

Town of Schleswig

Manitowoc County, Wisconsin

20-Year Comprehensive Plan

Volume I: Town Plan



Prepared by:
Bay-Lake Regional Planning Commission

**TOWN OF SCHLESWIG
MANITOWOC COUNTY, WISCONSIN**

VISION STATEMENT

“To ensure that future growth and development in the Town of Schleswig enhances the peace, tranquility and quality of life of town residents and to support balanced growth with environmental consideration, as well as individual property owners’ rights.”

TOWN CHAIRPERSON: Dennis Salzman
SUPERVISORS: Richard Glomski
Joseph Meyer

CLERK: Jo Ellen Gramling
TREASURER: Laurel Vondrachek

TOWN PLAN COMMISSION: Jim Hansen
Arthur Heberlein
Ethel Heberlein
Terri Lyon
Lenore McDonough
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Jerry Voechting
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TOWN OF SCHLESWIG 20-YEAR COMPREHENSIVE PLAN

Prepared by:

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September 2009

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RESOLUTION NO. 1

**TOWN OF SCHLESWIG PLAN COMMISSION
RECOMMENDATION OF ADOPTION OF THE
TOWN OF SCHLESWIG 20-YEAR COMPREHENSIVE PLAN**

WHEREAS, Section 62.23 of the *Wisconsin Statutes* 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, and contains proposals, programs, descriptions, maps, and explanatory matter regarding natural resources, population, housing, economic development, transportation, land use, public facilities, outdoor recreation, and the 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 Section 66.1001 of the *Wisconsin Statutes* (Smart Growth); and

WHEREAS, the Comprehensive Plan has been drafted and reviewed by the Town of Schleswig Plan Commission.

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

Dated this 27th day of Aug, 2009.

Resolution introduced and adoption moved by Lenore McDonough

Motion for adoption seconded by Jerry Voechting

Voting Aye: 8 Nay: 0

APPROVED:

Joseph Id Meyer
Town of Schleswig Plan Commission Chair

ATTEST:
Cheri Lyon
Town of Schleswig Plan Commission Secretary

TOWN OF SCHLESWIG
ORDINANCE NO. 2009-06

An Ordinance to Adopt a Comprehensive Plan Pursuant to
Wisconsin Statutes Section 66.1001 (Smart Growth)

WHEREAS, on June 21, 2007, Manitowoc County approved a contract with the Bay-Lake Regional Planning Commission to prepare a Multi-Jurisdictional Comprehensive Plan for Manitowoc County, to include the Town of Schleswig, under the guidelines of Section 66.1001 of the *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 Schleswig, 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 Schleswig Plan Commission held a public hearing on August 27, 2009, which was preceded by a Class 1 Notice provided as described in *Wisconsin Statutes* Chapter 985, which 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 employed by the Town of Schleswig who may provide additional information regarding the proposed ordinance; and
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 27, 2009, the Town of Schleswig Plan Commission recommended adoption of the Comprehensive Plan to the Town Board by resolution, which vote is recorded in the official minutes of the Plan Commission; and,

WHEREAS, the Town Board of the Town of Schleswig, having carefully reviewed the recommendation of the Town 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 Schleswig 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 Schleswig, Manitowoc County, Wisconsin, DOES ORDAIN AS FOLLOWS:

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

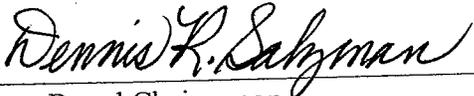
Section 2: The Town Clerk is directed to file a copy of the attached Comprehensive Plan for the Town of Schleswig with all the following entities:

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

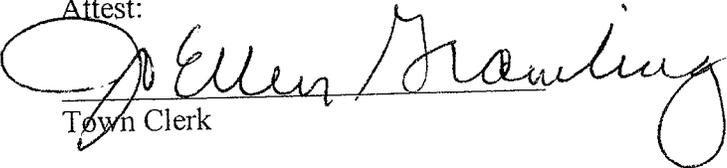
Section 3: SEVERABILITY. Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly 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 10th day of September 2009, by a majority vote of the members of the Town Board of the Town of Schleswig.



Town Board Chairperson

Attest:


Town Clerk

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Volume I

Town Plan

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**CHAPTER 1:
INTRODUCTION**

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HOW TO USE THIS PLAN

The *Town of Schleswig 20-Year Comprehensive Plan* is made up of two volumes containing a total of ten chapters. *Volume I – Town Plan* consists of Chapters 1 through 4, along with an appendices section for the town’s plan. *Volume II – Manitowoc County Resources* contains Chapters 5 through 10, along with an appendices section for countywide resources.

Volume I: Town Plan: This volume describes how the Town of Schleswig envisions itself developing over the next 20 years. It includes detailed background information and data, development strategies, land use projections, a 20-Year Land Use Plan, and a plan implementation guide.

Chapter 1: Introduction - contains an overview of the purpose of the plan; state planning legislation; a summary of the plan development process; and the town’s planning vision statement.

Chapter 2: Issues and Opportunities – contains an inventory of town-specific background information and data; an inventory of existing land uses in the town; and a future development strategy (including goals, objectives, policies and programs).

Chapter 3: Future Land Use Plan – contains discussion of land use issues and conflicts; land use trends; development considerations, and projections of future land use allocations. Chapter 3 also provides recommendations for future land uses through a 20-Year Land Use Plan.

Chapter 4: Intergovernmental Cooperation/Implementation – discusses the responsibilities of local officials in implementing the plan, outlines various implementation and land use control recommendations, provides recommendations in the area of intergovernmental cooperation, evaluates internal consistency of the comprehensive plan, recommends a process for updating the plan, and outlines a work plan for implementing the plan.

Appendices: Town Plan - Contains town public participation materials; nominal group results; intergovernmental cooperation workshop results; the existing town land use inventory; and other relevant input and materials generated or gathered during the plan development process.

Volume II: Manitowoc County Resources: This volume contains countywide background information and data that served as a basis in the creation of the town’s development strategies and 20-Year Land Use Plan.

Chapter 5: Natural, Agricultural and Cultural Resources - provides a detailed description of the county’s unique features that comprise its physical landscape.

Chapter 6: Population and Housing - presents countywide historic demographic information, along with future population and housing projections.

Chapter 7: Economic Development – highlights labor force and economic statistics; and provides an analysis of existing and future economic conditions for local communities and for Manitowoc 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: Land Use Controls and Inventory – provides a detailed inventory of existing land uses for each community and for Manitowoc County as a whole.

Appendices: County Resources - Contains a countywide inventory of natural resources information (including endangered and threatened species); a detailed list of available housing, economic development, and transportation financial and technical resources; the existing countywide land use inventory; a glossary of definitions; and other relevant input and materials generated or gathered during the plan development process.

PURPOSE OF THE COMPREHENSIVE PLAN

The *Town of Schleswig 20-Year Comprehensive Plan* is a legal document that provides the policy framework for town officials when making development decisions. Over the next 20 years, the town will need to address several land use issues that will likely have an impact on various aspects of the community. This comprehensive plan will serve as a guide to ensure that decisions regarding future land uses are consistent and take into account housing development, provision of public services, economic development, transportation expansion, and environmental protection.

The 20-Year Land Use Plan (Map 3.1) designates areas of the town for preferred land use activities, and is the desired goal to be achieved through implementation of this comprehensive plan. The 20-Year Land Use Plan, along with the town's development strategies, shall be used in conjunction with Manitowoc County's zoning ordinances, local land use ordinances, supporting planning materials, and other implementation tools to make informed land use decisions in the Town of Schleswig over the next 20 years.

State Planning Legislation

As outlined in the Comprehensive Planning legislation (Section.66.1001 of the *Wisconsin Statutes*), the *Town of Schleswig 20-Year Comprehensive Plan* addresses the required plan elements:

- Issues and Opportunities;
- Agricultural, Natural, and Cultural Resources;
- Utilities and Community Facilities;
- Transportation;
- Land Use;
- Population and Housing;
- Economic Development; and
- Intergovernmental Cooperation/Implementation.

The comprehensive planning legislation (Section 66.1001 of the *Wisconsin Statutes*) 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 Section 62.23 (6).
- b. Local subdivision regulation under Section 236.45 or 236.46.
- c. County zoning ordinances enacted or amended under Section 59.69.
- d. City or village zoning ordinances enacted or amended under Section 62.23 (7).
- e. Village zoning ordinances enacted or amended under Section 60.61 or 60.62.
- f. Zoning of shorelands or wetlands in shorelands under Section 59.692, 61.351 or 62.231.”

PLAN DEVELOPMENT PROCESS

The Town of Schleswig was part of the Manitowoc County Multi-Jurisdictional Planning Process that included 20 other communities. The local communities entered into an agreement with Manitowoc County to develop comprehensive plans utilizing a *three phase* multi-jurisdictional planning process:

First Phase: Inventorying countywide background information to be used for completion of the local and county plans:

- Collection and presentation of countywide background data.
- Manitowoc County Planning Advisory Committee (MCPAC) provided edits and other input on countywide background data.
- Conducted three (3) Open Houses. One in each of the county’s three Planning Clusters (Northwest, Lakeshore, and Southern). These Open Houses allowed the public to review countywide background materials, ask questions and provide feedback.
- Created the preliminary *Volume II: Manitowoc County Resources* document to assist with the completion of the local and county comprehensive plans.

Second Phase: Completion and adoption of the local comprehensive plans:

- Commenced work on the local comprehensive plans, including the Town of Schleswig.
- Analyzed Town of Schleswig data to identify existing and potential conflicts.
- Developed the town’s vision statement and goals, objectives, policies and programs by using results from the various issue identification workshops and background data.
- Created a preliminary 20-Year Land Use Plan and recommended land use strategy to guide future growth, development and conservation within the town over the next 20 years.
- The Manitowoc County Planning and Zoning Department and the MCPAC finalized *Volume II: Manitowoc County Resources* document.
- Public review and final open house were conducted to present the *Town of Schleswig 20-Year Comprehensive Plan* to the citizens of the community as well as to nearby municipalities and

governmental organizations for their feedback. Public comments were included (where appropriate) in the town's comprehensive plan.

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

- The Manitowoc County Planning and Zoning Department and the MCPAC utilized the background information and data gathered in the first phase, along with the adopted local comprehensive plans completed during the second phase, to create a generalized future land use plan for Manitowoc County.

Public Participation

Public Participation Plan

A major element of the town's comprehensive planning process is gathering input from citizens and land owners. In accordance with Section 66.1001(4) of the *Wisconsin Statutes*, the Town of Schleswig approved *Procedures for Adoption or Amendment of the Town of Schleswig Comprehensive Plan*. A copy of these written procedures is included in Appendix A of *Volume I: Town Plan*.

The town held public meetings monthly to review background data, finalize each plan element, and create the 20-Year Land Use Plan. In addition to these planning meetings, issue identification exercises (i.e., nominal group exercise and intergovernmental cooperation workshop) and open houses were used to gather additional input from the public.

Town of Schleswig Survey

The Town of Schleswig conducted a town-level survey via mail in March and April of 2008 to gather feelings of residents and landowners toward existing town services in addition to insights on community planning and development issues. This process provided opportunities for additional input from the public in the Town of Schleswig.

Town of Schleswig officials utilized this opportunity to gather information from the public regarding the town. Results from the survey were used in addition to other inputs from meetings and workshops to create the goals, objectives, policies and programs for the town's comprehensive plan and for the Manitowoc County Comprehensive Plan.

The complete results of the community survey (as tabulated by town officials) can be found in Appendix B of *Volume I: Town Plan*.

Nominal Group Process Description

The purpose of a nominal group exercise is to identify issues and concerns in a community. These issues and concerns relate to the planning and development of a community. Two nominal group exercises were conducted. One nominal group exercise focused on the communities in Manitowoc County's Southern Planning Cluster (including the towns of Centerville, Eaton, Liberty, Meeme, Newton and Schleswig; the villages of Cleveland and St. Nazianz; and the city of Kiel). The other nominal group exercise was conducted locally in each community developing a local comprehensive plan.

Southern Cluster Nominal Group Exercise

A nominal group exercise was conducted on October 24, 2007, with the local communities in the Southern Planning Cluster. Participants at the meeting had the opportunity to identify issues and concerns relating to the Southern Planning Cluster area of Manitowoc County. The issues and concerns were written on flip charts. Participants used a voting process to select their top three issues on the flip charts. Listed below are the top issues that were identified by the participants:

- Protect agricultural land (8 votes).
- Preservation of natural resources for future use such as: mineral deposits, lakes, groundwater and surface water (6 votes).
- Agriculture/suburban/residential interface (4 votes).
- Promote feasible land development through zoning plans (3 votes).
- Need more commercial and industrial development (3 votes).
- Eliminate run down structures (3 votes).
- Preserve undeveloped lakes and forests from future development (3 votes).
- Continue residential development growth for all income levels (2 votes).
- Look at law enforcement efficiency – cost of fees (2 votes).
- Minimize conflict with agricultural and residential uses (2 votes).

A complete list of the nominal group exercise results for the Southern Planning Cluster can be found in Appendix C of *Volume I: Town Plan*.

Local Nominal Group Exercise

A nominal group exercise specifically relating to the Town of Schleswig was conducted on July 22, 2008. The process used to conduct the Southern Cluster nominal group exercise was also used to conduct the local nominal group exercise. Listed below are some of the top issues identified:

- Preserve the natural beauty of the town (3 votes).
- Property owner rights (3 votes).
- Address sewer/septic and water systems, especially around the lakes (2 votes).
- Is the current 2.5 acre minimum lot size adequate? (2 votes).
- Keep better agricultural lands in farming (2 votes).
- Maintain small town community atmosphere (2 votes).
- Need more (small/medium size) industry in the town (2 votes).

A complete list of the nominal group exercise results for the Town of Schleswig can be found in Appendix D of *Volume I: Town Plan*.

Intergovernmental Cooperation Workshop

An Intergovernmental Cooperation Workshop was conducted on April 22, 2009, for communities located in the Southern Planning Cluster of Manitowoc 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, Manitowoc

County staff, Wisconsin Department of Natural Resources, Wisconsin Department of Transportation, and other entities and departments that have an interest in or direct impact on the implementation of the area's comprehensive plans.

The workshop collected input on any existing or potential conflicts or positive relationships between the communities and their surrounding governmental jurisdictions. Participants were also asked to provide potential resolutions to the identified issues or concerns. The items applicable to the Town of Schleswig were addressed during the comprehensive plan development process or were incorporated into the implementation portion of the comprehensive plan.

A complete list of the intergovernmental cooperation workshop results can be found in Appendix E of *Volume I: Town Plan*.

Open Houses

Two "Open Houses" were conducted during the planning process to present background information and plan recommendations to the public. The first open house was held at the Eaton Town Hall on May 7, 2008, for communities in the Southern Planning Cluster of Manitowoc County to display countywide background information and data to be used in the development of the local comprehensive plans.

The second open house, held exclusively for the Town of Schleswig, was conducted on August 27, 2009, at the conclusion of the planning process to allow residents and other interested individuals the opportunity to review and comment on the town's completed draft plan.

Visioning Workshop Description

The purpose of the visioning exercise was to develop a vision statement for the Town of Schleswig. A *vision statement* is an ideal description of a desired outcome that inspires, energizes and helps people create a mental picture of their community in the future. It is a process in which a community defines the future that it wants.

A visioning exercise was conducted on September 24, 2008, to envision the future of the Town of Schleswig. Participants were given a community image survey comprised of photos and questions asking them to imagine what they envision the town to be like in 20 years. The results of the community image survey can be found in Appendix F of *Volume I: Town Plan*.

Utilizing the results from the community image survey, the local nominal group process, and other meeting discussions, the following vision statement was prepared by members of the Plan Commission:

Vision Statement

"To ensure that future growth and development in the Town of Schleswig enhances the peace, tranquility and quality of life of town residents and to support balanced growth with environmental consideration, as well as individual property owners' rights."

**CHAPTER 2:
ISSUES AND OPPORTUNITIES**

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INTRODUCTION

This chapter provides a description of community resources in the Town of Schleswig. Resources of the town include community utilities and facilities as well as natural, agricultural and historical resources. The town's demographic, economic and land use trends and forecasts are also discussed in this chapter.

The information in this chapter is used to prepare the Town of Schleswig 20-Year Land Use Plan (Chapter 3 of Volume I: Town Plan).

HISTORY AND DESCRIPTION OF PLANNING AREA

Town of Schleswig History

The Town of Schleswig “was first settled by a group of Germans, who came from Danish province” of the same name (Schleswig). A similar group of German immigrants settled the neighboring Town of New Holstein in Calumet County. This settlement occurred in 1848 and 1849. The town “was organized on November 16, 1855.” The town was organized into a separate town from territory that was originally part of the Town of Meeme. Originally, the town was named the Town of Abel (in honor of the town's first settler, a D. Abel). In 1856, the name of the town was changed to Schleswig.

The first school was organized in 1855, and the first church was built in 1859. The first official birth to settler parents occurred in 1852. Construction of a railroad line through the town occurred in the early 1870s. A toll road existed between the town and the City of Sheboygan in the late 1800s, but tolls on this road were abolished in 1900. The population of the Town of Schleswig was 1,388 in 1910.

The source of this information is: Falge, Louis (1861-1918), Editor, *History of Manitowoc County, Wisconsin* (Volume I), Chicago, IL: Goodspeed Historical Association, 1912.

Town of Schleswig Planning Area

The Town of Schleswig is located in the southwestern portion of Manitowoc County, encompassing an area of approximately 21,645 acres. The town is bordered to the north by the Town of Eaton, to the south by the Town of Rhine (Sheboygan County), to the east by the Town of Meeme, and to the west by the Town of New Holstein (Calumet County). In addition, the Town of Schleswig surrounds the City of Kiel on three sides.

Map 2.1 provides a general location of the Town of Schleswig, while Map 2.2 highlights the planning area.

Community Description

Natural Resources

Natural resources are significant features in communities. Natural resources include, but are not limited to, timber, fresh water or mineral deposits that occur in a natural state and which lie above or beneath the ground. These natural resources have economic value; for instance, resources such as coal and oil provide energy, and mineral deposits are sources of building materials. Woodlands provide habitat for wildlife. The natural resources located within the town of Schleswig are highlighted below.

Geology and Soils

Kettle moraine features (irregular hills, glacial lakes and wet depressions that formed along the junction of two glacial lobes) are an important geological characteristic in the town and elsewhere in southwestern Manitowoc County. Walla Hi County Park in the town provides an excellent example of a kettle moraine landscape.

Generally, depth to bedrock is greater than 203 centimeters (about 6 feet, 8 inches) in the town, based on data provided by the Natural Resources Conservation Service in 2004. Further analysis (based on a report from the U.S. Geological Survey, found at: <http://wi.water.usgs.gov/gwcomp/find/manitowoc/susceptibility.html>) indicates that depth to bedrock may be shallower near the Sheboygan River than elsewhere in the town. According to the USGS analysis, much of southwestern Manitowoc County (including the town) has average to high groundwater contamination susceptibility. The main bedrock type is carbonate (limestone and dolomite).

There are four generalized soil types in the town:

- The majority of the town involves a soil type (Hochheim-Lamartine-Mayville) that was “formed in glacial till.” These are “nearly level to moderately steep, well-drained to somewhat poorly drained soils that are loamy throughout.”
- A significant soil type in the northwestern and southern portions of the town (Hochheim-Lutzke) was “formed in glacial drift.” These are “gently sloping to steep, well-drained loamy soils.”
- A significant soil type in the northern/northeastern portion of the town (Wasepi-Plainfield-Boyer) is “underlain by outwash deposits.” These are “nearly level to moderately steep, excessively drained to somewhat poorly drained, sandy and loamy soils.”
- A soil type that is present in a small portion of the southwestern corner of the town (Houghton-Palms-Willette) involves “organic soils.” These soils can be found immediately south of the City of Kiel.

The source of the soils information is *Soil Survey of Calumet and Manitowoc Counties, Wisconsin*, U.S. Department of Agriculture, Soil Conservation Service, in cooperation with the Research Division of the College of Agricultural and Life Sciences, University of Wisconsin – Madison, 1980.

The topography of the town is illustrated on Map 2.3. The highest elevation in Manitowoc County is in the Town of Schleswig.

Water Resources

The Sheboygan River is the major river passing through the town; the Sheboygan River passes through much of the southern half of the town. Other smaller streams within the town include Cedar Creek and Millhome Creek. The town is also home to seven lakes: Cedar, Graf, Mud, Prueder, Shoe, Sy and Wilke Lakes.

The majority of the town is located in the Sheboygan River watershed. The northwest corner of the town is within the South Branch Manitowoc River watershed. In addition, small portions of the town are located in the Lower Manitowoc River and Pigeon River watersheds. All of these watersheds are part of the basin that drains directly into Lake Michigan.

Residents of the town get their drinking water through individual private wells. These wells are connected to groundwater, streams, lakes and rivers. In fact, rain and melted snow carry substances from surface water features down to the groundwater and nearby wells.

Surface water features in the town are illustrated on Map 2.4.

Woodlands

Woodlands are scattered throughout the town, with the majority concentrated in the southwestern and southeastern portions of the town as well as near bodies of water. These woodlands are primarily located in areas that are unsuitable for agricultural use. The town consists of approximately 5,603 acres of woodlands.

Environmental Corridors

There are four Plan Determinants that merged together forms a single feature known as “environmental corridors,” which is displayed on the town’s 20-Year Land Use Plan map (Map 3.1). These Plan Determinants include: wetlands, floodplains, steep slope (12 percent or greater), and the 75-foot setback from surface water features. Each of these four Plan Determinant features for the town is shown on Map 2.5.

The following observations can be made about Plan Determinants in the town:

- Areas involving steep slope can be found in much of the town. The largest areas of steep slope can be found east of the Sheboygan River and south of County Highway XX, particularly south of Rockville Road and west of Cedar Lake Road. Many areas adjacent to bodies of water also involve steep slopes. Several northern sections of the town involve steep slopes, along with the southwestern corner of the town south of the City of Kiel.
- Significant floodplains can be found adjacent to the Sheboygan River and parts of Cedar Creek, with some floodplain also located on portions of other streams and lakes.
- Wetlands are located throughout the town, with the largest areas adjacent to the town’s lakes and streams as well as in the southwestern corner of the town south of the City of Kiel. There are approximately 2,641 acres of wetlands (or over 12 percent of the town’s total land area) of wetlands in the town.

Agricultural Resources

Map 2.6 illustrates the prime agricultural soils in the Town of Schleswig. These soils have the combination of physical and chemical characteristics for growing crops for human and animal consumption. There are approximately 6,852 acres (or nearly 32 percent of the town’s total land area) of prime agricultural soils in the town.

Historical and Cultural Resources

Historical and cultural resources include a variety of structures, sites, features, and/or objects that contribute to defining a particular community. These resources have some importance to defining people’s way of life, both current and past.

According to the Wisconsin Historical Society, there is a listing of 51 historically significant structures located in the Town of Schleswig in the society’s *Wisconsin Architecture and History Inventory*. The vast majority of these listings are homes and agriculture-related structures, such as barns and silos. However, churches, schools, mills, taverns, cheese factories and other historic

structures are also represented in the inventory. More information of these structures can be found on the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/>(.)

The town's Plan Commission reviewed the listing of 51 historically significant structures located in the Town of Schleswig in the society's *Wisconsin Architecture and History Inventory*, and verified that 37 of the structures continue to exist; these include houses, churches, agriculture-related structures, a garage and a tavern. A listing of these 37 verified entries can be found in Appendix G of *Volume I: Town Plan*.

Utilities and Community Facilities

Utilities and community facilities provide services to people in a community whether it's in the private sector or public sector. As the population in the town grows, it is important to inventory and assess the existing utilities and community facilities to adequately serve the needs of the residents. Information on the Town of Schleswig's utilities and community facilities is outlined below and shown on Map 2.7.

Municipal Facilities

The Schleswig Town Hall is located at 21935 Rockville Road. The Town Hall contains space for town meetings and is used as a polling place. In addition, the town garage is located at the town hall.

The Town of Schleswig has a recycling program where residents can bring their recyclables. Recyclables can be dropped off on Saturdays between the hours of 9:00 a.m. and 4:00 p.m. from October through May, and can be dropped off on Wednesdays between the hours of 12:00 noon and 4:00 p.m. from June through September. The drop-off site is located at 16326 Little Elkhart Lake Road.

Police, Fire and Emergency Services

The Manitowoc County Sheriff's Department provides primary police protection for the town. The town also has two constables.

Fire protection for town residents is provided by the Kiel Fire Department. Map 9.2 in Chapter 9 illustrates the fire department service areas in Manitowoc County.

The Kiel Fire Department Ambulance Service provides EMS/Ambulance service to the entire town. EMS/Ambulance service areas are shown on Map 9.3 in Chapter 9 of this plan.

There are no first responders that serve the town. However, first responders can be activated from St. Nazianz through a mutual aid agreement.

Education

The Town of Schleswig is in the Kiel Public School District. The Kiel Public School District serves children from pre-Kindergarten through 12th grade. School districts are shown on Map 9.4 in Chapter 9 of this plan.

Cemeteries

There are eight cemeteries within the Town of Schleswig and adjacent portions of the City of Kiel. These include the following cemeteries: Ucker Cemetery, Bethel Methodist/Meggors Cemetery, Bethlehem United Church of Christ Cemetery, Union Cemetery, Zion Evangelical Lutheran/Trinity Cemetery, Schleswig Cemetery, Kiel Public Cemetery, and Ss. Peter and Paul

Catholic Cemetery. The source for this information is *Cemetery Locations in Wisconsin, 3rd Edition*.

Some smaller family cemeteries can be difficult to identify, and may not be included in this inventory. In addition, cemeteries in communities and counties adjacent to the town are also utilized for burials.

