type of recreational opportunities
- Public facilities (in general)
- The central location of the City of Wautoma
- Beautification Project on Main Street in C. of Wautoma
- World War II Memorial Building (where is this located?)
- Fair land values
- Fast rate of snow removal
- Quality of water/sewer system in urbanized areas

#### **Weakness:**

- Lack of commercial development
- Lack of local business and industrial development
- Lack of shopping opportunities within close proximity (hard to walk to stores)
- Adequacy of fire/rescue
- High cost of water/sewer system in urban areas
- Some properties are in poor repair
- Lack of activities for young people
- Retaining young people
- Parking issues in C. of Wautoma
- Code enforcement
- Lack of good jobs with good wages
- Lack of farmer's market to sell local goods

**Opportunity:**

- Agricultural industry/farmland preservation
- Residential growth
- Varying the type of residential development (including senior housing)
- Access to major highways including I-39/USH 51, USH 10
- Technical colleges in the area that offer vocational training

**Threat:**

- Residential growth occurring on active farmlands (and urban sprawl)
- Character of the built environment (mobile homes)
- Young people leaving the area
- Retaining good jobs
- Uncontrolled growth along STH 21
- Lack of protection or awareness of groundwater
- Too much public land (DNR)

# **SUB AREA 3**

## **WAUSHARA COUNTY COMPREHENSIVE PLAN**

### **S.W.O.T. ANALYSIS**

- Strength:** Things that you like that you wouldn't change.
- Weakness:** Things that you don't like that should be improved.
- Opportunity:** Things that could be beneficial in the future.
- Threat:** Things that could be harmful in the future.

The following list was created based on citizen surveys where open-ended comments were recorded. Comments from all communities were not available; these comments may or may not reflect current "SWOT" conditions.

#### **Strength:**

- Natural resources / topography
- Quality of life
- Historic and cultural values, structures
- Lack of light and noise pollution
- Good public access to lakes
- Active Lake Associations
- Good land ethic/stewardship
- Town services and road repair
- Accessibility via highways
- Family farm focused

#### **Weakness:**

- Ordinance enforcement
- Dissension on issues
- Lack of land use planning for different types of development
- Failing septic systems
- Scattered site mobile homes
- Lack of convenient shopping opportunities
- Lack of services
- Need for bike lanes

#### **Opportunity:**

- Maximize use of natural resources (kettle lakes, moraines, topography)
- Clean, appropriate development of all kinds
- Explore land use issues
- Development of campgrounds

- Close proximity to Fox Valley
- Enhancement of historic resources
- Utilization of retirement population for civic uses

**Threat:**

- Destruction of natural resources
- Oak wilt
- Water quality and groundwater depletion (nitrates, atrizene)
- Destruction of viewshed corridors
- Overcrowding on lake property (pyramiding)
- High land values = high taxes
- Costs to sustain a growing population
- Increase in traffic
- Destruction of rural character (subdivisions, etc.)