Parks and Recreation

The town has limited recreational facilities. The main park within the town limits is Walla Hi County Park, and there is also a small park facility near Wilke Lake. In addition, boat launches can be found on Cedar, Wilke and Shoe Lakes. The Ice Age Trail also is proposed to pass through the town. In addition, a WisDOT operated wayside is also located along State Highways 32/57 by the Sheboygan River.

Privately owned recreational facilities include the Badger Creek Golf Course on Meggers Road, as well as a Boy Scout camp (Camp Rokilio) on Cedar Lake.

Transportation

The Town of Schleswig has a total of 68.60 miles of county and local roads, as shown on Table 2.1. Map 2.8 illustrates the functional classification of all state, county and local roads in the town. The town has approximately 56.08 miles of local (town) roads and approximately 12.52 miles of county highways.

Table 2.1: Road Miles by Functional Classification, Town of Schleswig, 2007

Local Jurisdiction	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Town of Schleswig	68.60	12.52	56.08	0.17	12.35			3.37	52.71

Source: Wisconsin Department of Transportation, Wisconsin Information System for Local Roads (WISLR), 2007; and Bay-Lake Regional Planning Commission, 2008.

- State Highways 32 and 57 are classified as principal arterial routes, while State Highway 67 is classified as a minor arterial route. The function of an arterial highway is to move traffic over medium to long distances, often between regions as well as between major economic centers, quickly, safely and efficiently.
- County Highways A, X and XX are classified as a major collector routes. The primary function of the county roads that are classified as “collectors” is to provide general "area to area" routes for local traffic.

Land Use Inventory

A detailed field inventory of land uses in the Town of Schleswig was completed by the Bay-Lake Regional Planning Commission in 2008. A Standard Land Use Classification methodology was used to determine existing land uses. Please see Chapter 10 of *Volume II: Manitowoc County Resources* for a description of these categories.

A breakdown of the town’s general land uses with acreages is shown on Table 2.2. Map 2.9 displays the 2008 Town of Schleswig land use.

Table 2.2: 2008 Land Use, Town of Schleswig

Land Use Type	Total Acres	Percentage Total Land	Percentage Developed Land
DEVELOPED			
Residential	879.2	4.1%	31.5%
Single Family	851.1	3.9%	30.5%
Multi-Family	6.5	0.0%	0.2%
Mobile Homes	21.7	0.1%	0.8%
Commercial	22.4	0.1%	0.8%
Industrial	304.0	1.4%	10.9%
Transportation	821.2	3.8%	29.4%
Communications/Utilities	10.5	0.0%	0.4%
Institutional/Governmental	17.8	0.1%	0.6%
Recreational	524.6	2.4%	18.8%
Agriculture Structure	212.2	1.0%	7.6%
Total Developed Acres	2,791.9	12.9%	100.0%
UNDEVELOPED			
			Percentage Undeveloped Land
Croplands/Pasture	11,248.5	52.0%	59.7%
Animal Husbandry and Aquaculture	2.3	0.0%	0.0%
Residential Open Space/Vacant Lot	5.8	0.0%	0.0%
Vacant Commercial	1.4	0.0%	0.0%
Vacant Institutional/Governmental	1.3	0.0%	0.0%
Vacant Agriculture	30.6	0.1%	0.2%
Water Features	523.5	2.4%	2.8%
Other Natural Areas	1,436.7	6.6%	7.6%
Woodlands	5,603.3	25.9%	29.7%
Total Undeveloped Acres	18,853.4	87.1%	100.0%
Total Land Area	21,645.3	100.0%	NA

Source: Bay-Lake Regional Planning Commission, 2009.

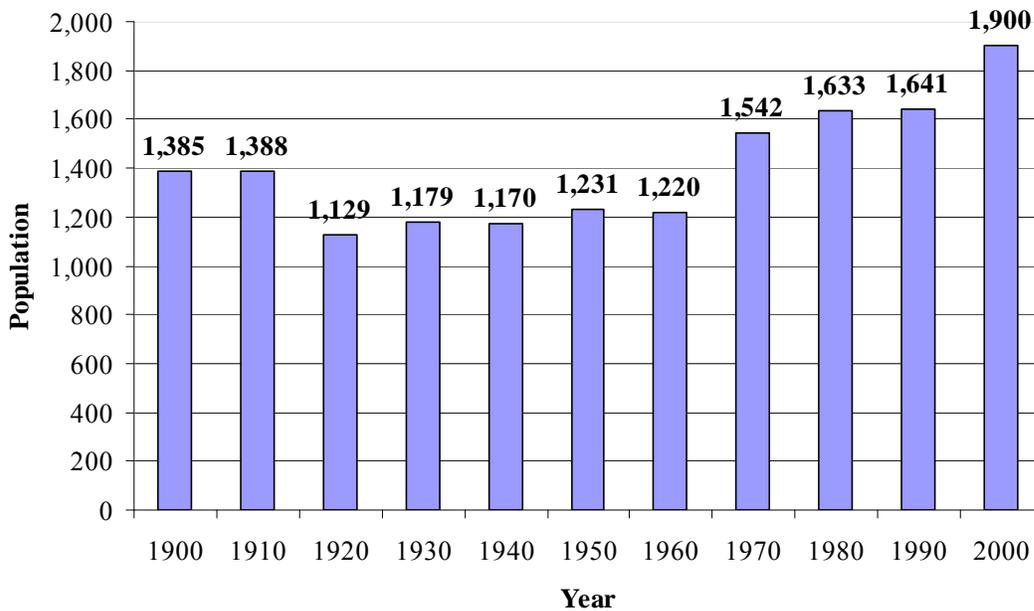
DEMOGRAPHIC TRENDS AND FORECASTS

Population

Historic Population Trends

The population in the Town of Schleswig has increased by more than 37 percent over the past century. Figure 2.1 illustrates population trends in the Town of Schleswig between 1900 and 2000. The Town of Schleswig experienced steady population between 1900 and 1910, followed by a decrease in population from 1910 to 1920. Population hovered between 1,100 and 1,240 residents between 1920 and 1960. Population increased significantly between 1960 and 1970 and again between 1970 and 1980. Population remained steady between 1980 and 1990, then once again increased significantly between 1990 and 2000.

Figure 2.1: Historic Population, Town of Schleswig, 1900 - 2000



Source: U.S. Bureau of the Census, General Population Characteristics 1840-1970; U.S. Bureau of the Census, Census of Population and Housing, 1980, 1990, and 2000; and Bay-Lake Regional Planning Commission, 2008.

Population Projections

Population projections provide an understanding of future demands and needs for housing, utilities, transportation, recreation, and a number of other population-influenced services.

The town utilized the population projection method developed by the Wisconsin Department of Administration (WDOA) to plan over the next 20 years. Table 2.3 illustrates the population projection of the town to the year 2025. Based on the WDOA forecasting method, the Town of Schleswig can anticipate an increase of 596 residents (or about 31.4 percent) between 2000 and 2025.

Table 2.3: Population Projections, Town of Schleswig, 2000 - 2025

Geographic Location	US Census	WDOA Population Projections					# Change 2000-2025	% Change 2000-2025
	2000	2005	2010	2015	2020	2025		
Town of Schleswig	1,900	2,017	2,141	2,265	2,392	2,496	596	31.4%

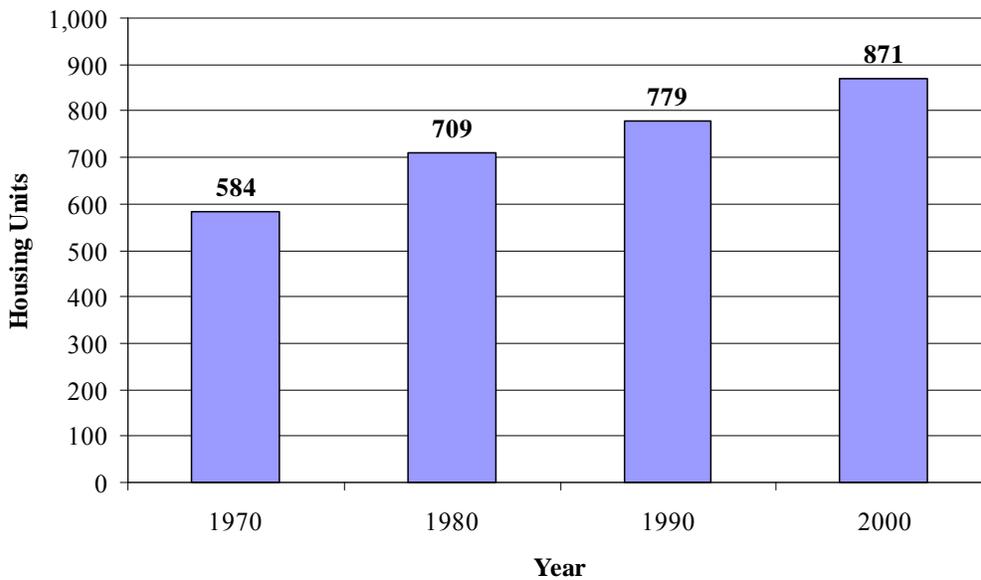
Source: Wisconsin Department of Administration, Official Population Projections, 2004; and Bay-Lake Regional Planning Commission, 2008.

Housing

Housing Trends

The total number of housing units in the Town of Schleswig is illustrated in Figure 2.2. The number of housing units in the town increased by 287 units (49.1 percent) between 1970 and 2000.

Figure 2.2: Historic Housing Units, Town of Schleswig, 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 Characteristics

Structures

The vast majority of housing in the town involved one unit detached or single-family, according to the 2000 Census. The town contained a total of 748 structures that were one unit detached in 2000, plus eleven additional structures that were one unit attached in 2000. There were 30 housing units that had two or more units within a housing structure or complex (duplexes, apartments, etc.) in 2000; nineteen of these were duplexes, while eleven more involved apartment-type structures. The town also contained 85 mobile homes in 2000.

Age of Housing

The town contained a total of 874 housing units in 2000, as illustrated in Table 2.4. Approximately 308 housing units (35.2 percent) were built prior to 1940, with an additional 104 housing units (11.9 percent) built between 1940 and 1959. The most productive periods of housing development

between 1940 and 1990 were: between 1960 and 1969, when 116 housing units (13.3 percent) were built; between 1970 and 1979, when 95 housing units (10.9 percent) were built; and between 1990 and March of 2000, when 178 housing units (20.4 percent) were built.

Table 2.4: Year Structure Built, Town of Schleswig, 2000

Year Structure Built	Town of Schleswig	
	Number	Percent
1999 to March 2000	19	2.2%
1995 to 1998	89	10.2%
1990 to 1994	70	8.0%
1980 to 1989	73	8.4%
1970 to 1979	95	10.9%
1960 to 1969	116	13.3%
1950 to 1959	46	5.3%
1940 to 1949	58	6.6%
1939 or Earlier	308	35.2%
Total	874	100.0%

Source: U.S. Bureau of the Census, 2000 (Census 2000, Summary File 3, Detailed Tables, Table H34 (Year Structure Built)); and Bay Lake Regional Planning Commission, 2009.

Housing Values

The median value of the housing stock in the town was \$130,100 in 2000, as illustrated in Table 2.5. A total of 384 specified homeowners reported the value of their homes in the town. There were five homes that were valued below \$50,000 in 2000, and there were nine homes that were valued over \$300,000 in 2000. A large number of homes were valued between \$50,000 and \$99,999 in 2000 (123 homes, or 32.0 percent), with a significant number of homes (111, or 28.9 percent) valued between \$100,000 and \$149,999 in 2000. In addition, 81 homes (21.1 percent) were valued between \$150,000 and \$199,999 in 2000, and 55 homes (14.3 percent) were valued between \$200,000 and \$299,999 in 2000.

Table 2.5: Specified Owner-Occupied Units, Town of Schleswig, 2000

Value*	Town of Schleswig	
	Number	Percent
Less than \$50,000	5	1.3%
\$50,000 to \$99,999	123	32.0%
\$100,000 to \$149,999	111	28.9%
\$150,000 to \$199,999	81	21.1%
\$200,000 to \$299,999	55	14.3%
\$300,000 to \$499,999	6	1.6%
\$500,000 or More	3	0.8%
Total Units	384	100.0%
Median Value	\$130,100	

Source: U.S. Bureau of the Census, 2000 (Census 2000, Summary File 3, Detailed Tables, Tables H74 (Value for Specified Owner-Occupied Housing Units) and H76 (Median Value for Specified Owner-Occupied Housing Units)); and Bay Lake Regional Planning Commission, 2009

*Census housing values may not be the actual assessed values; they are based on what the homeowner perceives the housing unit is worth.

It should be noted for the housing characteristics analysis that the information regarding structural type, housing age and housing values comes from Summary File 3 of the 2000 Census, which is a *sample* of respondents to the 2000 Census in the town. Because of sampling error, the number of occupied housing units in the above analysis (including Table 2.4) may not match the

number of occupied housing units in Table 2.6 and Figure 2.3 below. In addition, Table 2.5 involves a universe of specified owner-occupied households.

Housing Projections

Three methods were used to determine future housing needs in the Town of Schleswig. These three methods are:

- 1) WDOA projections developed in 2004;
- 2) growth projections; and
- 3) linear projections.

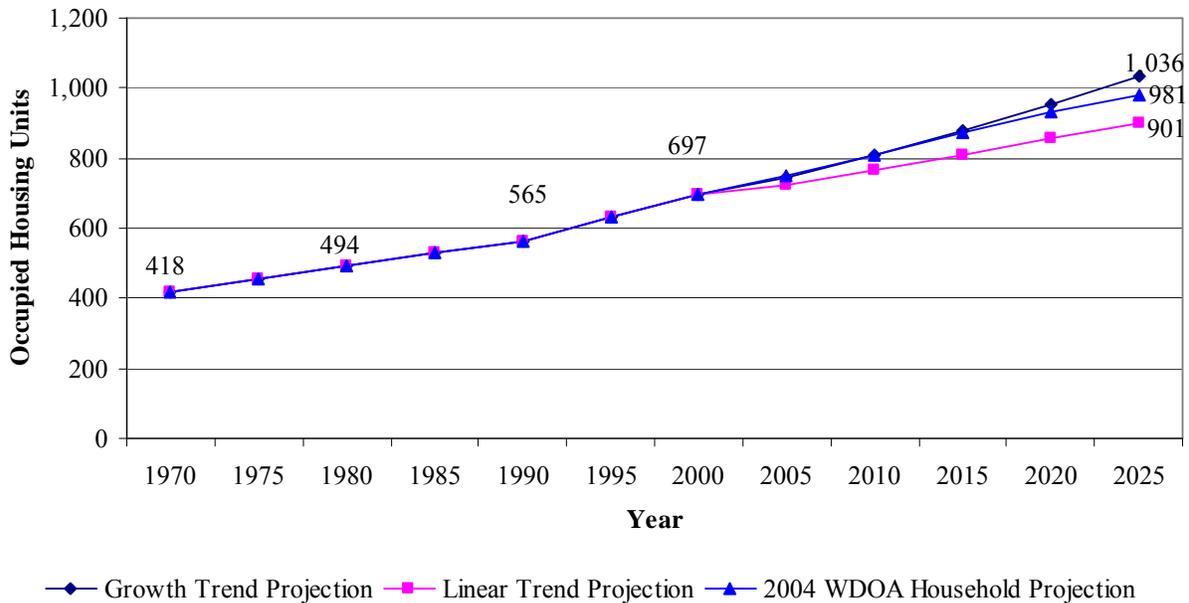
The different projection methods provide a range for estimating future housing numbers for the town. These projections reflect future occupied housing units only, which means that vacant housing units are not included. Table 2.6 and Figure 2.3 illustrate the occupied housing unit projections. The town could experience anywhere from 901 to 1,036 occupied housing units in the year 2025.

Table 2.6: Occupied Housing Trends and Projections, Town of Schleswig, 1970 - 2025

Town of Schleswig	1970	1980	1990	2000	2005	2010	2015	2020	2025
US Census Occupied Housing Units	418	494	565	697					
Growth Trend Projection				697	744	808	878	953	1,036
Linear Trend Projection				697	721	766	811	856	901
2004 WDOA Household Projection				697	749	811	871	932	981

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; and Bay-Lake Regional Planning Commission, 2008.

Figure 2.3: Housing Trends and Projections, Town of Schleswig, 2000 - 2025



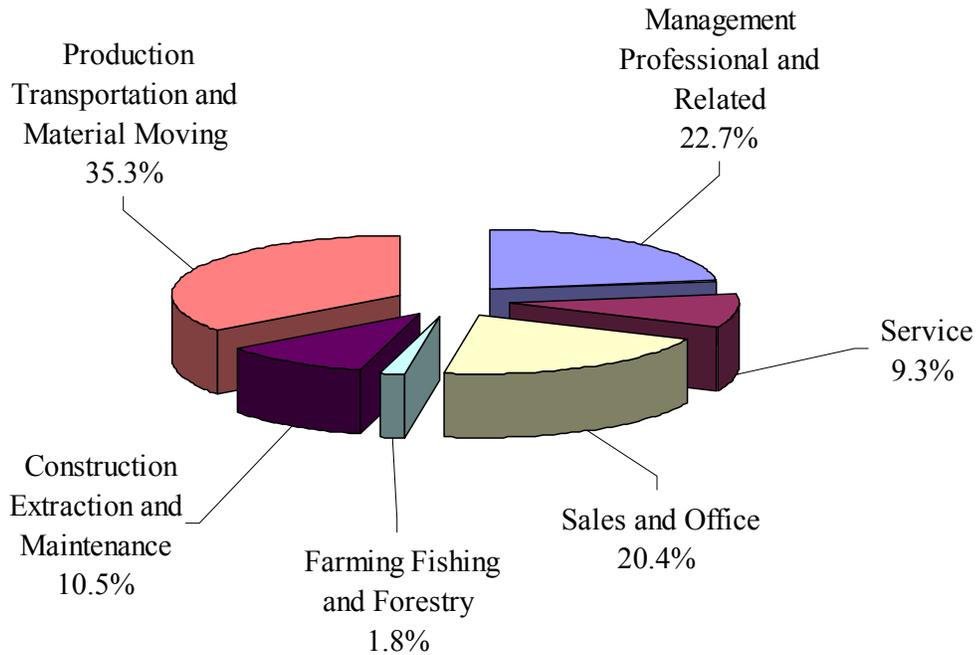
Source: U.S. Bureau of the Census, 1970 - 2000 Census of Population and Housing; WDOA Final Household Projections for Wisconsin Municipalities, 2000 – 2025, January 2004; and Bay-Lake Regional Planning Commission, 2007.

Economic Development

In the Town of Schleswig, nearly 56 percent of the residents are part of the civilian labor force (i.e., persons 16 years of age or older who are employed or seeking employment). Figure 2.4 and Table 2.7 reflect the occupation of employed persons living in the Town of Schleswig in 2000.

Of the town’s residents in the labor force, the largest number (35.3 percent) are employed in production, transportation and material moving; while another 22.7 percent are employed in management, professional and related areas; and 20.4 percent earn their living in sales and office work.

Figure 2.4: Occupation of Employed Persons, Town of Schleswig, 2000



Source: U.S. Bureau of the Census, Census 2000, Summary File 3, Table P50 (Sex by Occupation for the Employed Civilian Population 16 Years and Over); and Bay-Lake Regional Planning Commission, 2008.

Table 2.7: Employment by Industry Group, Town of Schleswig, 2000

Industry	Town of Schleswig	
	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	56	5.3%
Construction	62	5.8%
Manufacturing	454	42.8%
Wholesale trade	23	2.2%
Retail trade	91	8.6%
Transportation and warehousing, and utilities	53	5.0%
Information	15	1.4%
Finance, insurance, real estate and rental and leasing	30	2.8%
Professional, scientific, management, administrative, and waste management services	26	2.5%
Educational, health and social services	128	12.1%
Arts, entertainment, recreation, accommodation and food service	45	4.2%
Other services (except public administration)	51	4.8%
Public administration	26	2.5%
Total	1,060	100.0%

Source: U.S. Bureau of the Census, Census 2000, Summary File 3, Table P49 (Sex by Industry for the Employed Civilian Population 16 Years and Over); and Bay-Lake Regional Planning Commission, 2008.

Commuting Patterns

Commuting patterns show where people are traveling to work from one community to another. If people travel out of a community to work in another community, it means that the community does not have enough jobs to support its residents.

- The average commute time getting to and from work residents of the Town of Schleswig is 21.3 minutes.
- Approximately 921 employed residents of the town worked outside of the Town of Schleswig. In terms of individual communities, the largest numbers commute to the City of Kiel (200), the City of Sheboygan in Sheboygan County (125), and the City of New Holstein in Calumet County (103).
- Among counties, 373 town residents commuted to locations in Sheboygan County to work, while 316 commuted to other locations in Manitowoc County to work (452 if internal employment in the town is included), and 183 commuted to locations in Calumet County to work. Smaller numbers commute to locations in Brown, Dodge, Door, Fond du Lac, Milwaukee, Outagamie, Ozaukee and Washington counties to work.
- 136 individuals live and work in the Town of Schleswig.
- 93 individuals commute to the Town of Schleswig to work. The top three originating communities are the City of Manitowoc (19), the Town of Meeme (10), and the Town of Plymouth in Sheboygan County (10). Of those who commuted to the town to work, 60 were from within Manitowoc County, 17 were from Sheboygan County, and 13 were from Calumet County.

Economic Base

The Town of Schleswig’s full value has increased significantly over the past seven years, as illustrated in Table 2.8. The town’s full value increased over \$72 million (or more than 62 percent) between 2000 and 2006. The overall property tax levy in the town increased by slightly less than 40 percent over this same period. Because of the increased in value, the tax rate (both gross and effective) decreased from 2000 to 2006. The town had the lowest rate of increase in tax

levy among the five taxing jurisdictions (school district, technical college district, county, local/town and other) over the 2000 to 2006 period.

Table 2.8: Full Value and Total Property Tax, Town of Schleswig, 2000 - 2006

Year Levied	Full Value	Total Property Tax	State Tax Credit	Full Value Rate		Taxing Jurisdiction Share				
				Gross	Effective	School	Vocational	County	Local	Other
2000	\$115,722,300	\$2,387,451	\$165,976	0.02063	0.01919	\$1,165,262	\$193,715	\$726,178	\$250,551	\$51,744
2001	\$130,422,300	\$2,653,841	\$175,381	0.02034	0.01900	\$1,323,225	\$218,373	\$807,391	\$255,868	\$48,984
2002	\$134,916,200	\$2,673,018	\$193,712	0.01981	0.01837	\$1,289,009	\$223,380	\$857,497	\$252,148	\$50,983
2003	\$138,440,200	\$2,814,867	\$192,191	0.02033	0.01894	\$1,407,956	\$227,844	\$866,885	\$252,744	\$59,438
2004	\$155,855,600	\$3,088,031	\$195,177	0.01981	0.01856	\$1,514,781	\$251,261	\$971,693	\$270,869	\$79,427
2005	\$168,582,100	\$3,163,816	\$193,612	0.01876	0.01761	\$1,483,427	\$262,499	\$1,052,800	\$280,511	\$84,579
2006	\$187,839,700	\$3,333,254	\$242,263	0.01774	0.01643	\$1,544,728	\$282,600	\$1,133,860	\$287,596	\$84,470

Source: Wisconsin Department of Revenue, *City, Village and Town Taxes* (for years cited); and Bay-Lake Regional Planning Commission, 2008.

Table 2.9 illustrates the indebtedness of the Town of Schleswig from 2000 to 2006. The town did not have any debt as of December 31, 2006. By not having any debt, the town has access to financing for future public improvement projects; these projects could include but are not limited to: road maintenance and improvements, remodeling of municipal facilities, and/or construction of new recreational facilities.

Table 2.9: Public Indebtedness, Town of Schleswig, 2000 - 2006

Year	Full Value	Allowable Debt	Actual Debt	Debt Margin
2000	\$115,722,300	\$5,786,115	\$278,225	\$5,507,890
2001	\$130,422,300	\$6,521,115	\$168,878	\$6,352,237
2002	\$134,916,200	\$6,745,810	\$86,584	\$6,659,226
2003	\$138,440,200	\$6,922,010	\$0	\$6,922,010
2004	\$155,855,600	\$7,792,780	\$0	\$7,792,780
2005	\$168,582,100	\$8,429,105	\$0	\$8,429,105
2006	\$187,839,700	\$9,391,985	\$0	\$9,391,985

Source: Wisconsin Department of Revenue, Bureau of Information Systems, *Allowable vs. Actual Debt - by Municipality, 2000 – 2006*; and Bay-Lake Planning Commission, 2008.

Evaluation of Environmentally Contaminated Sites

The Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS) inventories environmentally contaminated sites located in communities throughout the state. Several of these sites have had, or are planning to have, some type of extensive improvement activities. This cleanup would make the areas available for redevelopment opportunities, including new businesses, residences, or recreational facilities.

According to the WDNR tracking system, there have been at least five environmental incidences that have occurred in the Town of Schleswig. These sites are closed cases (completed cleanups), meaning that they are eligible for redevelopment. It should be noted that several environmental incidences have occurred in and around the City of Kiel (including some additional incidences *potentially* located in the Town of Schleswig near the city limits); three of the cases in the Kiel area remain open cases (none of these are in the town, and at least one is in Calumet County); the remaining cases in the Kiel area are all closed cases.

More information regarding environmentally contaminated sites in the village and surrounding areas can be found on the WDNR website (<http://dnr.wi.gov/org/aw/rr/clean.htm>).

Local Employment Forecast

From 1990 to 2000, the manufacturing and the educational, health, and social services industries continued to have the largest share of employment for residents of Manitowoc County. This county trend does follow the regional trend, and is expected to continue for the next several years.

According to the Wisconsin Department of Workforce Development, the following occupations will be in greatest demand by 2012: (1) teachers; (2) waiters and waitresses; (3) machinists; (4) welders, cutters, solderers and brazers; (5) registered nurses; (6) nursing aides, orderlies, and attendants; and (7) truck drivers.

Lakeshore Technical College, Fox Valley Technical College, Moraine Park Technical College, UW Manitowoc, UW Sheboygan, Lakeland College, Silver Lake College, and other area institutions of higher education will be instrumental in educating the area's workforce for these growing fields.

FUTURE DEVELOPMENT STRATEGY

Introduction

The following goals, objectives, policies and programs describe the town's intent regarding its overall growth and development during the next 20 years. These generalized goals describe preferred conditions, and represent an end to be sought, although they may never actually be fully attained.

The goals listed in this section are also listed in Chapter 3 of this document (Future Land Use Plan).

Goals, Objectives, Policies and Programs

The following statements describe the Town of Schleswig's intent regarding overall growth and development over the next 20 years.

Goals, objectives, policies and programs 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 a rule or course of action used to ensure plan implementation.
- **Programs** - are a coordinated series of policies and actions to carry out the plan.

Community Planning

GOAL: To develop and adopt a comprehensive land use plan that guides the public and private sectors in making decisions on the development and redevelopment of land in the Town of Schleswig, and provides for a complete range of land uses in the areas most appropriate for such uses.

Objective 1: Utilize this 20-year comprehensive plan to best reflect the interests of all the town's residents, to follow an orderly and cost-efficient method when developing, and to preserve significant features of the community.

Policies:

- A. This 20-year comprehensive plan will be consulted by the Town Plan Commission, Town Board and other units of government before making any decision regarding land use and land use policies.
- B. Ensure that all growth and development occurs in a planned and coordinated manner that will maintain or improve the quality of life associated with the rural character of the town.
- C. Encourage cooperation and communication between the town, neighboring municipalities and county government in implementing this 20-year plan.

Programs:

- Present the adopted 20-year comprehensive plan to neighboring municipalities and to Manitowoc County.
- Consider holding community planning related efforts/meetings with adjacent communities, the news media and/or private organizations to publicize ongoing planning projects and plan implementation projects found within this comprehensive plan.

Objective 2: The Town Board and Town Plan Commission have the responsibility to review and update the town's comprehensive plan as needed.

Policies:

- A. Periodically review and update, when necessary, the adopted 20-year comprehensive plan in order to provide for the greatest possible benefits regarding future development and preservation of significant agricultural, natural and cultural resources.
- B. Review existing town and Manitowoc County ordinances (i.e.: zoning, shoreland/floodplain, subdivision ordinances and regulations) as they relate to the implementation of this plan.
- C. Hold Town Plan Commission meetings/working sessions to review the adopted 20-year comprehensive plan and make amendments to accommodate changing conditions.
- D. Ensure that the public is informed and involved to the greatest extent possible when considering updates and revisions to the town's comprehensive plan.

Natural Resources

GOAL: To manage a clean and orderly natural environment for the residents and visitors of the Town of Schleswig by preserving and protecting key natural resources.

Objective 1: Maintain a visually appealing and sustainable natural environment.

Policies:

- A. Encourage sound management practices of the town’s woodlands and wetlands.
- B. Identify any distinctive natural areas for protection and/or enhancement.

Programs:

- Encourage the inclusion of environmental corridors, shoreland and wetland buffer zones, grasslands and other natural areas in new and existing developments.
- Advocate very limited or no development in the environmental corridors designated on the General Plan Design map (Map 3.1) to protect the town’s key natural resources.
- C. Support the preservation of key habitat areas and large undeveloped contiguous natural areas.
- D. Work with federal, state and county agencies to seek funding for habitat protection.

Program:

- Build partnerships with other interests, such as local chapters of hunting and fishing interest groups and the Wisconsin Department of Natural Resources (DNR).
- E. Encourage the preservation of natural corridors for species movement between significant natural areas.
- F. Developments adjacent to steep slopes, rivers/creeks and wetlands should be planned in a manner that protects the integrity of these areas.

Program:

- Work with Manitowoc County to educate residents about flood risks, shoreland and wetland preservation and steep slope risks.

Objective 2: Preserve and restore surface water quality.

Policies:

- A. Support efforts related to surface water quality issues through the use of protection, restoration and improvement tools, and utilize stormwater management to control run-off, erosion and non-point pollution.
- B. Investigate and consider tools for erosion and stormwater control (e.g., buffer strips, easements, land use controls, flood controls, etc.).

Program:

- Support the use of indigenous flora and sound conservation methods to protect steep slopes from erosion.
- C. Support studies and activities of local sanitary and millpond districts.

Objective 3: Encourage protection of groundwater resources (quality and quantity).

Policies:

- A. Identify and preserve groundwater recharge sites (wetlands, lakes and ponds) and areas of shallow soils.

Programs:

- Support the development of long-term plans (Wellhead Protection or Source Water Protection plans) protecting the town’s water resources.
 - Consider establishing long-term plans to address potential recharge areas and their threats.
 - Address sewer, septic and water systems, especially around the town’s lakes and areas adjacent to urban development.
- B. Avoid human-influenced actions, increased domestic livestock, agriculture and residential development that deplete the area’s rivers/creeks, wetlands and groundwater reserves.

Programs:

- Consider a buffer area (a zone of no buildings) around delineated wetlands.
 - Encourage residents to follow stormwater management plans and erosion control ordinances, etc.
 - Landowners should follow agricultural "Best Management Practices" to preserve water quality.
 - Identify and remediate contaminated sites.
 - Promote wetland restoration projects.
- C. Work cooperatively with surrounding jurisdictions and with Manitowoc County to protect groundwater resources.
 - D. Support initiatives designed to educate citizens on groundwater quality and quantity issues and available protection techniques.
 - E. Discourage development within the identified environmental corridors.
 - F. Promote the use of sound agricultural and soil conservation methods that minimize groundwater contamination.

Objective 4: Existing and future mining sites should not negatively impact the environmental features or existing developments within the town.

Policies:

- A. Encourage the location of mining operations where scenic views and the health of the natural environment will not be compromised.
- B. Consider preserving potential mineral resources within the town for future mining consideration.

- C. Work with the surrounding communities and with Manitowoc County to ensure that incompatible uses do not develop adjacent to potential or existing mining sites.
- D. Discourage nonmetallic mining in environmentally sensitive areas.
- E. Work with surrounding communities and Manitowoc County to ensure all abandoned, present and future mining operations will someday be reclaimed to a natural setting subject to the requirements of NR 135.

Program:

- Utilize Chapter 21 of the Manitowoc County Code (pertinent to Nonmetallic Mining Reclamation) when deciding land use issues.

Agricultural Resources

GOAL: To preserve the agricultural resources of the town.

Objective 1: Maintain existing agricultural lands to preserve the town's rural atmosphere.

Policies:

- A. Retain large contiguous areas of general agricultural lands for future farming operations.
- B. Discourage development on soils that have been identified as being general agricultural areas, thus encouraging the use of these lands for farming purposes only.
- C. Advocate for the use of sound agricultural and soil conservation methods to minimize surface and groundwater contamination and soil erosion.

Program:

- Encourage nutrient management planning, land buffer programs, etc.
- D. Minimize the impacts of future development by encouraging conservation-based land use practices.

Programs:

- Continue to use agricultural zoning districts to preserve the productive farmlands in the town while allowing limited growth on less productive soils.
- Work with county and state agencies to promote innovative programs which ensure the protection of farmlands.
- Consider clustering and conservation design for future housing developments in order to preserve contiguous lands for future farming.
- E. Support studies that evaluate the impacts of agricultural operations on the environment.
- F. Recognize the economic importance of agriculture in the community.
- G. Support the continued predominance of family-owned farms in the town.

Objective 2: Protect the existing farm operations from conflicts with incompatible uses.

Policies:

- A. Have an orderly transition of less productive agricultural lands to other uses.
- B. Minimize waste generated by larger farming operations, and maintain air (odor) quality at tolerable levels.
- C. Promote comprehensive solid and organic waste management in the town.
- D. Advocate cooperation agreements with neighboring communities on all land development types to limit locating incompatible land uses adjacent to one another.
- E. Conduct a cost-benefit comparison on all future agricultural land conversions to ensure that the town is not negatively impacted by the change in use (e.g., cost of services).

Cultural Resources

GOAL: To preserve and enhance historic, archaeological and cultural locations and structures, where appropriate.

Objective: Support the enhancement of historic and cultural resources and facilities in the town.

Policies:

- A. Advocate the preservation of buildings, structures and other landscape features that are the town's cultural history.
- B. Discourage the destruction of these sites whenever possible and discourage incompatible uses around these sites that would have negative impacts on these resources.
- C. Support the town's agricultural heritage.
- D. Increase the number of cultural/historical assets and activities within the town and surrounding area.

Housing

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

Objective 1: Identify and support policies and programs that help citizens obtain affordable, quality housing.

Policies:

- A. Support housing developments for all persons, including residents of low and moderate income households, the elderly, and residents with special needs.
- B. Permit multi-family housing (including condominiums, duplexes and apartments) and mobile homes in portions of the town appropriate for these residential uses.

- C. Assure that town residents can access specialized residential facilities for the elderly and disabled within a reasonable distance from the town.
- D. Advocate for a range in densities and lot sizes in the town’s zoning ordinance.

Program:

- Encourage a 2.0 acre minimum lot size in the town.
- E. Work with Manitowoc County to apply for grants and become involved in programs to address the town’s housing needs.
- F. Make residents aware of available housing assistance programs.
- G. Encourage the maintenance, preservation and rehabilitation of the existing housing stock within the town.

Programs:

- The town may direct residents to Manitowoc County to obtain educational materials and information on financial programs, home repairs, weatherization and how to obtain affordable housing.
- The Town Board may work with the state, county and Bay-Lake Regional Planning Commission to monitor the town’s population characteristics to stay informed of changing demographics and other characteristics within the town.
- Investigate the different types of residential uses to establish a set of standards or criteria in order to best develop regulations (e.g., building codes, ordinances, etc.).

Objective 2: Promote housing development that is done in an environmentally conscious and cost-effective manner.

Policies:

- A. Encourage and cluster new housing in areas that can be adequately served by infrastructure and community services (such as sewer service).
- B. Support development with higher densities adjacent to the City of Kiel.
- C. Encourage the infilling of existing vacant residential property where appropriate.
- D. Situate higher density residential development in areas that minimize impacts upon low density residential development.
- E. Direct new development to appropriate locations to minimize the visual impact on the view sheds from public rights-of-way.
- F. Identify areas in which new development should be restricted, or where such areas should be maintained as open space.
- G. Limit new housing on the town’s already highly developed lakes.
- H. Build in green space during housing development design.
- I. Consider proper drainage and access when siting future residential development.

- J. Use population and housing unit projections to develop a rational basis for determining the acreage required to meet future housing needs in the town.
- K. Explore development ideas that encourage the responsible use of land and minimize potential negative impacts on natural or unique areas.

Program:

- Review existing regulations on lands adjacent to water features in the town in an effort to protect and improve these valuable resources.
- L. Work with Manitowoc County and with neighboring communities to establish innovative development guidelines for future consideration within the town.

Program:

- Consider conservation by design developments as well as cluster type developments as an alternative to conventional zoning methods to provide for open space/agriculture preservation and a variety in housing choices.

Economic Development

GOAL: To provide opportunities for small-scale economic development while protecting and enhancing the town’s agricultural and environmental assets.

Objective: Locate future businesses in areas which will enhance the rural character of the town.

Policies:

- A. Commercial and industrial growth should be consolidated in areas where needed services exist or can be readily extended.

Program:

- Direct small to medium size commercial and industrial development (including manufacturing, service and technology business development) to areas specified in the town’s general plan design, or to the City of Kiel, which is better served by existing infrastructure.
- B. Evaluate the capacity of existing infrastructure, roads, electricity, public safety services, etc., to accommodate any new economic development.
- C. Locate highway-dependent businesses along State Highways 32, 57 and 67 that would provide commercial service to local and through traffic.
- D. Control the signage, lighting, landscaping and access of business sites located in the town.
- E. Support current businesses in the town.
- F. Home-based businesses are allowed until they outgrow the existing property and need a zoning change.
- G. Better utilize vacant and underutilized properties in the town for redevelopment.
- H. Foster and participate in economic development partnerships.
- I. Preserve the town’s many productive agricultural lands and natural features.

Programs:

- Coordinate with county, state and federal agencies to explore innovative ways to preserve farming in the town.
 - Encourage innovations involving agricultural by-products as a possible source of energy.
 - Before rezoning farmlands to non-agricultural uses, consider the value of the agricultural lands and the rural atmosphere of the town.
- J. Work with Manitowoc County and the City of Kiel to promote recreational and tourism opportunities in the area.

Program:

- Support the Manitowoc County Economic Development Corporation in its efforts to market the area and maintain services and programs to grow the county's economy.

Transportation

GOAL: To advocate safe and efficient transportation systems for all modes of transportation in the town.

Objective 1: Promote an efficient road system that ensures the highest degree of mobility and accessibility while protecting the safety of its users.

Policies:

- A. Promote a transportation system that is consistent with surrounding land uses and can readily adapt to changes in transportation demand and technology.
- B. Encourage convenient and efficient vehicular movement near all commercial, industrial, and public facility locations.
- C. Transportation systems should reduce accident exposure and provide travel safety.
- D. Support safe and convenient pedestrian traffic movement for people of all ages and physical abilities.

Programs:

- Consider transportation needs of the elderly and special needs populations.
 - Bicyclists and pedestrians should be afforded a comfortable margin of safety on streets and roads by ensuring compliance with American Association of State Highway and Transportation Officials (AASHTO) and Manual of Uniform Traffic Control Devices (MUTCD) guidelines and standards.
- E. Offer a safe system of bicycle routes throughout the town.

Program:

- Bicycle routing should direct bicyclists to suitable roads without significantly compromising the directness of the route.

- F. Encourage a transportation system that identifies and preserves multi-use utility and transportation corridors.
- G. Create more walking and biking trails in the town, including multi-use pedestrian and bicycle facilities where practical.
- H. Increase the number of paved shoulders on roads in the town.
- I. Require development to provide off-street parking and loading facilities.
- J. Route truck traffic on state and county highways (where appropriate), as well as in close proximity to rail lines and manufacturing facilities.
- K. Protect existing investments in the road network with proper maintenance.

Programs:

- Continue conducting 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.
- Consider working with the Manitowoc 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.

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

Policies:

- A. Advocate for transportation projects that contribute to improved air quality and reduced energy consumption.

Programs:

- Encourage transportation demand management strategies that reduce the number of single occupant vehicles, such as park-and-ride lots, carpooling and vanpooling.
 - Monitor the effects of increased fuel prices on the town’s function as a “bedroom community” to larger cities/villages, and develop transportation solutions (where possible) to make commuting affordable to town residents who work in these areas.
- B. Advocate for transportation corridors that are well maintained to allow for safe travel, while providing scenic views of the town.
 - C. Transportation facility construction plans should use sound geometric, structural, erosion control and landscape design standards.
 - D. Avoid adverse impacts on existing neighborhoods, businesses, environmental corridors, and significant natural areas during the planning and development of transportation facilities, and only consider additional roads when absolutely necessary to accommodate increased development.

Utilities/Community Facilities

GOAL: To balance the town’s growth with the cost of providing public utilities and community facilities.

Objective: Promote community facilities and public services that are well maintained and sufficient for the needs of the town residents.

Policies:

- A. Encourage concentrated development in areas where appropriate utilities, community facilities and public services are readily available.
- B. Continue to coordinate, consolidate and share governmental facilities and services where possible.

Programs:

- Continue to encourage the concept of “mutual aid agreements” for all public services being provided (e.g., emergency medical, fire, etc.).
 - Work with adjacent communities, Manitowoc County, the Kiel School District and other jurisdictions to maximize the joint use of community facilities to reduce costs, promote efficiency in use, and avoid duplication and overbuilding of services.
- C. Monitor resident satisfaction regarding services and remain informed upon any of the service providers’ needs to relocate or upgrade their services.
 - D. Provide safe and convenient Americans with Disabilities Act (ADA) accessibility to all public buildings.
 - E. Promote cooperation and communication with the Kiel School District to collectively support quality educational opportunities.
 - F. Assure adequate school bus transportation for students who reside in the town.
 - G. Consider the development of renewable energy sources (such as wind power, biomass and solar), where feasible.
 - H. Work cooperatively with municipalities and select service providers to upgrade telecommunication and electrical services and other utilities when needed.
 - I. Strategically place communication towers, and limit and consolidate these towers where possible.
 - J. Assure that town residents have appropriate child care and health care resources available to them within reasonable distance of the town.
 - K. Explore the use of shared on-site wastewater treatment systems to allow for the consolidation of development and preservation of land resources.

Parks and Recreation

GOAL: To continue to promote a variety of park and recreational activities within the town.

Objective: Advocate that residents have safe recreational sites within the town that provide a variety of activities to serve various age and interest groups.

Policies:

- A. Consider the development of future parks and other recreational lands within the town.

Programs:

- Explore available resources and contact appropriate agencies (e.g. the Wisconsin DNR, Bay-Lake Regional Planning Commission, etc.) to further enhance the quality of the town's recreational systems.
 - Utilize the town's official mapping powers to preserve areas designated for future park and recreational uses.
- B. Provide access for the disabled, elderly and very young when planning, designing, and constructing all new recreation projects, including parking, trails, etc.
 - C. Work with Manitowoc County, the Kiel School District and adjacent municipalities in identifying area-wide recreational opportunities.

Program:

- Provide input into the updates to the Manitowoc County Comprehensive Outdoor Recreation Plan.
- D. Future recreational areas should be interconnected with planned trail systems.
 - E. Consider utilizing identified environmental corridors for public parks and for recreational uses, including snowmobile trails.
 - F. Require dedicated land for parks and/or open space in new subdivisions of the town.

Intergovernmental Cooperation

GOAL: To coordinate with adjacent communities, Manitowoc County, and with other interested groups and agencies on planning projects.

Objective: Promote cooperation between the Town of Schleswig and any other municipality or government entity that makes decisions impacting the town and surrounding area.

Policies:

- A. Work cooperatively with surrounding municipalities to address possible boundary issues in order to minimize conflicts.

Programs:

- Encourage improved participation with neighboring communities regarding meetings, workshops, mutual planning activities, etc.
 - The Town Board or its representative (as the responsible party) is encouraged to meet annually and work with Manitowoc County, the Bay-Lake Regional Planning Commission or other planning agencies on town planning activities as well as on county and/or regional planning activities.
 - Work with neighboring communities and agencies regarding any water issues and other land use issues which cross municipal boundaries or town lines, such as the Sheboygan River and Cedar and Millhome Creeks.
 - Work with City of Kiel and towns adjacent to the Town of Schleswig to discuss areas of mutual concern (extraterritorial zoning, annexations, boundary agreements, shared services, etc.).
- B. Develop coordination and sharing/joint ownership of community facilities, equipment and other services whenever possible.

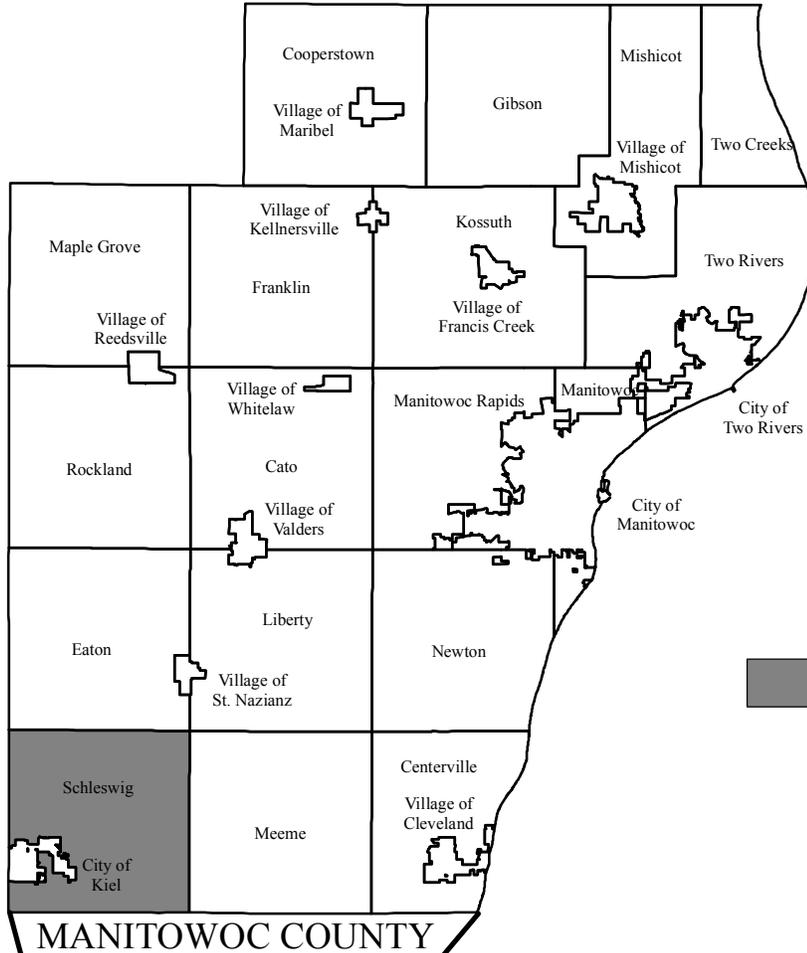
Program:

- Continue the concept of “mutual aid agreements” for public services.
- C. Work with Manitowoc County and with nearby communities in an effort to obtain a larger amount of (more frequent) law enforcement for the town in a manner that is affordable to the town.
- D. Promote cooperation and communication with the Kiel School District to collectively support quality educational opportunities.
- E. Explore the possibility of jointly developing and managing future conservation areas with Manitowoc County, the Wisconsin DNR, etc.
- F. Utilize the Wisconsin Towns Association (WTA) for publications and participation in cooperative training programs to assist the town and its officials.

Land Use

GOAL: To ensure that the Town of Schleswig land use is developed/preserved according to the strategies described in the Future Land Use Plan (Chapter 3 of this document).

Location Town of Schleswig Manitowoc County, Wisconsin



 Town of Schleswig



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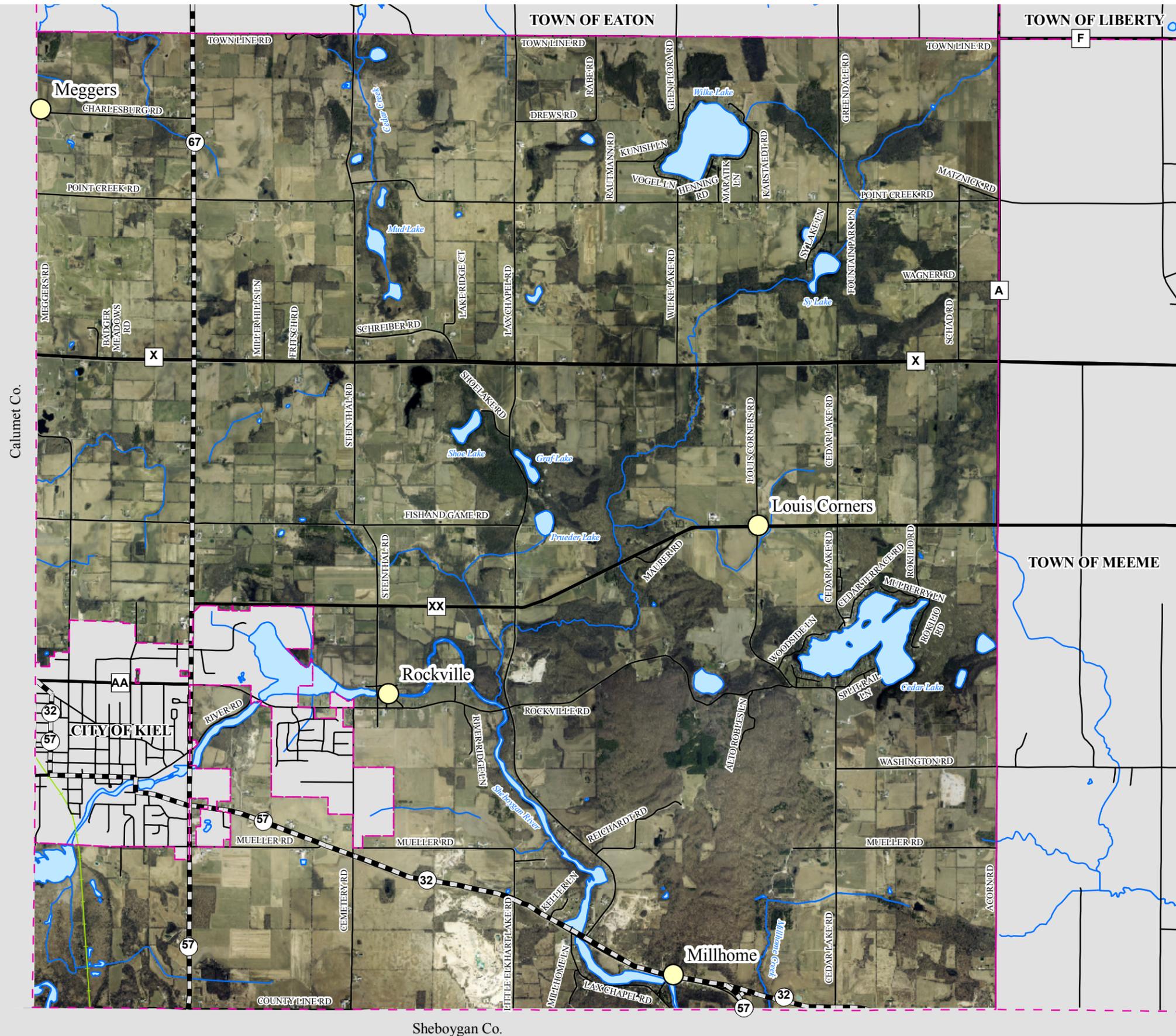


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Source:
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 Bay-Lake Regional Planning Commission, 2009.
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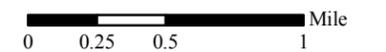
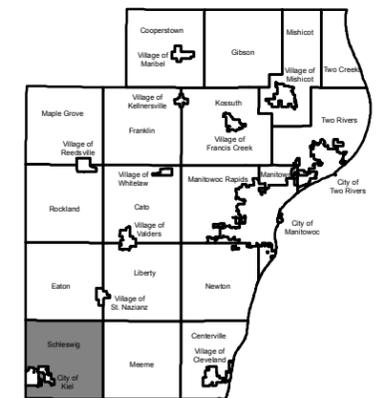
Community Planning Area Town of Schleswig Manitowoc County, Wisconsin



Base Map Features

- Unincorporated Community
- Community Boundary
- Interstate Highway
- U.S. Highway
- State Highway
- County Highway
- Local Road
- Railroad
- Surface Water

Note: 2005 Aerial Photograph



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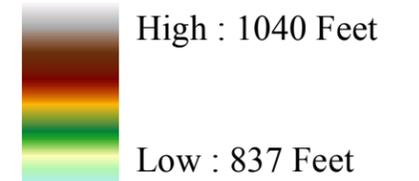
Source: WDNR, 2005; WisDOT, 2007, 2008;
 Manitowoc County, 2005, 2008;
 Bay-Lake Regional Planning Commission, 2009.
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Elevation

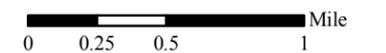
Town of Schleswig

Manitowoc County, Wisconsin



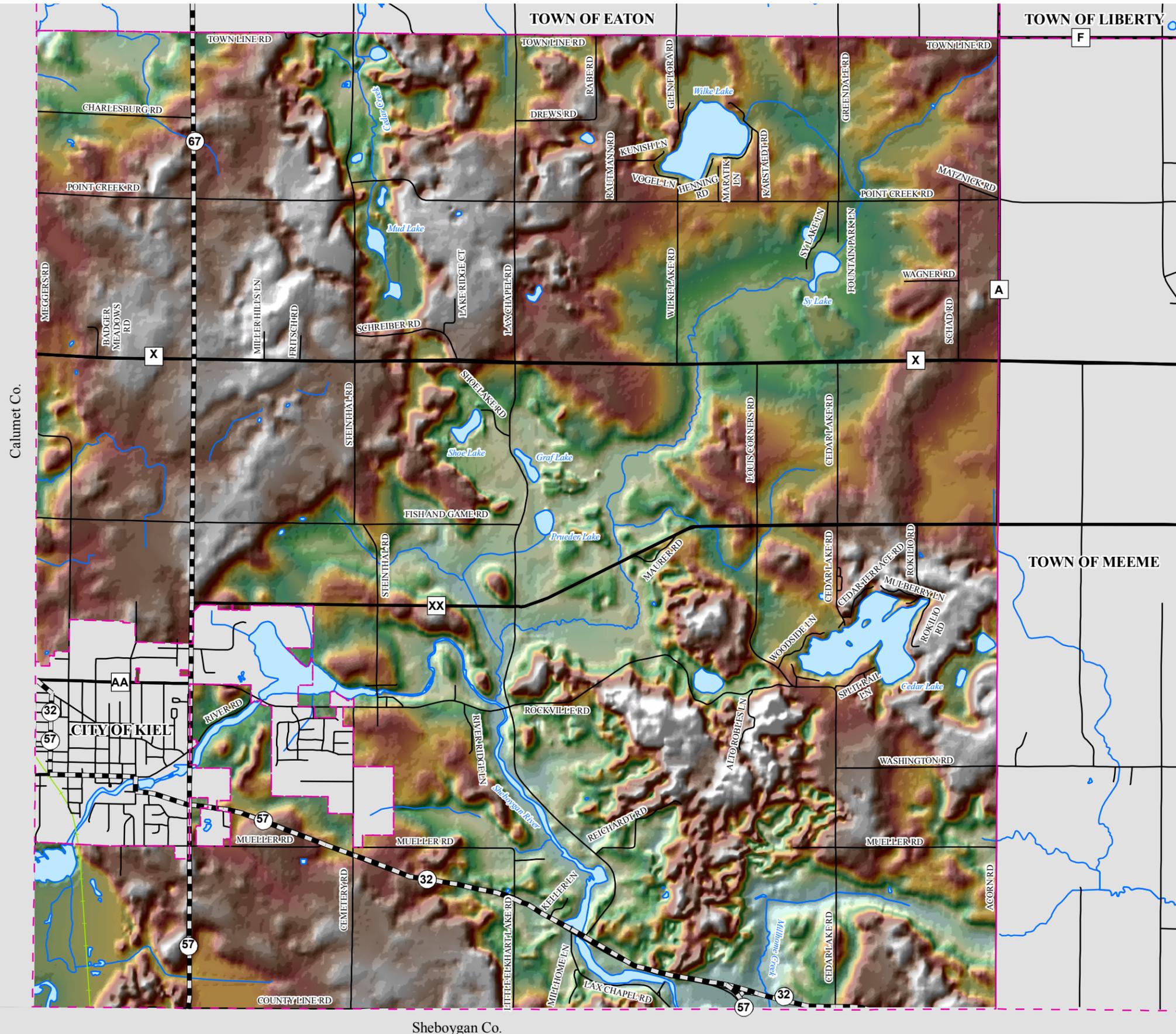
Base Map Features

- Community Boundary
- Interstate Highway
- U.S. Highway
- State Highway
- County Highway
- Local Road
- Railroad
- Surface Water



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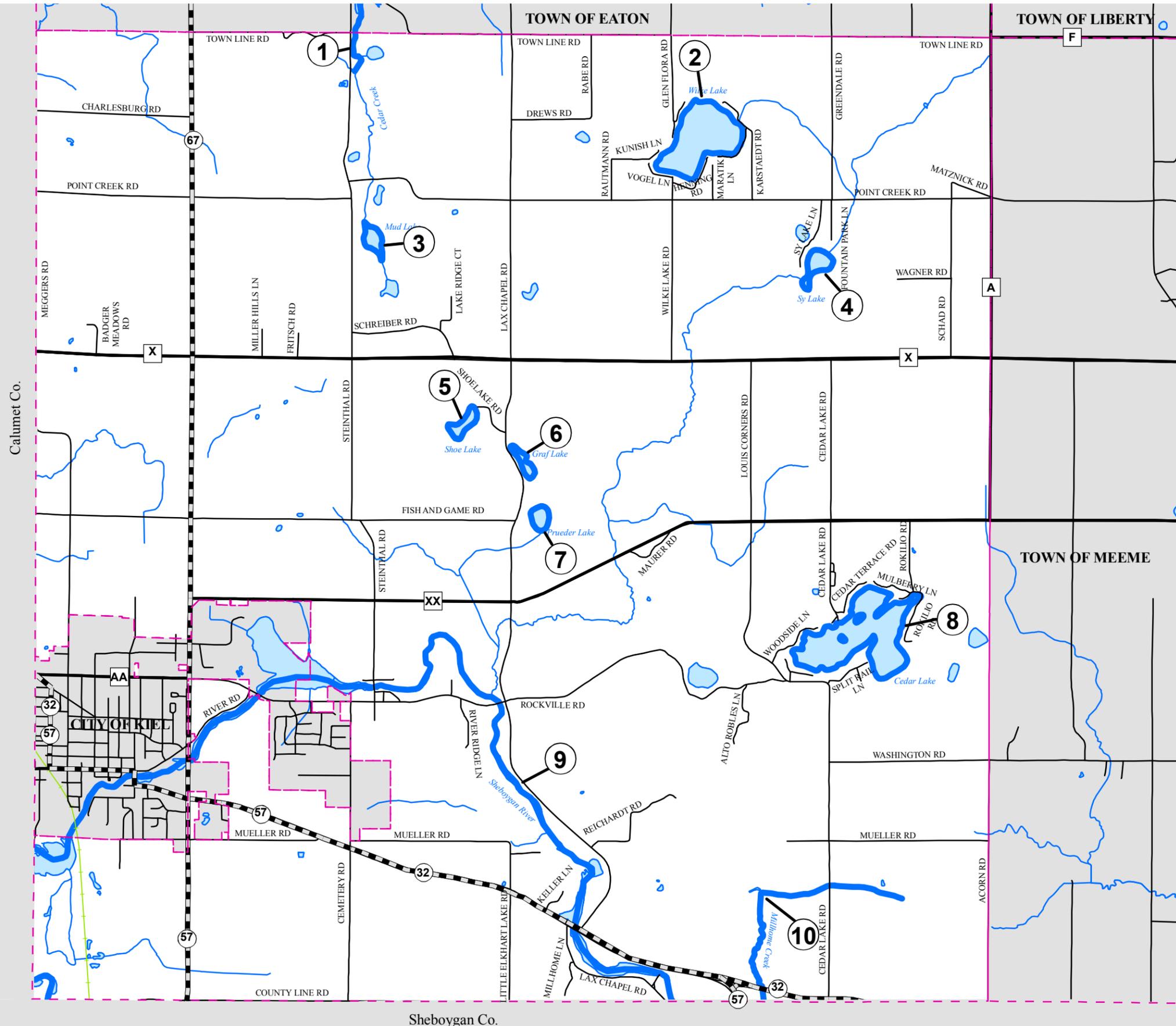
Source: USGS NED, 1999; WDNR, 2005; WisDOT, 2007, 2008; Manitowoc County, 2008; Bay-Lake Regional Planning Commission, 2009.
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Surface Water Features

Town of Schleswig

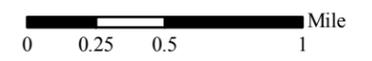
Manitowoc County, Wisconsin



- # Surface Water Feature
- | | |
|----------------|--------------------|
| 1. Cedar Creek | 6. Graf Lake |
| 2. Wilke Lake | 7. Prueder Lake |
| 3. Mud Lake | 8. Cedar Lake |
| 4. Sy Lake | 9. Sheboygan River |
| 5. Shoe Lake | 10. Millhome Creek |

Base Map Features

- Community Boundary
- Interstate Highway
- U.S. Highway
- State Highway
- County Highway
- Local Road
- Railroad
- Surface Water



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Source: WDNR, 2005; WisDOT, 2007, 2008; Manitowoc County, 2008; Bay-Lake Regional Planning Commission, 2009. Q:\myfiles\manitowoc\County\Comp2007\



Plan Determinants Town of Schleswig Manitowoc County, Wisconsin

- Wetlands (2 Acres or Greater)
- 100 - Year Floodplains
- Steep Slope Soils (12% or greater)
- 75-Foot Setback on Waterways

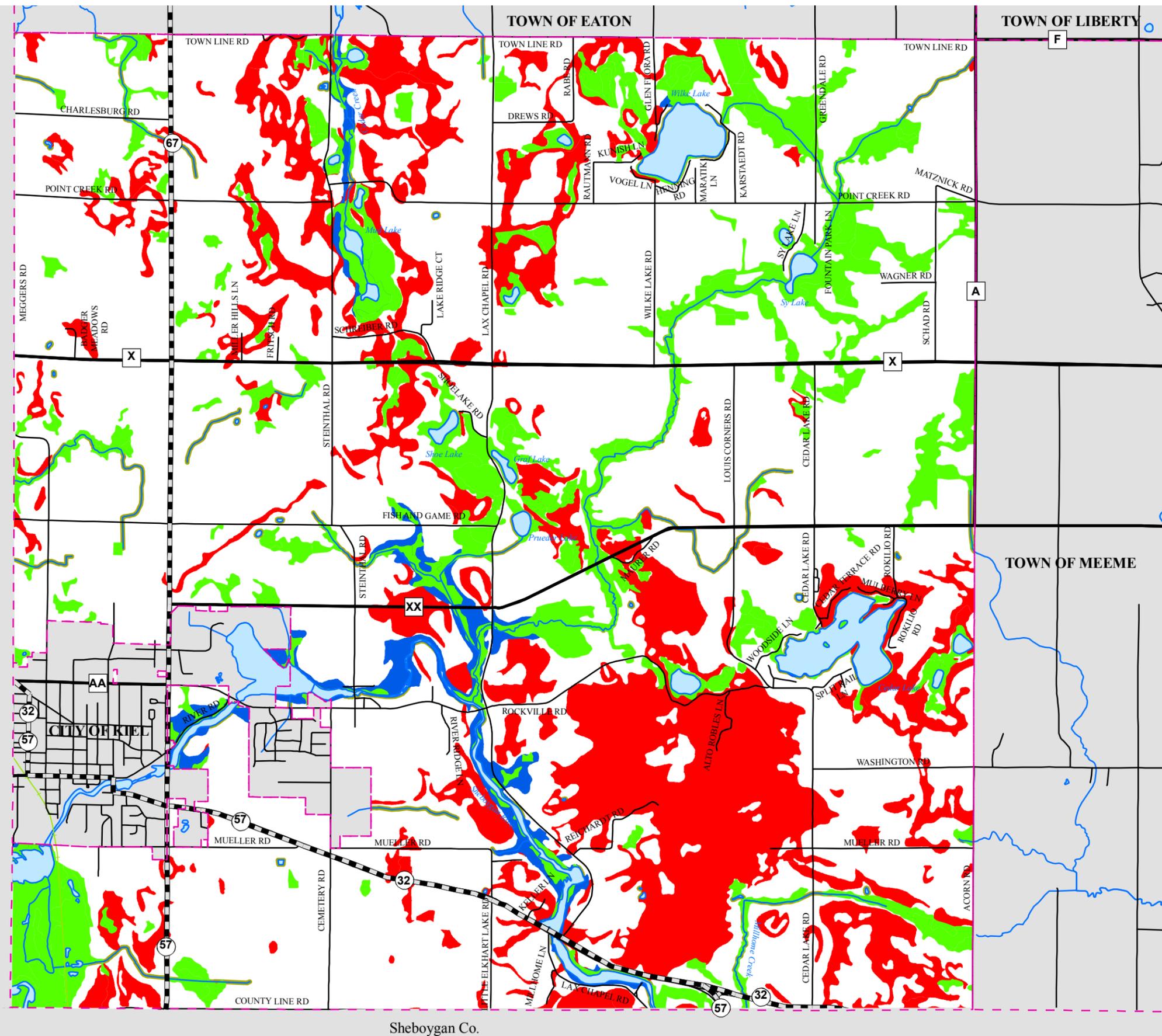
Base Map Features

- Community Boundary
- Interstate Highway
- U.S. Highway
- State Highway
- County Highway
- Local Road
- Railroad
- Surface Water



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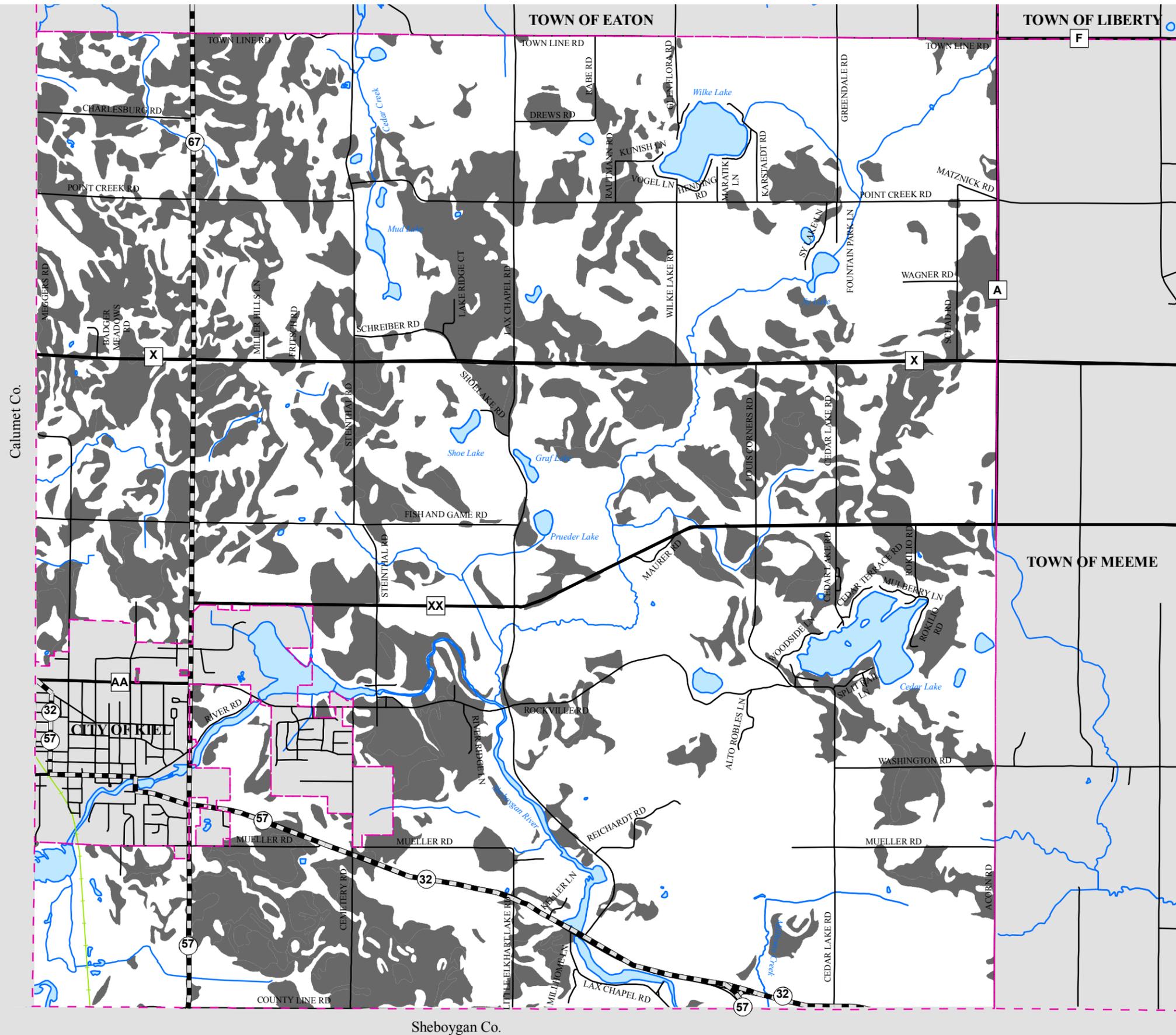
Source: FEMA FIRM, Various Years;
WDNR, 1991, 2005; NRCS, 2005; WisDOT, 2007, 2008;
Manitowoc County, 2008;
Bay-Lake Regional Planning Commission, 2009.
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Calumet Co.

Sheboygan Co.

Prime Agricultural Soils Town of Schleswig Manitowoc County, Wisconsin



■ Prime Agricultural Soils

Base Map Features

- Community Boundary
- Interstate Highway
- U.S. Highway
- State Highway
- County Highway
- Local Road
- Railroad
- Surface Water



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 Source: WDNR, 2005; NRCS, 2005; WisDOT, 2007, 2008;
 Manitowoc County, 2007;
 Bay-Lake Regional Planning Commission, 2008.



Public & Community Facilities Town of Schleswig Manitowoc County, Wisconsin

- Community Facility
- ▬ Ice Age Trail Corridor of Opportunity

1. Wilke Lake Boat Launch
2. Wilke Lake Park
3. Badger Creek Golf Course
4. Shoe Lake Boat Launch
5. Camp Rokilio (Boy Scout Camp)
6. Cedar Lake Boat Launch
7. Town Hall
8. Town Garage
9. Walla Hi County Park
10. Recycling/Garbage
11. DOT Wayside

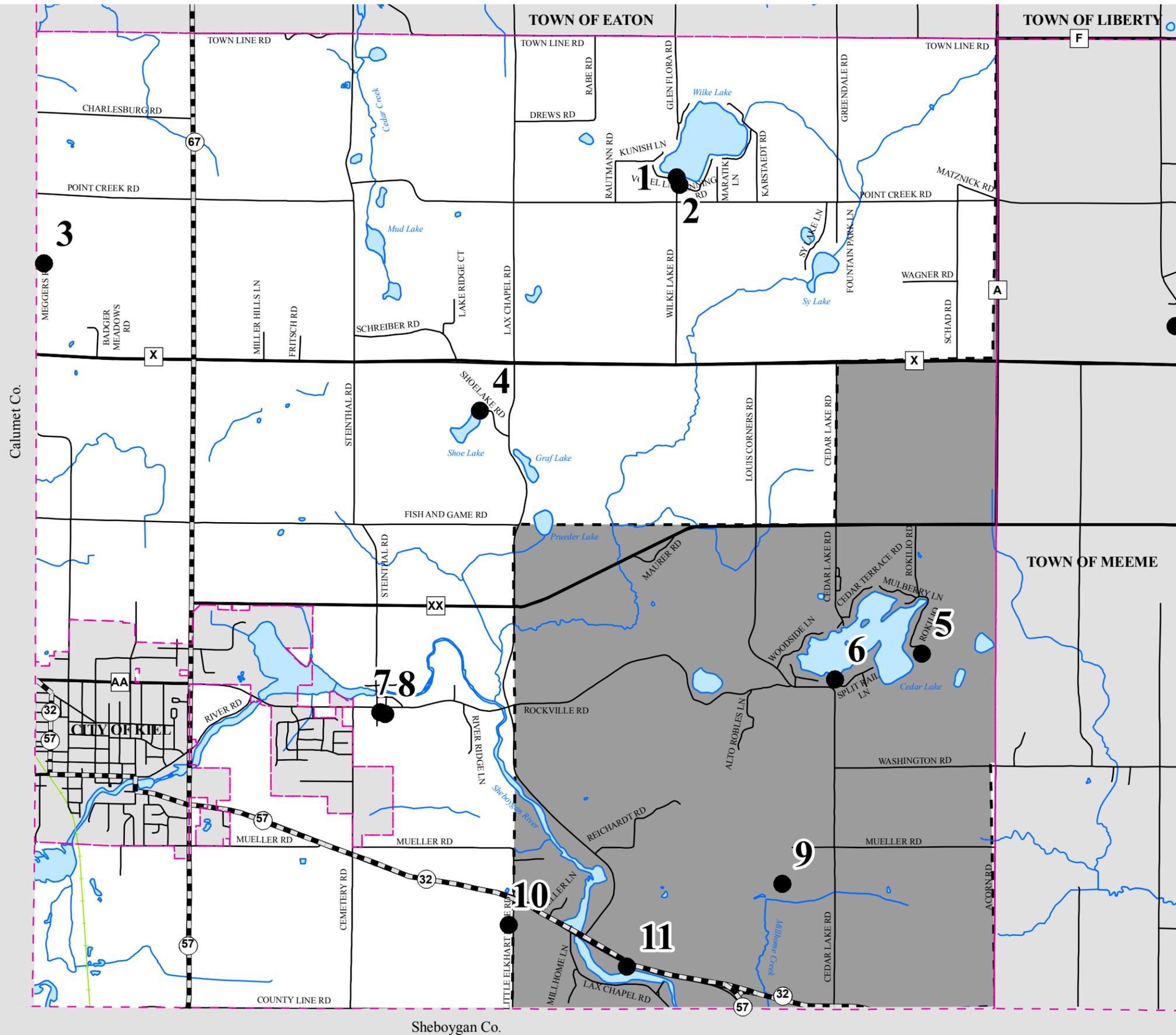
Base Map Features

- ▬ Community Boundary
- Interstate Highway
- 43 U.S. Highway
- 10 State Highway
- 32 County Highway
- A Local Road
- Railroad
- Surface Water



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Functional Classification

Town of Schleswig Manitowoc County, Wisconsin

Road Categories

-  Principal Arterial- Other
-  Minor Arterial
-  Major Collector

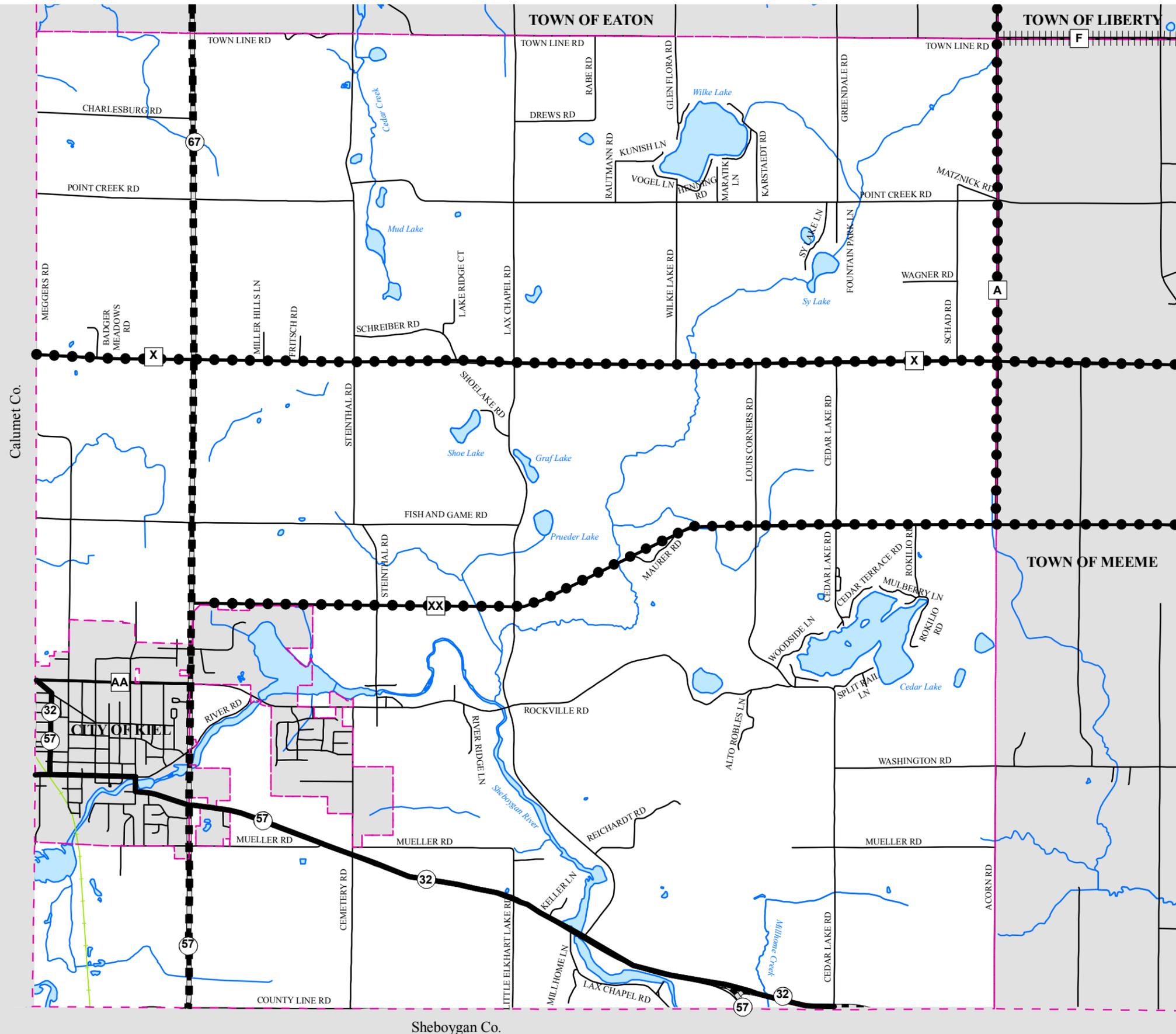
Base Map Features

-  Community Boundary
-  Interstate Highway
-  U.S. Highway
-  State Highway
-  County Highway
-  Local Road
-  Railroad
-  Surface Water

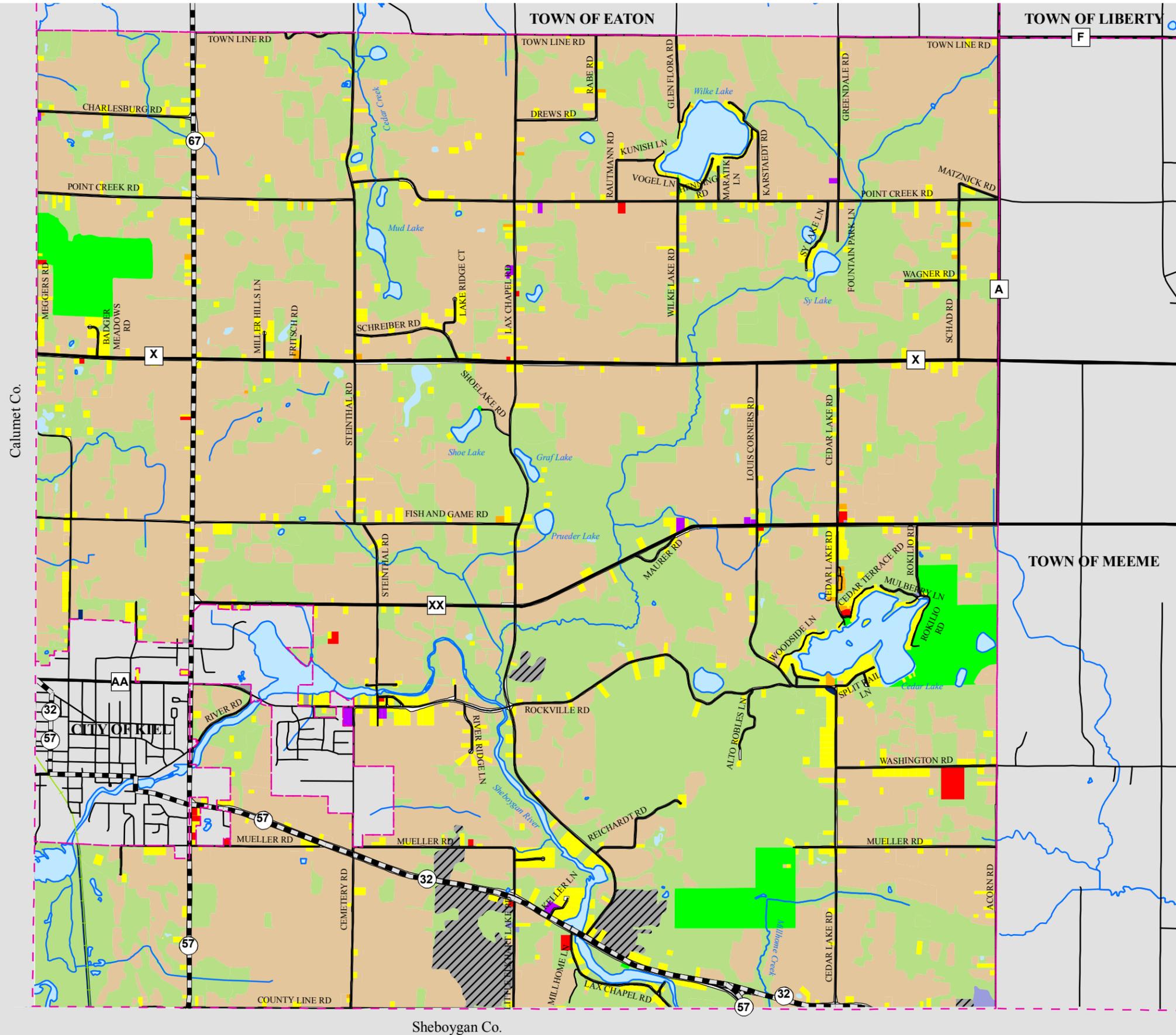


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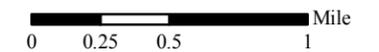
2008 Land Use Inventory Town of Schleswig Manitowoc County, Wisconsin



- Residential
- Multi-Family
- Mobile Homes
- Commercial
- Industrial
- Nonmetallic Mining
- Roads/Right-of-Way
- Transportation
- Communications/Utilities
- Governmental/Institutional
- Parks and Recreation
- Agricultural
- Woodlands/Natural Areas
- Water Features

Base Map Features

- Community Boundary
- Interstate Highway
- U.S. Highway
- State Highway
- County Highway
- Local Road
- Railroad
- Surface Water



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Source: WDNR, 2005; WisDOT, 2007, 2008; Manitowoc County, 2008; Bay-Lake Regional Planning Commission, 2009.
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CHAPTER 3: FUTURE LAND USE PLAN

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INTRODUCTION

This chapter provides in detail the land use goals developed to guide the future growth of the Town of Schleswig. Land use issues and conflicts, land use trends, development considerations and the town's background information were discussed and used when developing the Town of Schleswig 20-Year Land Use Plan (Map 3.1).

Recommendations are discussed that support the Town of Schleswig 20-Year Land Use Plan. The town's comprehensive plan is a guide intended to assist local officials in decision-making for community development and redevelopment in addition to the preservation of natural and agricultural resources and open spaces.

COMPREHENSIVE PLAN GOALS

The following developed goals shall serve as a guide for the management of growth and development within the Town of Schleswig during the planning period. These goals will help town officials to work with other public agencies and the community in making land use decisions to help shape the Town of Schleswig for the betterment of its residents and stakeholders.

- **Community Planning Goal** – To develop and adopt a comprehensive land use plan that guides the public and private sectors in making decisions on the development and redevelopment of land in the Town of Schleswig, and provides for a complete range of land uses in the areas most appropriate for such uses.
- **Natural Resources Goal** – To manage a clean and orderly natural environment for the residents and visitors of the Town of Schleswig by preserving and protecting key natural resources.
- **Agricultural Resources Goal** – To preserve the agricultural resources of the town.
- **Cultural Resources Goal** – To preserve and enhance historic, archaeological and cultural locations and structures, where appropriate.
- **Housing Goal** – To provide for a variety of quality housing opportunities for all segments of the town's current and future population, including cluster development.
- **Economic Development Goal** – To provide opportunities for small-scale economic development while protecting and enhancing the town's agricultural and environmental assets.
- **Transportation Goal** – To advocate safe and efficient transportation systems for all modes of transportation in the town.
- **Utilities/Community Facilities Goal** – To balance the town's growth with the cost of providing public utilities and community facilities.
- **Parks and Recreation Goal** – To continue to promote a variety of park and recreational activities within the town.
- **Intergovernmental Cooperation Goal** – To coordinate with adjacent communities, Manitowoc County, and with other interested groups and agencies on planning projects.
- **Land Use Goal** - To ensure that the Town of Schleswig land use is developed/preserved according to the strategies described in the Future Land Use Plan (this chapter).

PLANNING CRITERIA

State Planning Criteria

As outlined in the Comprehensive Planning legislation (Section.66.1001 of the *Wisconsin Statutes*), the *Town of Schleswig 20-Year Comprehensive Plan* is required to address the required plan elements:

- Issues and Opportunities;
- Agricultural, Natural, and Cultural Resources;
- Utilities and Community Facilities;
- Transportation;
- Land Use;
- Population and Housing;
- Economic Development; and
- Intergovernmental Cooperation/Implementation.

The comprehensive planning legislation (Section 66.1001 of the *Wisconsin Statutes*) 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 Section 62.23 (6).
- b. Local subdivision regulation under Section 236.45 or 236.46.
- c. County zoning ordinances enacted or amended under Section 59.69.
- d. City or village zoning ordinances enacted or amended under Section 62.23 (7).
- e. Village zoning ordinances enacted or amended under Section 60.61 or 60.62.
- f. Zoning of shorelands or wetlands in shorelands under Section 59.692, 61.351 or 62.231.”

Local Planning Criteria/Land Use Development Standards and Policies

The Town of Schleswig has not developed local criteria or land use development standards and policies. The Town Plan Commission and Town Board wish to handle land use decisions within the town on a case-by-case basis.

LAND USE ISSUES AND CONFLICTS

Land use issues and conflicts are disagreements or disputes between two or more parties involving the use of land. Usually the dispute is that an individual’s right or rights are being violated because of incompatible land uses.

Land use issues and conflicts could be minimized with good community planning. The following land use issues and conflicts were identified for the town when developing this comprehensive plan:

- Incompatibilities with farm and non-farm developments as development pressures increase.
- Conversion of agricultural lands to other uses.

- Development pressures on natural features (primarily surface waters), along with development infringing on environmental corridors, impacting surface and groundwater quality.

ANTICIPATED LAND USE TRENDS

A community is always changing. Changes in a community can be positive or negative. Declines in population, housing and employment are negative for a community, while growth is usually positive. Growth of a community could either be slow or rapid. With growth, land is always consumed and converted to different uses, such as residential, commercial, industrial or other uses. The following land use trends were identified for the Town of Schleswig:

- Increased residential development along the town's water bodies, particularly on and around Cedar Lake, as well as near the City of Kiel.
- The presence of Schleswig Sanitary Districts 1 and 2 and the Rockville/Millpond Management District are important in terms of development that the town may attract (as opposed to neighboring towns).
- Need for additional/enhanced municipal services, including sanitary, emergency services, stormwater management, etc.
- Development pressure around the town's lakes and adjacent to the City of Kiel.
- Division of land in the town into smaller parcels.
- Land prices will likely continue to increase, particularly around the town's lakes.
- Decrease in agricultural land.

DEVELOPMENT CONSIDERATIONS

Environmental and Public Utility Considerations

- Need to maximize use of the town's sanitary districts. Guide future residential and commercial development within the boundaries where service can be provided.
- Monitor and inventory the current condition of roads and consider which roads are currently capable of handling increased traffic flows and those that may need to be upgraded to accommodate future growth.

Redevelopment Opportunities

The town's Plan Commission is not currently aware of any redevelopment opportunities within the Town of Schleswig. The town's Plan Commission has discussed the potential for redevelopment opportunities within the town (such as reclamation of gravel pits, etc.).

Land Supply and Value

Land Supply

Development pressure in the Town of Schleswig has been great relative to other towns in southwestern Manitowoc County, particularly near the town’s lakes and adjacent to the City of Kiel. On the other hand, the town continues to have an abundance of lands where development could occur, but wishes to wisely plan for future development in order to maintain the rural character of much of the town. There is sufficient room for development opportunities, including residential, commercial, limited industrial, recreational, and other land uses.

Land Value

The value of land depends on various factors, such as location, improvements, type of uses, etc. Land that has water and sewer services is valued higher than land without water and sewer services. Agricultural land is valued less than developed land, and land along a lake, river or stream. For example, land around Cedar Lake is valued more than agricultural land because of the scenic view.

LAND USE PROJECTIONS

Design Year and Five Year Incremental Land Use Projections

The *Wisconsin Statutes* requires each community that has developed and adopted a comprehensive plan to include projections in five-year increments for residential, commercial, industrial and agricultural land uses over the 20-year planning period. The five-year incremental projections for residential, commercial and industrial land uses for the Town of Schleswig are illustrated in Table 3.1. The “design year” for the plan is 2030.

Table 3.1: Five-Year Incremental Land Use Projections, Town of Schleswig, 2010 - 2030

Year	Residential		Commercial		Industrial	
	Acres	Total	Acres	Total	Acres	Total
2010	115.0		2.9		2.9	
2015	191.7	306.8	4.9	7.8	4.8	7.6
2020	191.7	498.5	4.9	12.7	4.8	12.4
2025	191.7	690.3	4.9	17.6	4.8	17.2
2030	191.7	882.0	4.9	22.5	4.8	22.0

Note: It is **not** the intent of the plan to see an entire area within a classification to develop, rather the specified uses shall be allowed if consistent with the type, location and density of the development; some of the lands would hinder development based on the nature of the area; and within residential growth areas, lands must be allocated for future roads, recreation areas, etc.

Source: Bay-Lake Regional Planning Commission, 2009.

Residential Projections

The potential amount of acreage needed for residential development in the Town of Schleswig within this planning period is illustrated in Table 3.2. The town’s future residential land use acreage was projected utilizing the following methodology:

- The town’s projected housing needs (based on extrapolation of a Wisconsin Department of Administration housing projection from 2025 to 2030, as selected by the town’s plan commission from a range of four housing projection scenarios);

- A residential occupancy rate of 80 percent (Source: 2000 Census); and
- An average assumed density of 2.0 acres per new housing unit.

Using the projection methodology, the potential acreage needed for residential development is approximately 882 acres, taking into account an average of 2.0 acres per lot. The projection suggests 353 additional projected occupied housing units to be filled by 2030 (or 441 additional projected total housing units). The projected occupied housing units could either be new home construction or utilizing existing vacant housing units.

Table 3.2: Five-Year Incremental Housing Land Use Projections, Town of Schleswig, 2010 - 2030

Year	Housing Units	Acres Lot Size	Acres Needed
2010	58	2.00	115.0
2015	96	2.00	191.7
2020	96	2.00	191.7
2025	96	2.00	191.7
2030	96	2.00	191.7
Total			882.0

Note: The projections are for single-family homes, and do not account for multiple family and apartment complexes, which have greater residential densities.

Source: Bay-Lake Regional Planning Commission, 2009.

Commercial Projections

To calculate commercial land use projections, the current ratio of residential acreage to commercial land use acreage is compared in the town based on the 2007-2008 land use inventory. That ratio is 39.25 acres of residential land to every one acre of commercial land for a 39.25 to 1 ratio.

The potential amount of acreage needed for future commercial development within the Town of Schleswig is illustrated in Table 3.3. It is projected that the town would need 22.4 to 22.5 acres for commercial development between now and 2030.

Table 3.3: Five-Year Incremental Commercial Land Use Projections, Town of Schleswig, 2010 - 2030

Year	Residential Acreage	Ratio	Acres Needed
2010	115.0	39.25	2.93
2015	191.7	39.25	4.88
2020	191.7	39.25	4.88
2025	191.7	39.25	4.88
2030	191.7	39.25	4.88
Total			22.47

Source: Bay-Lake Regional Planning Commission, 2009.

Industrial Projections

To calculate industrial land use projections, the current ratio of residential acreage to manufacturing-based industrial land use acreage is compared in the town based on the 2007-2008 land use inventory. That ratio is 40.18 acres of residential land to every one acre of industrial land for a 40.18 to 1 ratio.

The potential amount of acreage needed for future industrial development within the Town of Schleswig is illustrated in Table 3.4. It is projected that the town would need between 21.9 and 22.0 acres for industrial development between now and 2030.

Table 3.4: Five-Year Incremental Industrial Land Use Projections, Town of Schleswig, 2010 - 2030

Year	Residential Acreage	Ratio	Acres Needed
2010	115.0	40.18	2.86
2015	191.7	40.18	4.77
2020	191.7	40.18	4.77
2025	191.7	40.18	4.77
2030	191.7	40.18	4.77
Total			21.95

Source: Bay-Lake Regional Planning Commission, 2009.

Agricultural Projections

Agricultural land within the town is foreseen to decrease due to development pressures. The town contains approximately 11,281 acres of agricultural lands. As the town grows, agricultural land within the town limits would be converted to uses such as residential, commercial, industrial, transportation, or other developed uses.

In an effort to preserve the prime farmland within the Town of Schleswig, future development is recommended to locate near existing growth centers (such as the City of Kiel), where adequate facilities and services are accessible. The consumption of agricultural lands may also be influenced by the strategies of neighboring comprehensive plans and zoning ordinances.

Recommended agricultural lands in the Town of Schleswig are delineated on Map 3.1.

20 YEAR LAND USE PLAN

Recommended Development Strategy

Residential Development

The land use classification of *Residential* addresses all types of housing within the town limits. This includes single-family homes, multi-family apartments, mobile home parks, and senior housing complexes. As noted on the Land Use Plan and housing strategies, the town is committed to offering and providing a variety of housing choices for its residents, although some of these housing offerings may be physically located in the City of Kiel or in other neighboring cities and villages. The main areas of standard (non-shoreland) residential development are generally expected to be located: to the west of State Highway 67 south of the City of Kiel; to the east of State Highway 67 between Mueller Road and Rockville Road, on both sides of Steinthal Road immediately south of County Highway X, along River Hills Way; and in the southeast corner (Section 36) of the town.

Recommendations:

- Single family residential shall be the primary residential land use in the town.
- New residential development types shall conform to surrounding land uses.
- New developments shall be sensitive to natural features and surrounding land uses by conforming to setback requirements and incorporating natural features into the landscape to preserve the town’s natural beauty.
- Cooperative planning activities with the City of Kiel are encouraged in an effort to achieve consistency and limit conflicts. A cooperative boundary agreement is encouraged in order to

ensure each community's cooperation regarding future development and the provision of services.

- Preserve as much of the rural landscape and woodlands and other natural features as possible. Encourage design techniques (such as conservation and cluster subdivisions) that strike a creative balance between open space and development.

Shoreland Residential

The town's surface waters (such as Cedar Lake and the town's other lakes, rivers and streams) often contain concentrated development along their shorelands. Additional development around these areas can place additional stress on the natural environment, leading to poor water quality and loss of wildlife habitat. As a result, additional residential developments in these areas, along with other developable shorelands in the town, need special consideration in order to ensure protection of these resources. The main areas of shoreland residential development are generally expected to be located around Cedar and Wilke Lakes, along with portions of the Sheboygan River.

Recommendations:

- Any additional development along shorelands must be in compliance with the Manitowoc County Shoreland Zoning Ordinance. Compliance with this ordinance and other state or local ordinances will provide a layer of protection for future development along the shorelands of the town's water features.
- Second tier development and beyond, along the shorelands of the town should be minimized. This will minimize the loss of natural shoreland and open space currently available around these features.

Commercial and Light Industrial Development

The town envisions commercial and light industrial businesses to be located primarily in portions of the town that are located adjacent to the City of Kiel, as well as possibly being located in the town's sanitary districts on a smaller scale. Future commercial and light industrial development is illustrated on Map 3.1. Commercial and light industrial businesses would include small-scale businesses, such as retail services, transportation, wholesale, etc., and are mostly envisioned to be located along State Highways 32/57 between Little Elkhart Lake Road and Cemetery Road.

Large commercial or industrial businesses will be given consideration on a case-by-case basis in addition to any businesses that would locate within the town but not in the designated areas.

Recommendations:

- New businesses should be compatible with the character and scale of the town and should be environmentally friendly.
- Support existing businesses and, where compatible with the land use plan, attract new businesses to the town.
- Control the design and appearance of commercial and industrial uses to prevent areas filled with glaring lights, competing signage, and vast areas of asphalt and concrete that may distract drivers and can detract from the town's rural character.
- Ensure that gravel pit operations do not negatively affect neighboring properties or the natural resources of the town.

Governmental/Institutional/Utilities

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

Recommendations:

- Continue to monitor the efficiency and effectiveness of all town-provided services, including the town's sanitary sewer districts.
- Drinking water quality should be monitored. The town should consider developing a public water supply in case there is contamination of or drawdown of groundwater.

Parks and Recreation

The land use classification of parks and recreation includes recreational facilities, trails, parks and open spaces within and around the Town of Schleswig.

Recommendations:

- Collaborate with surrounding communities and with Manitowoc County in planning future parks and recreational facilities.
- Promote connectivity of bicycle/walking trails with adjoining communities.

Transportation

The land use classification of transportation includes 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 and around the town.

Recommendations:

- Monitor and inventory town roads to help ensure efficient and safe movement of traffic throughout the town.
- Continue to utilize the PASER (Pavement Surface Evaluation and Rating) program to assist in maintaining town roads.
- The town should identify additional transportation routes to accommodate future planned commercial and residential growth in the town.
- Consider developing a long-term vision for providing multi-modal transportation options for a variety of transportation modes.
- Ensure adequate ditching along roads, where appropriate, to support any runoff event and snow storage.

Environmental Corridors Overlay

Environmental corridors consist of four elements: the 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 setbacks from all navigable waterways, as defined by the Manitowoc County Shoreland Zoning Ordinance. Together, these elements represent areas that are most sensitive to development, and are intended to be preserved within the planning area.

Recommendations:

- This plan shall serve as a guide for the preservation of environmental corridors. The corridors are an overlay to the recommended plan (**Map 3.1**), and shall be utilized as a guide when reviewing proposed developments to determine areas that are important to maintaining the town’s rural character and the quality of the town’s natural resources.
- Future developments shall be steered from environmental corridors as much as possible, or have these developments designed in such a manner to help minimize the negative effects on water resources, wildlife habitats, and the overall character of the town.

Identified “Smart Growth Areas”

According to Section 16.965 of the *Wisconsin Statutes*, 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.”

The Town of Schleswig has identified lands adjacent to existing concentrated development as “smart growth areas.” Residential development would be primarily channeled: to the west of State Highway 67 south of the City of Kiel; to the east of State Highway 67 between Mueller Road and Rockville Road, on both sides of Steinthal Road immediately south of County Highway X, along River Hills Way; and in the southeast corner (Section 36) of the town. Additionally, shoreland residential development would be primarily channeled to areas around Cedar and Wilke Lakes, as well as areas along portions of the Sheboygan River. Commercial and light industrial development will generally be channeled to an area along State Highways 32/57 between Little Elkhart Lake Road and Cemetery Road.

In addition, the town has identified agricultural preservation areas that would be compatible with the character of much of the town.

Table 3.5 contains a summary of the year 2030 projected land uses, along with their approximate acreage totals, as reflected on the Town of Schleswig 20-Year Land Use Plan (**Map 3.1**). It is important to note that the 2030 acres are by general location to illustrate approximation of those land uses.

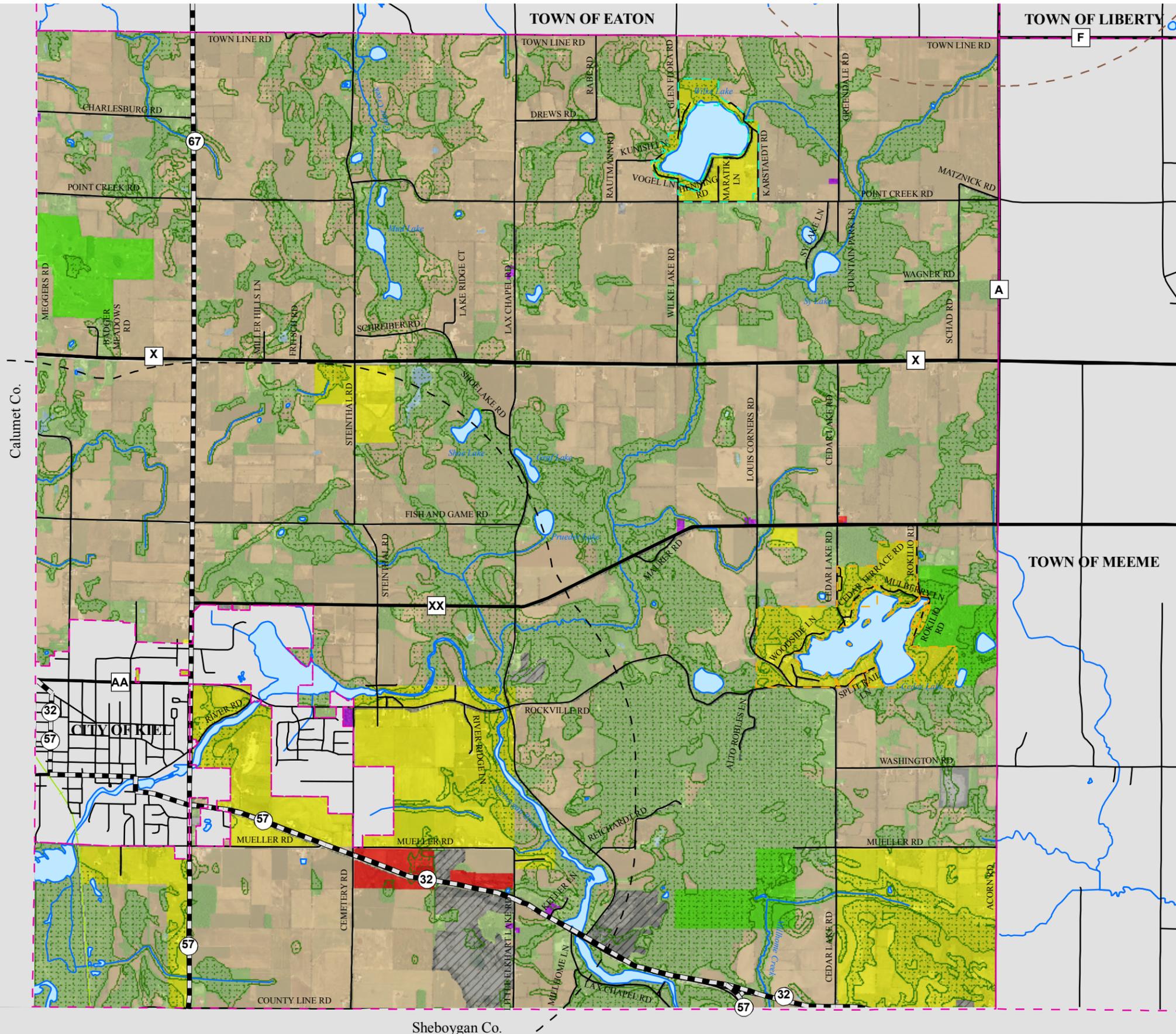
Table 3.5: 20-Year Land Use Plan Acreage Allocations, Town of Schleswig

Land Use Type	Projected 2030 Acres
Residential	2,175.2
Commercial	89.9
Industrial	40.9
Existing Extractive	277.7
Transportation	818.3
Governmental/Institutional/Utilities*	17.3
Park/Recreation	487.9
Agricultural	10,525.9
Water Features	479.5
Woodlands and Other Natural Areas	6,732.7
Total Projected Land Area	21,645.3

*Includes Communications.

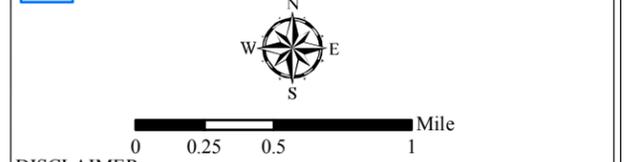
Source: Bay-Lake Regional Planning Commission, 2009.

20-Year Land Use Plan Town of Schleswig Manitowoc County, Wisconsin



- Residential
- Commercial
- Existing Nonmetallic Mining
- Industrial
- Transportation
- Governmental/Institutional/Utilities
- Park/Recreation
- Agricultural
- Woodlands/Natural Areas
- Water Features
- Environmental Corridors Overlay

- Base Map Features**
- Community Boundary
 - Schleswig Sanitary District #1
 - Schleswig Sanitary District #2
 - City of Kiel 1.5 Mile Extraterritorial Boundary
 - Village of St. Nazianz 1.5 Mile Extraterritorial Boundary
 - Interstate Highway
 - U.S. Highway
 - State Highway
 - County Highway
 - Local Road
 - Railroad
 - Surface Water



DISCLAIMER:
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. Bay-Lake RPC is not responsible for any inaccuracies herein contained.

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Source: WDNR, 2005; WisDOT, 2007, 2008;
Manitowoc County, 2009; Town of Schleswig, 2009;
Bay-Lake Regional Planning Commission, 2009.
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CHAPTER 4: IMPLEMENTATION

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INTRODUCTION

This chapter discusses intergovernmental cooperation with the town's surrounding jurisdictions and other governmental entities while outlining a variety of actions and activities necessary to implement the development strategies and vision of the *Town of Schleswig 20-Year Comprehensive Plan*. In an effort to keep this plan up-to-date with changing conditions, this section also includes a process for amending/updating the comprehensive plan, along with a mechanism to measure the town's progress of accomplishing its development goals.

RESPONSIBILITIES OF LOCAL OFFICIALS

The Town Plan Commission, with cooperation from Manitowoc County, has the primary responsibility to implement the comprehensive plan. Plan Commission members, along with elected officials, need to be familiar with the future development strategies, the vision statement and the maps found within the plan, since they provide much of the rationale the community needs in making land use decisions or recommendations. If a decision needs to be made that is inconsistent with the comprehensive plan, the plan must be amended to reflect this change in policy before it can take effect.

The Plan Commission needs to ensure that supporting ordinances are consistent with the comprehensive plan per Section 66.1001 (3) of the *Wisconsin Statutes*. The town will consult the comprehensive plan when working with Manitowoc County and other governmental entities to develop/amend land ordinances or create additional land use recommendations.

INTERGOVERNMENTAL COOPERATION

This portion of the chapter examines the Town of Schleswig's working relationship with the surrounding city and towns, school district, Manitowoc County, Regional Planning Commission, and state and federal government. An inventory of formal intergovernmental agreements, shared resources and consolidated services is also discussed.

This chapter also stresses the importance of the town working cooperatively with neighboring jurisdictions by identifying existing or potential conflicts, communicating visions, and coordinating plans, policies and programs. These joint efforts will assist the town in resolving issues of mutual interest and in promoting consistency between plans.

Existing Intergovernmental Activities

Adjacent Governmental Units

The Town of Schleswig is bordered to the north by the Town of Eaton, to the south by the Town of Rhine (Sheboygan County), to the east by the Town of Meeme, and to the west by the Town of New Holstein (Calumet County). In addition, the Town of Schleswig surrounds the City of Kiel on three sides. Overall, the town has a good working relationship with neighboring towns. The surrounding towns, along with the Town of Schleswig, are working to preserve farmland and the rural character of the area.

The Town of Schleswig has a cooperative relationship with the City of Kiel on most road maintenance issues, although there are some exceptions. Relationships with the City of Kiel in the area of fire protection are good. Town residents use some City of Kiel services (such as the library and senior center), and City of Kiel police sometimes help to secure traffic crashes or

crime scenes in the town until the Manitowoc County Sheriff's Department can arrive. Annexation issues between the town and the City of Kiel can sometimes be problematic. There is a need to formalize intergovernmental agreements between the town and the City of Kiel.

Due to the rural nature of the Town of Schleswig, public services originate from facilities located in neighboring communities.

- EMS/Ambulance service (including first responder service) is provided throughout the town by the Kiel Fire Department's ambulance service.
- There are no first responders that serve the town. However, first responders can be activated from St. Nazianz through a mutual aid agreement.
- Fire protection for all town residents is provided by the Kiel Fire Department. The Town of Schleswig owns some of the equipment used to operate the Kiel Fire Department.
- The town has entered into mutual aid agreements with several surrounding local jurisdictions.
- Also, given the town's proximity to the Cities of Chilton, Manitowoc and Sheboygan, residents have a choice of Calumet Medical Center in Chilton, Aurora Medical Center in the City of Two Rivers and Holy Family Memorial Medical Center in the City of Manitowoc; and Aurora Sheboygan Memorial Medical Center and St. Nicholas Hospital in the City of Sheboygan, for their health care services.

School Districts

The Town of Schleswig is located entirely within the Kiel Public School District. The town's relationship with the school district is considered good. The town and its residents can provide input on school activities, future development projects, etc. There are no formal agreements with the school district for shared use of school facilities.

County

The Town of Schleswig and Manitowoc County continue to maintain a good relationship with each other fostering general agreements and mutual respect. The town is included within the county's Park and Recreation Plan as well as the county's Farmland Preservation Plan. Manitowoc County also has jurisdiction within the town through the county's General Zoning Ordinance, Subdivision Ordinance, Shoreland/Floodplain Zoning along with other ordinances.

Law enforcement is also provided by the Manitowoc County Sheriff's Department; the town would prefer law enforcement services from the City of Kiel due to the city's proximity to the town, but this has been difficult to implement. The town is also covered by the county's Emergency Management planning.

Region

Manitowoc County, including the Town of Schleswig, is a member of the Bay-Lake Regional Planning Commission (BLRPC) that covers the northeast region of the State of Wisconsin. The annual work program activities of the BLRPC include economic development, natural resources, transportation and community planning. Through a positive working relationship, the BLRPC has conducted numerous work program activities and has developed various local and regional plans, reports and studies that may relate directly to planning within the Town of Schleswig.

State

The town's relationship with the State of Wisconsin is one which deals mainly with issues related to transportation (WisDOT), natural resources (WDNR), and revenue sharing.

Federal

Issues in the town that would involve the Federal government would mainly be with the Federal Emergency Management Agency (FEMA).

Inventory of Plans and Agreements Under Sections 66.0301, 66.0307 or 66.0309 of the Wisconsin Statutes**Cooperative Boundary Plan**

Sections 66.0301 and 66.0307 of the *Wisconsin Statutes* allow municipalities to enter into agreements regarding the location of municipal boundaries. The Cooperative Boundary Plan is any combination of cities, villages and towns that may determine boundary lines between themselves under a cooperative plan approved by the Wisconsin Department of Administration (WDOA). The cooperative plan must be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory covered by the plan which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or general welfare. Cooperative boundary plans cover at least a 10 year period. In addition, cooperative boundary agreements are a tool that could be used for service sharing between local units of government.

The Town of Schleswig has not entered into a cooperative boundary plan with any municipality.

Extraterritorial Subdivision Regulation

State Statutes allow an incorporated village or city to extend extraterritorial plat review over surrounding unincorporated areas. This helps cities or villages protect land uses near their boundaries from conflicting uses outside their limits. The extraterritorial areas for the City of Kiel and for the Village of St. Nazianz extend into the town.

Extraterritorial Zoning

State Statutes allow an incorporated village or city to extend extraterritorial zoning over surrounding unincorporated areas. The extraterritorial areas for the City of Kiel and for the Village of St. Nazianz extend into the town. However, extraterritorial zoning requires a joint effort between the town and the cities/villages to develop a plan for an area to be zoned. The extraterritorial zoning is then established according to the developed plan. There is no extraterritorial zoning being administered in the Town of Schleswig at this time.

Inventory of Existing or Potential Conflicts

An Intergovernmental Cooperation Workshop was conducted on April 22, 2009, for communities located in the Southern Planning Cluster of Manitowoc 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, Manitowoc County staff, the Wisconsin Department of Natural Resources, the Wisconsin Department of Transportation, and other entities and departments that have an interest in or direct impact on, the implementation of the area's comprehensive plans.

The workshop collected input on any existing or potential conflicts or positive relationships between the communities and their surrounding government jurisdictions. Participants were also

asked to provide potential resolutions to the identified issues or concerns. The items applicable to the Town of Schleswig were addressed during the comprehensive plan development process or incorporated into the implementation portion of the comprehensive plan.

The list of issues and conflicts, and resolutions from the Southern Planning Cluster Intergovernmental Cooperation Workshop are displayed in Appendix E of *Volume I: Town Plan*.

IMPLEMENTATION OF LOCAL LAND USE CONTROLS

Zoning

Manitowoc County General Zoning Ordinance

Manitowoc County has zoning jurisdiction within nearly all unincorporated communities of the county under Chapter 8 of the *Manitowoc County Code*. Manitowoc County maintains and administers the general zoning ordinance to regulate and restrict the locations, construction and use of buildings, structures, and the use of land in the county. It provides for the public health, safety and general welfare of the unincorporated areas of Manitowoc County. General zoning utilizes a system of districts designated for different uses based on land suitability, infrastructure, avoidance of conflict with nearby uses, protection of environmental features, economic factors, and other local factors.

Refer to *Chapter 8: General Zoning* of the *Manitowoc County Code* for detailed information on zoning districts, regulations, restrictions, permitted uses, and zoning maps.

Recommendations:

- The comprehensive plan's preferred land uses need to be compared to the zoning map to determine compatibility and realignment within various districts. The Town Plan Commission and Town Board should work closely with Manitowoc County to decide when rezoning will occur, for it is not the intent of the zoning map to become a direct reflection of the comprehensive plan's 20-Year Land Use Plan map (Map 3.1). The comprehensive plan is a vision for the future, while zoning represents current use.
- Cooperate with Manitowoc County to develop/amend ordinances that encourage the protection of the town's natural features and aesthetic views.
- If desired, the town may wish to develop a more restrictive zoning ordinance than the county maintains.
- Additional ordinances may be developed by the town or Manitowoc County in order to meet the town's "vision statement" listed in Chapter 1 of *Volume I: Town Plan*.

Official Mapping

Under Section 62.23(6) of the *Wisconsin Statutes*, the city council, village board or town board (in the case of town boards, under village powers, if adopted) "...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 that when the city/village/town acquires lands for streets or other uses, it will be 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 potential buyers of land aware that land has been designated for public use.

Shoreland/Floodplain Ordinance

The Manitowoc County Shoreland/Floodplain Zoning Ordinance regulates development and establishes zoning standards for use of shorelands, floodplains, shoreland wetlands of navigable waters, and designated conservancy areas in the unincorporated areas of Manitowoc County.

Areas regulated by the Manitowoc County Shoreland/Floodplain Ordinance include:

1. **Floodplains**: Includes all lands in the county designated as floodway and flood fringe on Federal Insurance Administration (FIA) Flood Maps, as well as the general floodplain as designated on the Manitowoc County General Floodplain and Conservancy Zoning Map.
2. **Shorelands**: Includes all lands in the county which are within 1,000 feet of a navigable lake, pond, or flowage or within 300 feet of a navigable river or stream or to the landward side of the floodplain, whichever distance is greater. “Navigable waters” shall be as defined in Section 281.31 of the *Wisconsin Statutes*, and shall include all lakes, ponds, and flowages shown in blue and all rivers and streams shown in solid blue on U.S. Geological Survey (USGS) quadrangle maps.
3. **Shoreland-Wetlands**: Includes all wetlands, as designated on the Wisconsin Wetland Inventory Maps dated May 10, 1989, within the shorelands as identified in Chapter 9 of the *Manitowoc County Code*.
4. **Other Conservancy Areas**: Includes all lands in the county which are designated as conservancy on the Manitowoc County General Floodplain and Conservancy Zoning Map.

For additional information about Shoreland/Floodplain zoning in Manitowoc County, refer to *Chapter 9: Shoreland/Floodplain Zoning* of the *Manitowoc County Code*.

Recommendations:

- Further shoreland development in the Town of Schleswig should remain consistent with the Manitowoc County Shoreland/Floodplain Zoning Ordinance.
- If necessary, the town may wish to adopt a more restrictive shoreland ordinance than the county maintains.
- Cooperate with Manitowoc County, the WDNR, FEMA, and other appropriate agencies when updates to the Manitowoc County Flood Insurance Rate Maps are proposed.

Land Division/Subdivision Ordinance

A land division/subdivision ordinance, as authorized by Section 236 of the *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 boundaries. The land division/subdivision ordinance is related to the general zoning ordinance as it regulates the types

of development that take place on a parcel, and the land division/subdivision ordinance regulates how the parcel is created and made ready for development.

Manitowoc County administers a Subdivision Ordinance for the unincorporated areas of the county. Refer to *Chapter 12: Subdivision Regulations* of the *Manitowoc County Code* for more details.

Recommendations:

- Work cooperatively with Manitowoc County in efforts to update the county's Subdivision Ordinance.
- Consider developing a land division or subdivision ordinance for the Town of Schleswig to regulate parcel arrangement within specific areas of the town and promote orderly growth.

Other Ordinances and Regulations

Other tools to implement the comprehensive plan may include the development/support of additional town controls or Manitowoc County regulations such as:

- Building/Housing Codes
- Blighted Building Ordinance
- Landscape Ordinances
- Design Review Ordinances
- Erosion and Stormwater Control Ordinances
- Historic Preservation Ordinances

COMPREHENSIVE PLAN INTERNAL CONSISTENCY

The comprehensive plan elements and their respective development strategies should maintain consistency to ensure that land use decisions are based on current conditions. In an effort to keep the plan's uniformity, the town's Plan Commission and its elected officials (Town Board) should conduct periodic reviews of the town's vision statement and development strategies, along with the 20-Year Land Use Plan text and mapping.

Any town ordinances or regulations listed in Section 66.1001 of the *Wisconsin Statutes* which are not maintained and enforced by Manitowoc County need to be reviewed for consistency with the *Town of Schleswig 20-Year Comprehensive Plan*. The town should also work cooperatively with Manitowoc County to ensure that all land use ordinances and maps are updated to limit inconsistencies with the town's comprehensive plan.

UPDATING THE COMPREHENSIVE PLAN

This comprehensive plan shall be amended/updated following Section 66.1001 (4)(b) of the *Wisconsin Statutes* and the town's adopted written procedures for fostering public participation. 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 20-Year Land Use Plan text or map; and
 - Ensure consistency with new or revised ordinances proposed by Manitowoc County.
- **Five Years**
 - Review U.S. Census data, WDOA population and housing projections – work with Manitowoc County to update *Volume II: Manitowoc 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 Section 66.1001(2)(i) of the *Wisconsin Statutes*. Amend the plan as needed based on changing conditions:
 - Conduct a review of the town’s vision statement, 20-Year Land Use Plan development strategies and map, and land use recommendations; work with Manitowoc County to update the town’s population, housing and economic data, along with other relevant planning information inventoried in *Volume II: Manitowoc County Resources*.
 - Review ordinances and other controls for consistency with the updated comprehensive plan.

IMPLEMENTATION WORK PLAN

Town officials should establish a general process and timetable for addressing the development strategies that will ultimately lead to implementing the *Town of Schleswig 20-Year Comprehensive Plan*. Steps to address the development strategies could 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 (2) Plan Commission meetings and a minimum of one (1) Town Board meeting per year. The review of the comprehensive plan should also include assessment of the land use control tools (e.g., ordinances and regulations) previously listed in this chapter.
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 at the end of this chapter.
4. The Town of Schleswig has various tools available for the implementation of the community development strategies over the 20-year planning period. Within the appendices of *Volume II: Manitowoc County Resources*, 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.

5. The implementation schedule should be evaluated and revised on an annual basis. Town officials will need to monitor the Community Inventory and Demographic Trends and Forecasts highlighted in Chapter 2 of *Volume I: Town Plan* to ensure that the development strategies address the changing conditions of the Town of Schleswig.

Stakeholders

Town of Charlestown (Calumet County)
 Town of Eaton
 Town of Herman (Sheboygan County)
 Town of Liberty
 Town of Meeme
 Town of Russell (Sheboygan County)
 Town of New Holstein (Calumet County)
 Town of Rhine (Sheboygan County)
 City of Kiel
 Village of St. Nazianz
 Manitowoc County
 Calumet County
 Sheboygan County
 Manitowoc County Emergency Services
 Manitowoc County Highway Commission
 Manitowoc County Planning and Zoning Department
 Manitowoc County Soil and Water Conservation
 Manitowoc County UW-Extension
 Kiel Public School District
 Bay-Lake Regional Planning Commission
 Wisconsin Department of Commerce
 Wisconsin Department of Natural Resources
 Wisconsin Department of Transportation
 Wisconsin Housing and Economic Development Authority (WHEDA)
 Wisconsin Department of Administration
 Federal Emergency Management Agency (FEMA)
 United States Department of Agriculture, Natural Resources Conservation Service

Priorities

1. Coordinate with Manitowoc County to ensure that new zoning standards are adopted to address the land use designations detailed on the Town of Schleswig 20-Year Land Use Plan map.
2. Develop a detailed packet of information regarding building within the Town of Schleswig to include, contact lists and other pertinent information regarding living in the Town of Schleswig. This information should be readily available to the public, and should be provided whenever a town building permit is issued. (Note: Such a packet is already available for new homes).
3. Work closely with the surrounding towns, city and village to explore opportunities for sharing services such as recycling, policing, fire protection, etc.
4. Develop and adopt driveway access standards for town roads, which address dimensional standards that ensure efficient emergency vehicle access.

VOLUME I - APPENDIX A
PROCEDURES FOR PUBLIC PARTICIPATION

Procedures for Public Participation for adoption or Amendment of the Town of Schleswig Comprehensive Plan

Introduction

The Town of Schleswig Planning Process is designed to engage stakeholders and facilitate community involvement. Passive and active means of participation outlined in this plan will provide guidance while promoting stakeholders to express ideas, opinions, and expertise throughout the planning process, resulting in a locally supported Town of Schleswig Comprehensive Plan.

The Wisconsin “Smart Growth” or “Comprehensive Planning” planning law requires public participation throughout the planning process. Section 66.1001(4)(a) of the Wisconsin State Statutes states:

“The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.”

The Town of Schleswig acknowledging the need for continuous public involvement throughout the planning process and the requirements of 66.1001(4)(a) Town of Schleswig will adopt these written public participation procedures. These adopted procedures will provide the Town of Schleswig the framework to maximize public involvement throughout the planning process.

Posting/Notification of all Plan Commission Meetings

Public notification for Plan Commission meetings will be posted at the following locations:

- Town of Schleswig Hall
- Other location specific to the community

Town of Schleswig Board and Plan Commission members will regularly check these sites to see that posted notifications are replaced if removed. These notifications will be posted during the entire Comprehensive Planning process until the adoption of a comprehensive plan.

Meetings

The Town of Schleswig Plan Commission will participate in periodic public informational hearings/input sessions held at the cluster and local level during the planning process.

In addition, the Plan Commission will participate in two public hearings as required by Chapter 66.1001(4)(d). These meetings will be held upon the completion of the Comprehensive Plan and prior to Town of Schleswig Board voting to accept or deny the Comprehensive Plan. A notice of the hearing must be published at least 30 days prior to the hearing in a newspaper likely to give notice in the area. The notice will meet the requirements for proper notification regarding date, time, location, etc.

Planning Clusters

All meetings conducted by Manitowoc County, UW-Extension, or Bay-Lake Regional Planning Commission staff will be open to the public and posted similar to plan commission meetings.

Open Houses

A minimum of two (2) "Open Houses" shall be held during the development of the comprehensive plan in order to present information regarding the comprehensive plan and to obtain public comment. One shall be held at the "midway" point to present background information, and the second open house will be held near the end of the planning process to present the plan prior to the required public hearing. The open houses will provide the public with an opportunity to review and comment on work that has been accomplished by the plan commission and the planning team.

Notices

The Town of Schleswig Plan Commission will prepare and post notices of meetings in the local newspaper and notice the meeting in three locations within the Town of Schleswig.

Public Comments

In all cases Wisconsin's open records law will be complied with. During the preparation of the comprehensive plan, a copy of the draft plan will be kept on file at the Town of Schleswig Hall and will be available for public inspection during normal office hours. The public is encouraged to submit written comments on the plan or any amendments of the plan. Written comments should be addressed to the Town of Schleswig Clerk who will record the transmittal and forward copies of the comments to the Town of Schleswig Board and Manitowoc County Zoning staff for consideration.

The Town of Schleswig Board and the Plan Commission always welcome written comments regarding issues presented. Direct written responses will be made where response is appropriate.

Distribution of the Adopted Plan

In accordance with State Statute (66.1001(4)), Procedures for Adopting Comprehensive Plans, one copy of the adopted plan or amendment shall be sent to the following:

- Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.

- Every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan.
- The Wisconsin Department of Administration
- The Bay-Lake Regional Planning Commission
- The public library that serves the Town of Schleswig.

Adoption of Comprehensive Plan by Town of Schleswig Board

After adoption of a resolution by the Comprehensive Plan Commission, the Town of Schleswig Board will adopt the Comprehensive Plan by ordinance only after holding at least one public hearing at which the ordinance relating to the Comprehensive Plan is discussed. A majority vote of the members-elect is necessary for adoption. That hearing will be preceded by a Class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The Class 1 notice shall contain at least the following information:

- The date, time, and place of the hearing
- A summary, which may include a map, of the proposed Comprehensive Plan
- The name of an individual employed by the Town of Schleswig who may provide additional information regarding the proposed ordinance.
- Information relating to where and when the proposed comprehensive plan may be inspected before the hearing, and how a copy of the plan may be obtained.

Upon the day of publication of the public hearing notice, copies of the plan will be made available for public review at the nearest local library of the community, at the Manitowoc County Planning and Park Commission and at the Town of Schleswig Hall. Written comments on the plan from members of the public will be accepted by the Town of Schleswig Board at any time prior to the hearing and at the public hearing.

Additional Steps for Public Participation

In addition to public participation measures described in this plan, the Town of Schleswig will utilize the further means of obtaining public participation as adopted by Manitowoc County in the Manitowoc County Public Participation Plan. The Town of Schleswig reserves the right to execute additional steps, means, or methods in order to gain additional public participation and or additional understanding of the Comprehensive Plan and the process of its development and adoption. These optional steps may include ideas or means not identified in this or the County's public participation plans.

State Statutes

Where there is a conflict with these written procedures and provisions of s. 66.1001(4), procedures for Adopting a Comprehensive Plan, the state statutes shall apply.

Amendments

The Town of Schleswig Board may amend these procedures from time to time.

TOWN OF SCHLESWIG

Ordinance No. 2007- /

RESOLUTION ADOPTING WRITTEN PUBLIC PARTICIPATION PROCEDURES

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

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

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

Adopted this 14th day of June, 2007

Approved:

Dennis R. Schyman
Town of Schleswig Chairman

Attest:

Aileen M. Mauling
Town of Schleswig Clerk

posted
6-19-07
Aileen M. Mauling

VOLUME I - APPENDIX B
COMMUNITY SURVEY RESULTS

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)

- #1 How satisfied are you with the quality of life in your town today?**
 85.5% Satisfied 14.5% Either Dissatisfied or Unsure
- #2 Preservation of farmland in the town is important?**
 92.4% Agree 7.6% Disagree
 A neighboring farmers "right to farm" is important to me even if I am bothered by noise dust and odors of the operation?
 81.9% Agree 18.1% Disagree
 Allowing residential development on prime farmland is acceptable?
 31.7% Agree 68.3% Disagree
- #3 If the current trend in farming continues and small farms diminish what type of land use would you prefer?**
 58.1% More Conservancy Areas
 22.7% Large Consolidated Farms
 12.1% More Residential Areas
 6.1% More business/industrial
- #4 How important are land use issues to you?**
 90.2% Important 9.8% Either Not Important or Not Sure
- #5 What is your opinion of the following:**
 The natural environment and scenic beauty is worth preserving.
 100.0% Agree 0.0% Disagree
 The design and appearance of new buildings in my community are important.
 87.3% Agree 12.7% Disagree
 The design and appearance of new commercial or advertising signs in my community are important.
 85.5% Agree 14.5% Disagree
 The community character should be protected by having commercial growth directed into and around existing developed areas or specific new development districts?
 90.4% Agree 9.6% Disagree
 Are property rights important to you?
 99.4% Agree 0.6% Disagree
- #6 Do you think that the community should place MORE OR LESS restrictions on the following?**
 Mobile Home parks
 58.2% More 41.8% Less MH Parks or Not Sure
 Sand and gravel pits
 45.7% More 54.3% Less S & G Pits or Not Sure
 Telecommunication Towers
 36.8% More 63.2% Less TC or Not Sure
 Campgrounds and RV Parks
 34.8% More 65.2% Less CG/RV Parks or Not Sure
 Retail & Commercial
 36.7% More 63.3% Less Retail/Comm. or Not Sure
 Residential Developments
 49.7% More 50.3% Less Residential or Not Sure
 Wind Towers
 42.0% More 58.0% Less Wind Towers or Not Sure
 Tourist Attractions
 23.5% More 76.5% Less Tourist Attract or Not Sure
 Adult Entertainment
 48.9% More 51.1% Less Adult Entertain or Not Sure
 Junk & Dilapidated Buildings
 75.0% More 25.0% Less Junk Bldgs or Not Sure

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)

- #7 **In general, how would you rate the water quality of the area's lakes, rivers and streams?**
 66.3% Excellent or Good 33.7% Fair, Not Sure or Poor
- #8 **Are more enforcement and restrictive usage and development standards needed to preserve shorelands and protect the water quality of the lakes (including Lake Michigan) and/or rivers?**
- Enforcement of current shoreline vegetative buffer zone
 57.0% Yes 43.0% No or Not Sure
 - Septic system regulations and enforcement should be more rigid
 39.8% Yes 60.2% No or Not Sure
 - Size, types and behavior of watercraft should be regulated
 64.9% Yes 35.1% No or Not Sure
- #9 **Development within the shoreline of lakes and rivers should be limited to single-family residential homes.**
 80.6% Agree 19.4% Disagree
- #10 **Give your opinion on the following:**
- Do you believe Lakes and Streams need to have more public access?
 26.7% Yes 73.3% No or Not Sure
 - Do you believe Public Trails need to have more public access? (Example: for timely emergency response)
 41.4% Yes 58.6% No or Not Sure
- #11 **I would support the development of the following on public land. (Check all that apply.)**
- 21.2% Bike Routes and Trails
 - 23.6% Walking and Hiking Trails
 - 16.5% Cross Country Ski Trails
 - 7.3% ATV Trails
 - 10.1% Snowmobile Trails
 - 3.9% Motorized Trails Designed for Family Use
 - 3.9% Motorized Trails Located Away from Public Roads
 - 11.8% Horseback Riding Trails
 - 0.3% Other - Hunting & Fishing Access
 - 1.2% None
 - 0.2% Natural Prairie
- #12 **How would you rate the following transportation services for town residents?**
- Road Maintenance
 67.6% Excellent or Good 32.4% Average, Poor or N/A
 - Snow Removal
 74.9% Excellent or Good 25.1% Average, Poor or N/A
 - Condition of Local Roads
 60.9% Excellent or Good 39.1% Average, Poor or N/A
 - Condition of County Roads
 57.6% Excellent or Good 42.4% Average, Poor or N/A
 - Bicycle/Pedestrian Trails
 34.5% Excellent or Good 65.5% Average, Poor or N/A
 - Snowmobile Trails
 34.2% Excellent or Good 65.8% Average, Poor or N/A
 - Road Signs
 70.9% Excellent or Good 29.1% Average, Poor or N/A
 - House Numbers
 47.1% Excellent or Good 52.9% Average, Poor or N/A
 - Law Enforcement
 45.2% Excellent or Good 54.8% Average, Poor or N/A

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)

#13 How would you rate each of the following local services?

Town Hall	88.6% Excellent or Good	11.4% Average, Below Average or Not Sure
Police Protection	51.2% Excellent or Good	48.8% Average, Below Average or Not Sure
Fire Protection	74.5% Excellent or Good	25.5% Average, Below Average or Not Sure
Ambulance Protection	72.3% Excellent or Good	27.7% Average, Below Average or Not Sure
Solid Waste Recycling	71.3% Excellent or Good	28.7% Average, Below Average or Not Sure
Education	72.5% Excellent or Good	27.5% Average, Below Average or Not Sure
Parks	73.0% Excellent or Good	27.0% Average, Below Average or Not Sure
Cemeteries	69.3% Excellent or Good	30.7% Average, Below Average or Not Sure
High Sped Interned Access	14.4% Excellent or Good	85.6% Average, Below Average or Not Sure
Cell Phone Service	19.8% Excellent or Good	80.2% Average, Below Average or Not Sure

#14 How would you rate the overall quality of housing in your town?

81.8% Excellent or Good	18.2% Average, Below Average or Poor
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#15 As your community continues to grow what types of housing development would you like to see encouraged.

38.7% Single Family Homes
8.6% Low and Moderate Income Housing
2.7% Apartments
7.0% Subdivisions
5.6% Condominiums
15.1% Assisted/Senior Living
1.1% Mobile home parks
8.6% Clustered home developments
9.9% Two family developments
0.3% No Development
0.3% Town Homes
1.6% None
0.3% Not Sure
0.3% Need Cell Phone Tower

#16 Give your opinion on the following:

Should the town adopt policies and standards for future subdivision development?	79.8% Agree	20.2% Disagree or Don't Know
Dilapidated buildings and structures are a problem in the town.	40.9% Agree	59.1% Disagree or Don't Know

#17 What is your opinion of the following:

I support the town's efforts to create new jobs in the area.	69.6% Agree	30.4% Disagree or Don't Know
Public costs for services should be considered when any development is proposed.	93.8% Agree	6.3% Disagree or Don't Know

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)

#18 What types of businesses do you believe are the most important for the town to attract?

- 9.2% Tourism Businesses
- 19.6% Service Businesses
- 11.0% Retail Development
- 19.8% Agriculture
- 20.2% Light Industry/Manufacturing
- 5.8% Heavy Industry/Manufacturing
- 11.7% High Tech Industries
- 2.1% Public Sector, Governmental
- 0.2% Other - Organic or Chemical Free Agriculture
- 0.2% None
- 0.2% Gravel Pits

#19 What is your opinion of the following:

Neighboring units of government should identify and work together toward shared goals.
 92.0% Agree 8.0% Disagree or Don't Know

Are you satisfied with the level of communication between county government and the Town?
 34.2% Agree 65.8% Disagree or Don't Know

Would you support sharing services or equipment with a neighboring community if it afforded a cost savings with no reduction in quality of services?
 92.1% Agree 7.9% Disagree or Don't Know

#20 Do you own land in the town?

- 97.0% Yes
- 3.0% No

#21 Do you live in the town? If yes, how many years?

- 6.0% No
- 16.1% Yes, 0-5 Years
- 14.9% Yes, 6-10 Years
- 8.3% Yes, 11-15 Years
- 7.1% Yes, 16-20 Years
- 47.6% Yes, over 20 Years

#22 Are you a homeowner or renter?

- 99.1% Homeowner
- 0.0% Renter
- 0.9% Neither

#23 What is your age?

- 0.0% Under 21
- 1.8% 21-30
- 10.2% 31-40
- 22.9% 41-50
- 17.5% 51-60
- 47.6% over 60

#24 Is your current place of employment located in the town?

- 9.7% Yes
- 54.5% No
- 35.2% Retired
- 0.6% Unemployed

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)

720 Surveys sent out

#1 How satisfied are you with the quality of life in your town today?

142	85.5%	Satisfied
13	7.8%	Dissatisfied
10	6.0%	Unsure
1	0.6%	Dumb Question
166		

#2 Preservation of farmland in the town is important?

89	52.4%	Strongly Agree	92.4%	Agree
68	40.0%	Agree		
10	5.9%	Disagree	7.6%	Disagree
3	1.8%	Strongly Disagree		
170				

A neighboring farmers "right to farm" is important to me even if I am bothered by noise dust and odors of the operation?

73	44.0%	Strongly Agree	81.9%	Agree
63	38.0%	Agree		
25	15.1%	Disagree	18.1%	Disagree
5	3.0%	Strongly Disagree		
166				

Allowing residential development on prime farmland is acceptable?

11	6.8%	Strongly Agree	31.7%	Agree
40	24.8%	Agree		
54	33.5%	Disagree	68.3%	Disagree
56	34.8%	Strongly Disagree		
161				

#3 If the current trend in farming continues and small farms diminish what type of land use would you prefer?

45	22.7%	Large Consolidated Farms
24	12.1%	More Residential Areas
12	6.1%	More business/industrial
115	58.1%	More Conservancy Areas
1	0.5%	Not Sure
1	0.5%	None
198		

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)

#4	How important are land use issues to you?			
	148	90.2%	Important	
	6	3.7%	Not important	
	10	6.1%	Not Sure	
	164			
#5	What is your opinion of the following:			
	The natural environment and scenic beauty is worth preserving.			
	119	70.8%	Strongly Agree	100.0% Agree
	49	29.2%	Agree	
	0	0.0%	Disagree	0.0% Disagree
	0	0.0%	Strongly Disagree	
	168			
	The design and appearance of new buildings in my community are important.			
	55	33.1%	Strongly Agree	87.3% Agree
	90	54.2%	Agree	
	17	10.2%	Disagree	12.7% Disagree
	4	2.4%	Strongly Disagree	
	166			
	The design and appearance of new commercial or advertising signs in my community are important.			
	72	43.4%	Strongly Agree	85.5% Agree
	70	42.2%	Agree	
	20	12.0%	Disagree	14.5% Disagree
	4	2.4%	Strongly Disagree	
	166			
	The community character should be protected by having commercial growth directed into and around existing developed areas or specific new development districts?			
	74	44.3%	Strongly Agree	90.4% Agree
	77	46.1%	Agree	
	15	9.0%	Disagree	9.6% Disagree
	1	0.6%	Strongly Disagree	
	167			
	Are property rights important to you?			
	123	77.8%	Strongly Agree	99.4% Agree
	34	21.5%	Agree	
	1	0.6%	Disagree	0.6% Disagree
	0	0.0%	Strongly Disagree	
	158			

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)

#6	Do you think that the community should place MORE OR LESS restrictions on the following?								
	Mobile Home parks								
	96	58.2%	More						
	19	11.5%	Less						
	50	30.3%	Not Sure						
	165								
	Sand and gravel pits								
	75	45.7%	More						
	30	18.3%	Less						
	59	36.0%	Not Sure						
	164								
	Telecommunication Towers								
	60	36.8%	More						
	50	30.7%	Less						
	53	32.5%	Not Sure						
	163								
	Campgrounds and RV Parks								
	56	34.8%	More						
	44	27.3%	Less						
	61	37.9%	Not Sure						
	161								
	Retail & Commercial								
	61	36.7%	More						
	49	29.5%	Less						
	56	33.7%	Not Sure						
	166								
	Residential Developments								
	84	49.7%	More						
	46	27.2%	Less						
	39	23.1%	Not Sure						
	169								
	Wind Towers								
	71	42.0%	More						
	54	32.0%	Less						
	43	25.4%	Not Sure						
	1	0.6%							
	169								

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)	
	Tourist Attractions
38	23.5% More
64	39.5% Less
60	37.0% Not Sure
162	
	Adult Entertainment
92	48.9% More
36	19.1% Less
60	31.9% Not Sure
188	
	Junk & Dilapidated Buildings
123	75.0% More
24	14.6% Less
17	10.4% Not Sure
164	
#7	In general, how would you rate the water quality of the area's lakes, rivers and streams?
15	8.9% Excellent
97	57.4% Good
34	20.1% Fair
4	2.4% Poor
19	11.2% Not Sure
169	
#8	Are more enforcement and restrictive usage and development standards needed to preserve shorelands and protect the water quality of the lakes (including Lake Michigan) and/or rivers?
	Enforcement of current shoreline vegetative buffer zone
98	57.0% Yes
38	22.1% No
36	20.9% Not Sure
172	
	Septic system regulations and enforcement should be more rigid
66	39.8% Yes
61	36.7% No
39	23.5% Not Sure
166	

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)	
	Size, types and behavior of watercraft should be regulated
100	64.9% Yes
30	19.5% No
24	15.6% Not Sure
154	
#9	Development within the shoreline of lakes and rivers should be limited to single-family residential homes.
60	37.5% Strongly Agree
69	43.1% Agree
27	16.9% Disagree
4	2.5% Strongly Disagree
160	
	80.6% Agree
	19.4% Disagree
#10	Give your opinion on the following:
	Do you believe Lakes and Streams need to have more public access?
44	26.7% Yes
100	60.6% No
21	12.7% Not Sure
165	
	Do you believe Public Trails need to have more public access? (Example: for timely emergency response)
67	41.4% Yes
67	41.4% No
28	17.3% Not Sure
162	
#11	I would support the development of the following on public land. (Check all that apply.)
126	21.2% Bike Routes and Trails
140	23.6% Walking and Hiking Trails
98	16.5% Cross Country Ski Trails
43	7.3% ATV Trails
60	10.1% Snowmobile Trails
23	3.9% Motorized Trails Designed for Family Use
23	3.9% Motorized Trails Located Away from Public Roads
70	11.8% Horseback Riding Trails
2	0.3% Other - Hunting & Fishing Access
7	1.2% None
1	0.2% Natural Prairie
593	

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)	
#12	How would you rate the following transportation services for town residents?
	Road Maintenance
18	10.4% Excellent
99	57.2% Good
42	24.3% Average
12	6.9% Poor
2	1.2% N/A
173	
	Snow Removal
39	22.8% Excellent
89	52.0% Good
23	13.5% Average
14	8.2% Poor
6	3.5% N/A
171	
	Condition of Local Roads
14	8.7% Excellent
84	52.2% Good
53	32.9% Average
9	5.6% Poor
1	0.6% N/A
161	
	Condition of County Roads
10	6.1% Excellent
85	51.5% Good
56	33.9% Average
13	7.9% Poor
1	0.6% N/A
165	
	Bicycle/Pedestrian Trails
9	6.1% Excellent
42	28.4% Good
37	25.0% Average
8	5.4% Poor
52	35.1% N/A
148	
	Snowmobile Trails

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)	
11	7.1% Excellent
42	27.1% Good
31	20.0% Average
1	0.6% Poor
70	45.2% N/A
155	
Road Signs	
32	18.6% Excellent
90	52.3% Good
45	26.2% Average
4	2.3% Poor
1	0.6% N/A
172	
House Numbers	
9	5.3% Excellent
71	41.8% Good
54	31.8% Average
34	20.0% Poor
2	1.2% N/A
170	
Law Enforcement	
12	7.2% Excellent
63	38.0% Good
58	34.9% Average
24	14.5% Poor
9	5.4% N/A
166	
#13	How would you rate each of the following local services?
Town Hall	
68	41.0% Excellent
79	47.6% Good
9	5.4% Average
0	0.0% Poor
6	3.6% Not Sure
4	2.4% N/A
166	

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)	
#15	As your community continues to grow what types of housing development would you like to see encouraged.
144	38.7% Single Family Homes
32	8.6% Low and Moderate Income Housing
10	2.7% Apartments
26	7.0% Subdivisions
21	5.6% Condominiums
56	15.1% Assisted/Senior Living
4	1.1% Mobile home parks
32	8.6% Clustered home developments
37	9.9% Two family developments
1	0.3% No Development
1	0.3% Town Homes
6	1.6% None
1	0.3% Not Sure
1	0.3% Need Cell Phone Tower
372	
#16	Give your opinion on the following:
	Should the town adopt policies and standards for future subdivision development?
134	79.8% Agree
16	9.5% Disagree
18	10.7% Don't Know
168	
	Dilapidated buildings and structures are a problem in the town.
67	40.9% Agree
41	25.0% Disagree
56	34.1% Don't Know
164	
#17	What is your opinion of the following:
	I support the town's efforts to create new jobs in the area.
112	69.6% Agree
11	6.8% Disagree
38	23.6% Don't Know
161	
	Public costs for services should be considered when any development is proposed.
150	93.8% Agree
5	3.1% Disagree
5	3.1% Don't Know
160	

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)	
#18	<p>What types of businesses do you believe are the most important for the town to attract?</p> <p>44 9.2% Tourism Businesses 94 19.6% Service Businesses 53 11.0% Retail Development 95 19.8% Agriculture 97 20.2% Light Industry/Manufacturing 28 5.8% Heavy Industry/Manufacturing 56 11.7% High Tech Industries 10 2.1% Public Sector, Governmental 1 0.2% Other - Organic or Chemical Free Agriculture 1 0.2% None 1 0.2% Gravel Pits 480</p>
#19	<p>What is your opinion of the following:</p> <p>Neighboring units of government should identify and work together toward shared goals.</p> <p>150 92.0% Agree 6 3.7% Disagree 7 4.3% Don't Know 163</p> <p>Are you satisfied with the level of communication between county government and the Town?</p> <p>54 34.2% Agree 21 13.3% Disagree 83 52.5% Don't Know 158</p> <p>Would you support sharing services or equipment with a neighboring community if it afforded a cost savings with no reduction in quality of services?</p> <p>152 92.1% Agree 11 6.7% Disagree 2 1.2% Don't Know 165</p>
#20	<p>Do you own land in the town?</p> <p>162 97.0% Yes 5 3.0% No 167</p>

2008 Town of Schleswig Survey Results (Percentages by Total Number of Responses)	
#21	Do you live in the town? If yes, how many years?
	10 6.0% No
	27 16.1% Yes, 0-5 Years
	25 14.9% Yes, 6-10 Years
	14 8.3% Yes, 11-15 Years
	12 7.1% Yes, 16-20 Years
	80 47.6% Yes, over 20 Years
	168
#22	Are you a homeowner or renter?
	114 99.1% Homeowner
	0 0.0% Renter
	1 0.9% Neither
	115
#23	What is your age?
	0 0.0% Under 21
	3 1.8% 21-30
	17 10.2% 31-40
	38 22.9% 41-50
	29 17.5% 51-60
	79 47.6% over 60
	166
#24	Is your current place of employment located in the town?
	16 9.7% Yes
	90 54.5% No
	58 35.2% Retired
	1 0.6% Unemployed
	165

VOLUME I - APPENDIX C
SOUTHERN CLUSTER NOMINAL GROUP RESULTS

Manitowoc County Southern Planning Cluster

Nominal Group Results

October 24, 2007

Flip Chart Rankings/Results

Group 1

8	Protect ag. land
6	Preservation of natural resources for future use such as: mineral deposits, lakes, ground and surface water
4	Agriculture/suburban/residential interface
3	Promote feasible land development through zoning plans
3	Need more commercial development and industrial development
3	Eliminate run down structures
3	Preserve undeveloped lakes and forests from future development
2	Continue residential development growth for all income levels
2	Look at law enforcement efficiency – cost of fees
2	Minimize conflict with ag. and res. uses
1	Revise annexation laws to allow for infrastructure to be outside city/village limits
1	Realistic future planning for sewer systems
1	Who is going to pay for infrastructure? Ex. subdivision or industrial developers should provide
1	Provide funding for improvement of structures
1	Promote cluster development near village/city
1	Deal with property owner rights
	See a community center
	Promote small business
	Control runoff – water or nutrient
	No spot zoning
	Add more roads

Group 2

5	Concern that property rights be maintained
5	Buffer agricultural areas with environmental and water resources
5	Ag. land surrounding community needs to be thoughtfully developed, maintaining as much cropland as possible
5	Discuss purchasing of development rights
4	Promote sustainable economic development at home to keep graduates in the area
3	Preserve parks, recreational and “green” natural areas
3	Maintain a strong educational system
2	Restrict new homes to growth areas, as per land use plan
2	Blighted property in St. Nazianz needs action
1	Monitor rezonings from agricultural to residential zoning
1	Promote conservation subdivision/cluster development
1	Environmental protection and promote hazard mitigation planning
1	Better separation of residential and agricultural land uses
1	Concern about deep well irrigation systems affecting springs and groundwater
1	Develop economic incentives for small- to medium- sized industries, including TIF development
1	Develop walking/biking trails
1	Keep industry in/near incorporated areas and major highways
	Promote more residential/subdivision growth in Village of St. Nazianz
	Improve local roads to handle heavier loads
	Upgrade aging utilities and infrastructure (water, sewer, etc.)
	Improve north-south roads in this part of the county
	Minimize need to notify neighbors before making improvements to one’s property

Total Worksheet Responses

- Preserve farmland
- Conserve open space
- Maintain rural centers
- Concentrate growth in properly zoned areas
- No spot zoning
- Promote commercial development near proper infrastructure
- Minimize conflict between agriculture use and residential use
- Maintain rural character
- Preserve environmental sensitive areas
- Encourage home based business
- Create a sense of community (parks, trails)
- There is a big attraction for rural home development on land that is feasible let's promote this
- There is a big need for commercial and industrial development in Manitowoc – we need to attract these businesses to our area
- Our townships here each unique features – working together we can achieve greater environmental benefits that would attract ever more expansion – we have the resources
- Promote small business
- Preserve as much farmland as possible
- Housing for the elderly
- Agriculture – protection from too much land taken out
- Like the area due to its keeping a rural aspect
- Keeping the population in area that are able to supply the needs without too much change or expense
- Agriculture (mainly a farming community – Eaton). Landscape should remain as it has been for many years. Once changed, it will never return, too many townships have allowed over development never considering the surrounding areas. Too many townships have used only a short term plan in its housing development. Let's consider the environment and not only short term revenue fixes.
- JFK Prep – how to get rid of
- Would like to see more residential land in village
- Need more commercial development
- Would like to see a community center
- More efficient police services
- Control water runoff
- See better separation of residential and industrial properties
- Stop forest fragmentation
- Preserve undeveloped lakes, streams, forest
- Preserve ag. lands
- Keep commercial and industries near already developed areas
- Use cluster housing near villages
- Maintain public access to lakes and parks

- Keep houses near roadways
- Allow for agricultural growth (ie. expanding dairies)
- Improve or maintain water quantity in lakes and streams
- We need some businesses for jobs. We could use some industrial plants.
- Residential: housing for all income levels
- Job creation
- Need some commercial development
- Agricultural/suburban/residential interface
- Preserve the character of the area – forests, rolling terrain, lakes
- Roads – n/s thru routes, heavier loads
- Lakes: maintain water quality/property owner rights
- City/town/village interface
- Clean waterways – watershed
- Smaller farm lots
- Need industrial jobs
- Realistic zone/planning – land use
- Rural convenience stores
- Sewer system
- Road upgrade
- Land for housing needs
- Unused building addressed – eyesores
- Upgrade police-fire coverage
- How to eliminate old (buildings) – JFK prep.
- Expand our commercial – industrial areas – more jobs
- Increase residential property at a controllable rate for the community
- Steer agricultural expansion away from future residential areas
- Control excessive runoff water from rain-snow melt
- As the village gets a character, lot sizes be a minimum of 10,000 sq. feet. Commercial and residential uses should be separated for clustered
- Environmental aesthetics should be required to protect neighboring, residential areas. Example – landscaping “screens”
- Traffic controls be enforced. Street widths for new development should be a minimum 60’.
- Annexation laws should be revised to promote proper growth of cities and villages, eg. petition of 51 percent of land proposed for annexation and allow provisions to extend city/village utilities and have “inside” and “outside” rates that would encourage “requests” to annex
- Subdivision regulation should require street paving and all infrastructures to accommodate any subdivision to be developed
- Funding sources be made available to improve public buildings
- Creation of agricultural preservation areas/preservation of ag. land
- Residential growth in select areas
- Preservation of natural areas (Camp Sinawa, Pigeon Lake) and resources (groundwater gravel/sand) for future generations

- Improve cooperation between townships and county/town to minimize equipment investments, duplicate services and maximize buying/bidding opportunities for road repair/maintenance
- Improve consistency of land use/zoning rules between townships
- Create county-wide ordinances for outdoor wood furnaces, wind mills (commercial)
- Increase of residential growth
- Improvement of local law enforcement (efficiency)/cost vs. returned
- Possibility of outsourcing garbage/recyclables
- Possibility of constructing a community center/village hall
- Residential areas need to be maintained and improved
- Parks and recreation areas need to be preserved and maintained
- Housing for elderly needs to be improved and maintained
- Wastewater facilities need to be improved
- Emissions from wastewater treatment need to be improved
- Commercial development needs to be a priority along with industrial development
- Agricultural land surrounding community need to be thoughtfully developed, maintaining as much cropland as possible
- Natural areas maintain
- Ag. areas maintain where the better land is
- Improve some N & S roads
- Encourage several homes to use the same well where possible
- Encourage housing where the poor farmland is
- Commercial around cities and villages
- Restoration/improvement/development of “JFK Prep” property
- Maintain/preserve camps (Sinawa/Rokilio) and lakes
- Need more commercial specifically small business to medium business size development
- Need more residential growth
- Develop walking trail/biking trail
- More small business development
- Former JFK property – blighted in need of positive development
- Need for more residential subdivisions
- Upgrade of aging water and sewer mains in older areas of village
- Cluster development to minimize environmental and resource impacts
- (5 ac.) Smaller residential lot sizes in rural areas
- Buffer agricultural areas at critical environ. and water resources
- Develop economic benefits for small to medium industry to attract and increase commercial develop
- Develop walking/biking paths for increased rural recreation
- Minimize transportation to new growth areas
- Preserve historical areas
- Partner with utilities to develop new resources for energy future supply
- Develop conservation cluster housing – zoning townships
- Preserve green areas – parks – woodlands
- Preserve ag. land

- Develop more walking trails – bike trails
- Designate industrial development areas
- Environment – improved
- Population – control
- Park and recreation – maintained
- Agriculture – but cover liquid manure ASAP!!!
- Historic areas – maintained – housing – growth
- Growing sustainable economy
- Population growth that will mirror economic growth
- Quality residential housing in designated growth areas
- Improve and preserve natural resources
- Growth manufacturing base
- Excellent infrastructure
- Have viable comprehensive plan that is followed
- Maintain strong educational system
- Rezoning land from A1 to A3
- Ensuring for future development for next generations i.e. (as population ages how do we promote new growth)
- To allow future growth to support economics (taxes)
- Cluster homes near villages away from ag.
- Preserve forest land, water resources and quality
- Discuss purchase of development rights
- Keep industrial near villages and/or major roads
- Communication between government agencies (shared service)
- Have areas of residential and areas kept in agriculture
- Keep good farmland as farmland
- Don't want to get permission from neighbors to improve land
- Restrict new homes to growth areas as per land use plan
- Form an exclusive ag. district
- Promote local recycling
- Improve local roads to handle heavier loads
- Develop a long range plan to have a local park/rec. area
- Promote town hall for more community activities
- Better roads
- Preserve farmland
- Control development land so it's in proper area

VOLUME I - APPENDIX D
LOCAL NOMINAL GROUP RESULTS

Town of Schleswig

NOMINAL GROUP

JULY 22, 2008

Flip Chart Rankings/Results

VOTES	ISSUES
3	Preserve natural beauty of the town
3	Property owner rights
2	Address sewer/septic and water systems, especially around the lakes
2	Is the current 2 ½ acre minimum lot size adequate?
2	Keep better agricultural lands in farming
2	Maintain small town community atmosphere
2	Need more industry in town (small/medium size)
1	Create more walking and biking trails in the town/increase number of paved shoulders on roads
1	Create shoreland buffer zones around rivers and lakes
1	Enhance lake areas in the town, but don't overload them with development
1	Maintain waste and air/odor quality
1	Proximity to City of Kiel is a concern. (Extraterritorial zoning, annexations, etc.)
	Address better law enforcement coverage in town
	Address erosion/Stormwater controls
	Cluster (new) developments near convenient services
	Communication tower limits/consolidation; strategic placement of these towers
	Concern about multi-family housing in town
	Few or non-existing rental units for those starting out in the community
	Junk (keeping lots clean) is a problem
	Limit rock mining/create reclamation plans
	Make sure that development near farms is compatible with those farms
	Need good road system
	Plan for additional parks in the town
	Support current businesses
	What happens to bedroom communities like Schleswig when gas prices stay high/increase?

NOMINAL GROUP SURVEY

GROUP #: <hr style="width: 80%; margin: 0 auto;"/>
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Please write the *issues* and *concerns* that are most important to you regarding existing and future development in the Town of Schleswig. The use of “bullet phrases” is recommended, - e.g. “*Need more commercial development.*”

Sample questions that you can use to help generate ideas (Illustrative Only):

What characteristics of the town should be maintained, improved, or eliminated?

What do you like or dislike about the town or surrounding area?

What unique features of the town or surrounding area should be preserved?

What aspects of the town or surrounding area are improving? Declining?

Some categories to consider include:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Residential • Environmental • Commercial • Industrial • Transportation • Housing | <ul style="list-style-type: none"> • Population • Economics • Utilities/Community Facilities • Park and Recreation • Historic areas • Agriculture |
|---|---|

- Need more industry in town
- Need of low cost housing
- Need of establishing agriculture area
- Keep roads in good repair and not adding to what we have
- How can we preserve the current environment of the township
- Is there a possibility of creating more walking-biking trails in the township?
- Is the current 2 ½ acres minimum lot size too small or large?
- Do we need to encourage more industrial and housing development?
- Residential-mobile homes in mobile parks
- Environmental-preserve wetlands, shorelands
- Commercial-assign comm. areas if possible
- Housing-condos/duplexes in zoned areas
- Population-few or no rental units-need here
- Economics-convenience store
- Utilities/Community facilities-improve utilities/widen road shoulder for bikes/walkers
- Park and recreation-plan for upkeep of park building
- Historic areas-preserve with historic areas we have
- Agriculture-preserve ag. wherever possible
- Sewer/water system has to be addressed

- Two largest lakes in Manitowoc County, highest point in Manitowoc County. Northern tip of Kettle Moraine area, lots of topography, lots of forests, beautiful home sites, rivers, dams, lakes-preserve it!
- Very few jobs in the town
- Junk is a problem
- Proximity to the city of Kiel-extra territorial
- Not much prime but still ok farmland
- Bedroom community-what will high gas prices do to us
- Small town community atmosphere
- Farming preserves in certain areas. Develop areas around that impact minor.
- Lake environment that enhances our towns without overloading our lakes
- Parks and future bike and hike trails
- Housing lots and good choice of building area. Looking for proper drainage and access
- Cluster developments at services near convenience
- Erosion and Stormwater controls necessary
- Communication tower limits/consolidations
- Better utilize vacant or underutilized property
- Sanitary sewer/septic systems serve effectively development
- Attract new industry in town
- Maintain waste and air/odor land and water quality management
- Park developments planned
- Natural Resources/Cultural and Historic Resources
 - Watershed protection (Manitowoc Co's most valuable resource)
 - Environmental Corridors
 - Environmental landscaping-protect surface waters, stream corridors, floodplains, drainage wetlands, groundwater, wellheads
 - Reserving open/conservation spaces including wetlands, woodlands and riverfront
 - Park areas or open spaces at subdivisions
 - Dual use pedestrian and bike trails
 - Maintain air/odor, land and water quality
 - Stormwater management, run-off, erosion and non-point pollution
 - Contaminated site remediation
 - Developmental impacts on wildlife habitat (threatened and endangered species)
 - Redevelop high traffic impacts
 - Limit rock mining by requiring reclamation plans
- Land Planning and Development
 - Cluster zoning or innovative zoning techniques for high quality development
 - Provide recreational open space needs of urban/school/civic groups efficiently
 - Erosion and Stormwater control
 - Protect economically productive areas of farmland and forests
 - Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs
 - Increase small and mid-side manufacturing, service and technology business development

- Community design standards – development guidelines for appearance and size of buildings, signs and man-made structures – protection of riverfront view sheds created by changes in elevation or stream or riverbeds for aesthetic appeal
- Historic preservation
- Landscaping and lighting
- Communications tower limits/consolidations
- Mining reclamation for environmental and community protections
- Provide safe access to all services and facilities
- Commerce and industry
 - Attract new industry (manufacturing and service) – small and medium
 - Promote high quality private industrial parks
 - Increase high quality retail development
 - Better utilize vacant and underutilized properties
- Community Services
 - Support current businesses in community
 - Foster economic development partnerships – participate in
 - Business park development for small to midsize industrial and manufacturing growth
 - Expanded public and parochial schools, colleges and universities
 - Efficient police, fire, emergency response, and judicial services. Coordinate municipalities and agency services with neighbors
 - Efficient and affordable public facilities and services with “Level of Services Standards”
 - Sanitary sewer systems effectively serving regional and new urban development
 - Efficient/consolidated telecommunications-telephone, wireless, cable and electrical services
 - Sanitary sewer, water distribution and storage, Stormwater handling, street networks, utility districts, solid waste disposal
 - Environmental services for recreation and parks, and conservation
 - Social services including education, public buildings, and library services
 - Child care and health care services
- Housing
 - New housing in areas within convenience of services
 - Affordable housing-encourage housing diversity including low and assisted family
 - Variety housing types, single, duplex, multi-family and condo unit housing
 - Identify development capacity of land for intended urban areas
 - Property maintenance codes for older housing with housing rehabilitation programs
 - Acres needed for housing – increases projected by trend
 - Specialized residential facilities for elderly at high service areas
 - No subdivisions outside of sewer districts
 - Rural developments must be 2 acres or more
 - Limit new housing on highly developed lakes
- Transportation and housing
 - Encourage innovative transportation
 - New roads only to accommodate increased development
 - New development on existing or proposed transit corridors

- Minimize impact of new transportation projects on existing neighborhoods, businesses, and natural resources
- Require development to provide off-street parking and loading facilities
- Truck traffic and routes in close proximity to federal, county, state roads, rail and manufacturing
- School bus transportation
- Implement bike lanes for local traffic
- Utilize rail freight above water freight
- Improved state and federal transit system
- Agricultural
 - Support predominately family owned farms
 - Comprehensive solid and organic waste management
 - Maintain air/odor, land and watershed quality
 - Encourage innovations of agricultural resources for energy
 - Protect flood land, natural drainage ways and wetlands
 - Stormwater runoff management
 - Enforce environmental corridors for natural resource protection
- Recreation
 - Preserve cultural, historical and archeological sites
 - Dual use pedestrian and bike trails
 - Reserve open/conservation spaces including wetlands, woodlands and riverfront
 - Increase recreational/tourism interests in the area
 - Increase cultural/historical activities in the area

VOLUME I - APPENDIX E
INTERGOVERNMENTAL COOPERATION WORKSHOP RESULTS

Manitowoc County Southern Planning Cluster

Intergovernmental Cooperation Results

April 22, 2009

The intergovernmental cooperation workshop for the Manitowoc County Southern Planning Cluster was held on April 22, 2009, at the Eaton Town Hall. The results from this workshop are as follows:

Land Use Issues and Conflicts/Positive Working Relationships:

- Stormwater.
- Future sewer systems and their planning need to be addressed.
- Issues with the City of Kiel (extraterritorial zoning and/or subdivision review policies).
- Parts of the Cedar Lake area are not in the Cedar Lake sanitary district; Town of Schleswig officials are concerned about flows into Cedar Lake (the sanitary district controls lake levels). Similar issues exist in the unincorporated village of Rockville.
- Manitowoc County needs to better communicate with the town of origin on rezoning issues, and needs to better conform to the town's specific rezoning recommendation.
- Need more formalized agreements with neighboring jurisdictions on issues (such as procedures for road maintenance on a town boundary, etc.).
- The Wisconsin Department of Natural Resources (DNR) needs to more clearly define the term "navigable waterway."
- Wisconsin DNR issues with the testing of water in the Village of St. Nazianz.
- Are local emergency management/mutual aid agreements necessary?
- Some towns in the Southern Planning Cluster feel that they are "double paying" for police protection from the Manitowoc County Sheriff's Department.
- People new to building in the country and not knowing the difference between good and bad farming practices.
- Lack of acknowledgement of parts of Manitowoc County outside Manitowoc and Two Rivers; lack of acknowledgement of the southwestern part of the county.
- Inadequate shared revenues and transportation aids for local governments.
- Lack of sharing equipment among local governments.
- Need better compensation for state-owned lands *or* sell off these lands to increase the local tax base.
- Towns need to obtain compensation for the impacts of gravel extraction on town roads and other facilities.

Potential Resolutions:

- Shared equipment.
- Election coordination (a model being the cooperative relationship in handling elections between the Village of Valders and the Town of Liberty).
- When the state takes properties off the local tax rolls (as occurs when public lands are acquired), compensate local units of government with increased shared revenues.

- Formulate a cooperative boundary agreement between the Town of Schleswig and the City of Kiel.
- Local governments could take advantage of county or state fleet programs, especially in emergencies.
- Produce a video and/or booklet detailing what to expect with “country living” for new residents of towns in the Southern Planning Cluster.
- Building permits could have disclaimers indicating what to expect with country living.

Total Worksheet Responses

Land Use Issues and Conflicts/Positive Working Relationships:

- Stormwater.
- Boundary roads.
- Shared fire (services).
- Gravel pit – extraction compensation.
- Local emergency management mutual aid agreement.
- Local court system – enforcement.
- Equipment sharing.
- Constable sharing.
- Meeme – 5 fire departments.
- Cooperative agreement with Centerville for plowing snow on some roads.
- Mutual agreement with 5 fire departments.
- Election coordination between Valders and Liberty.
- Snow plowing agreement with adjoining towns.
- Agreements with local fire departments.
- Police patrols.
- Kiel border issue.
- Sewer system.
- Written agreement with adjoining towns on County Line Road and Town Line Road (as it pertains to road maintenance, snow removal, etc.).
- Development of a plan with the City of Kiel to minimize expansion into the Town of Schleswig (Intergovernmental Cooperation Plan).

Potential Resolutions:

- Police protection in Liberty.
- Shared revenue in Liberty.
- Transportation funding.
- Communication with (Manitowoc County) Planning and Park (Commission).

VOLUME I - APPENDIX F
COMMUNITY IMAGE SURVEY RESULTS

Community Image Survey Results

Town of Schleswig

September 24, 2008

The following images were rated by Plan Commission members (**negative, neutral, or positive**). A **positive response (+1.00)** meant that the participant liked the image, felt comfortable with the image, and believed it was appropriate for the future of his/her community. A **negative response (-1.00)** meant that the participant disliked the image, felt uncomfortable, and/or believed it was inappropriate for his/her community.

1. **Negative** **Neutral** **Positive**
+0.875



4. **Negative** **Neutral** **Positive**
+0.714



2. **Negative** **Neutral** **Positive**
-0.375



5. **Negative** **Neutral** **Positive**
+0.375



3. **Negative** **Neutral** **Positive**
+0.375



6. **Negative** **Neutral** **Positive**
+0.500



7. +0.625 Negative Neutral Positive



11. -0.667 Negative Neutral Positive



8. -0.375 Negative Neutral Positive



12. 0 Negative Neutral Positive



9. +0.375 Negative Neutral Positive



13. -0.500 Negative Neutral Positive



10. +0.625 Negative Neutral Positive



14. +0.500 Negative Neutral Positive



15. -0.625 Negative Neutral Positive



16. +0.625 Negative Neutral Positive



17. +1.000 Negative Neutral Positive



18. -0.250 Negative Neutral Positive



19. -0.857 Negative Neutral Positive



20. +0.429 Negative Neutral Positive



21. +0.250 Negative Neutral Positive



22. -0.375 Negative Neutral Positive



Imagine what the Town of Schleswig will be like in 20 years. Use the following categories to describe changes in your community. (People, housing, jobs/businesses, health care, transportation, amenities, environment, and public involvement):

- Where would people live? Work?
- How would they get to their schools and workplaces?
- On their days off, where would they go and what would they do?
- What kind of a house would they live in?
- Where would they shop?

Provide positive input in phrases or sentences. (*Examples: Transportation is fast and easy; Affordable housing; Great schools; etc.*).

- Good prospects for single family housing, clustered around the lakes with proper planning.
- Some subdivisions with large lots with proper planning.
- Transportation services by/for bus, car and bike.
- Use parks in the area and enjoy their property.
- Single family housing is best for Schleswig.
- Some shopping in local stores, more (commercial) development, other shopping in nearby communities.
- Couple of convenience stores.
- Single family homes on 2.5 acre lots and parcels primarily located on land not suitable for agriculture and crop land.
- Couple of light industrial sites that employ fewer than 100 people.
- Couple of clerical office buildings that employ fewer than 100 people.
- Many hiking, biking and snowmobiling trails through natural areas.
- No mega farms – our agricultural land can support mega farms in surrounding towns.
- Affordable housing.
- Most things are good the way they are going.
- Try to keep the stores in Kiel that are there.
- Kiel is doing a good job of creating employment.
- Schools are doing a good job of keeping up.
- Develop housing in non-agricultural land.
- Good road systems to get to schools and work places.
- Share parks and walking and biking trails with neighbor towns, cities and counties.
- Live in apartment homes.
- Shop in cities like Kiel, New Holstein, Chilton, Sheboygan and Manitowoc.
- Use of (Walla Hi) County Park will increase.
- Bus (Business?)
- Develop park at the lakes.
- Single family homes in Kiel and in the country.
- Schleswig has affordable housing.
- Excellent lakes for fishing and boating.
- Located next to Kiel for shopping, recreation and outstanding schools and churches.

- Schleswig is close to hospitals in Sheboygan and Chilton.
- There are numerous amenities in Sheboygan, Milwaukee and Green Bay (plays, movies, Green Bay Packers).
- Picturesque lots for housing – lots available to work in Manitowoc and Sheboygan.
- Work (employment) is minimal in the town.
- Transportation: Buses for schools, carpools for work, create a park and ride area.
- Recreation: We have two parks in our area (one county park, and one privately owned but publicly used). Recreational opportunities include swimming, picnicking and boating on Cedar Lake.
- Single family homes, with perhaps a few condominiums.
- Residents will travel to Plymouth, Kiel, New Holstein, Manitowoc, Two Rivers or Sheboygan to shop.

VOLUME I - APPENDIX G
WISCONSIN ARCHITECTURE AND HISTORY INVENTORY, VERIFIED STRUCTURES

APPENDIX G - WISCONSIN ARCHITECTURE AND HISTORY INVENTORY, VERIFIED STRUCTURES

Wisconsin Architecture and History Inventory, Verified Structures			
Town of Schleswig, Manitowoc County			
AHI Number	Location	Section	Structure Type
26721	24549 Fur Farm Rd.	18	House
26723	10630 Steinthal Rd.	5	House
26724	10509 Meggers Rd.	6	Church
26727	22917 Point Creek Rd.	8	House
26728	22633 Point Creek Rd.	8	House
26729	12217 State Highway 67	8	Barn
26730	11722 Lax Chapel Rd.	9	Barn
26732	20228 County Highway X	10	House
26733	11425 Wilke Lake Rd.	11	Silo
26734	18208 County Highway XX	13	House
26735	18436 County Highway XX	13	House
26738	13132 Cedar Lake Rd.	14	House
26739	12611 Louis Corners Rd.	14	House
26740	13417 Louis Corners Rd.	14	Garage
26741	19214 County Highway XX	14	Church
26742	19512 County Highway XX	14	House
26743	22722 Fish & Game Rd.	17	House
26744	13426 Meggers Rd.	18	House
26745	24020 Fish & Game Rd.	18	House
26746	23910 Fish & Game Rd.	18	Agricultural Complex
26748	13606 State Highway 67	19	House
26750	18531 County Highway XX	24	House
26751	15833 S. Cedar Lake Rd.	25	House
26754	21953 Main St.	28	Tavern
26755	22004 Main St.	28	House
26756	17010 State Highway 67	31	House
26757	Mueller Rd.	31	House
26758	22608 County Line Rd.	31	House
26759	23233 Mueller Rd.	32	House
26761	16825 Cemetery Rd.	33	House
26763	17012 Lax Chapel Rd.	34	House
26764	16903 Gierke Rd.	34	House
26767	17035 S. Cedar Lake Rd.	36	House
26768	17505 Mueller Rd.	36	House
64908	11425 Wilke Lake Rd.	3	Barn
65909	11450 Schad Rd.	1	House
149381	23402 Fish & Game Rd.	18	House

Source: Wisconsin State Historical Society, 2009; and Town of Schleswig, 2009.

VOLUME I - APPENDIX H
LAND USE INVENTORY CODES

APPENDIX H - LAND USE INVENTORY CODES

CODE	LAND USE CLASSIFICATION	CODE	LAND USE CLASSIFICATION
600	INSTITUTIONAL/GOVERNMENTAL FACILITIES	800	AGRICULTURE/SILVICULTURE
610	Administrative Institutions/Governmental Facilities	805	Fallow Fields
611	Administrative Buildings	810	Croplands/Pastures
612	Post Offices	830	Long-Term Specialty Crops
613	Military Installations	850	Animal Husbandry
614	Municipal Garages	851	Fish Hatchery/Aquaculture
630	Safety Institutions/Governmental Facilities	870	Farm Buildings/Accessories
631	Police/Fire Stations/Offices	880	Commercial Forests
637	Ancillary Municipal Safety Facilities	899	Vacant Agriculture/Silviculture
638	Prisons or Jails		
640	Educational Institutions/Governmental Facilities		
641	Pre-School/Day Care		
642	Primary Schools		
643	Middle Schools	900	NATURAL AREAS
644	Secondary Schools	910	Water
645	Vocational Schools	911	Lakes
647	Two-Year Colleges/Universities	912	Reservoirs and Ponds
648	Four-Year and Graduate Colleges/Universities	913	Rivers and Streams
651	Libraries	914	Canals and Channels
652	Community Center	930	Vital Natural Functions
655	Museums	936	Wildlife Refuges
660	Health Institutions/Governmental Facilities	937	Designated Scientific Sites/Areas
661	Hospitals	950	Other Natural Areas, including Open Space
663	Clinics	951	Woodlands
665	Long-Term Health Care Facilities	952	Wetlands
680	Assembly Institutions/Governmental Facilities	953	Grasslands
681	Fairgrounds	954	Beaches
682	Gymnasiums	955	Bluffs
683	Sports Stadium/Arenas	960	Other Publicly-Owned Natural Areas
684	Fraternal Organizations/Clubhouses	990	Land Under Development
690	Religious and Related Facilities		
691	Churches/Temples/Synagogues		
694	Cemeteries	99999	City or Village
699	Vacant Institutional/Governmental		
700	OUTDOOR RECREATION		
710	Cultural/Natural Activities		
712	Zoos		
716	Nature Study Areas		
721	Designated Historic/Cultural/Archaeological Sites		
730	Land Related Activities		
731	Campgrounds		
735	Lawns/Yards		
736	Parks/Parkways/Forest-Related Picnic Areas		
737	Separate Picnic Areas		
738	Lookout Tower		
741	Playfields/Ball Diamonds/Volleyball Courts		
745	Swimming/Wading Pools		
746	Tennis Courts		
747	Trails		
751	Athletic Fields		
756	Ice Skating Rinks		
757	Roller Skating Rinks		
758	Ski Areas		
761	Golf Courses		
762	Golf Driving Ranges		
766	Archery/Gun/Skeet Ranges		
768	Hunting Preserves		
769	Race Tracks		
770	Other		
780	Water Related Activities		
781	Boat Launching Sites/Areas		
782	Other Water Access Sites/Areas		
783	Marinas		
784	Lighthouse		
799	Vacant Outdoor Recreation		

VOLUME I - APPENDIX I
DETAILED LAND USE

2008 TOWN OF SCHLESWIG DETAILED LAND USE

CODE	LAND USE CLASSIFICATION	ACRES
100	RESIDENTIAL	881.07
110	Single Family Residential	851.07
130	Two-Family Residential	6.44
150	Multi-Family Residential	0.02
180	Mobile Homes	21.70
190	Land Under Residential Development	1.84
200	COMMERCIAL	23.84
210	Retail Sales	11.97
250	Retail Services	10.42
299	Vacant Commercial	1.44
300	INDUSTRIAL	304.01
310	Manufacturing	21.88
360	Extractive	282.13
400	TRANSPORTATION	821.24
412	State Highways	177.32
413	County Highways	140.41
414	Local Streets and Roads	488.09
417	Off-Street Parking	2.92
440	Rail Related	12.50
500	COMMUNICATION/UTILITIES	10.50
542	Electric Power Substations	0.59
551	Major Natural Gas Transmission Lines Right-of-Way	0.38
580	Waste Processing/Disposal/Recycling	0.93
586	Auto Salvage/Recycling/Disposals	8.60
600	INSTITUTIONAL/GOVERNMENTAL FACILITIES	19.14
611	Administrative Buildings	1.02
614	Municipal Garages	1.19
691	Churches/Temples/Synagogues	5.26
694	Cemeteries	10.32
699	Vacant Institutional/Governmental	1.34
700	OUTDOOR RECREATION	524.58
731	Campgrounds	181.28
736	Parks/Parkways/Forest-Related Picnic Areas	160.12
741	Playfields/Ball Diamonds/Volleyball Courts	0.27
761	Golf Courses	180.41
781	Boat Launching Sites/Areas	2.50
800	AGRICULTURE/SILVICULTURE	11,493.51
805	Fallow Fields	12.16
810	Croplands/Pastures	10,873.05
830	Long-Term Specialty Crops	375.41
850	Animal Husbandry	2.31
870	Farm Buildings/Accessories	212.17
899	Vacant Agriculture	18.40
900	NATURAL AREAS	7,567.41
911	Lakes	252.06
912	Reservoirs and Ponds	141.43
913	Rivers and Streams	130.02
950	Other Natural Areas (Including Open Space)	1,440.65
951	Woodlands	5,603.25
TOTAL		21,645.29

Source: Bay-Lake Regional Planning Commission, 2008 and 2009.

VOLUME I - APPENDIX J
GLOSSARY OF TERMS

Planning and Zoning Definitions

- 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: *Also see ch. 62, Wis. Stats.*

- 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.

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.
- Housing Occupancy:** refers to whether a housing unit is occupied or vacant.
- Housing Tenure:** refers to whether the housing occupant is an owner or renter.
- Housing Unit:** a single-family house, townhouse, mobile home or trailer, apartment, group of rooms, or single room that is occupied as a separate living quarters or, if vacant, is intended for occupancy as a separate living quarters.
- 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.

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