

Town of Mishicot 2025 Comprehensive Land Use Plan



May 8, 2006

Prepared by the
Manitowoc County Planning and Park Commission
4319 Expo Drive, P.O. Box 610, Manitowoc, WI 54211-0610



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Resolution 2006-2



A Resolution Recommending Approval to the
Mishicot Town Board to Adopt the
Town of Mishicot 2025 Comprehensive plan

WHEREAS, the Town of Mishicot is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

WHEREAS, the Mishicot Town Board has committed funding to develop a comprehensive plan for the Town of Mishicot; and

WHEREAS, a Plan Commission was established by the Town Board and participated in the production of the Town of Mishicot 2025 Comprehensive Land Use Plan to guide and coordinate land use decisions and development in the town; and

WHEREAS, the Town of Mishicot 2025 Comprehensive Land Use Plan has been prepared by the Manitowoc County Planning and Park Commission, in cooperation with the Town of Mishicot Plan Commission; and

WHEREAS, numerous public meetings have been held with respect to the planning process, including public open houses on January 8 and January 10, 2006.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Mishicot Plan Commission hereby recommends to the Town Board of Mishicot the adoption of the document entitled "Town of Mishicot 2025 Comprehensive Land Use Plan" as their comprehensive plan according to section 66.1001(2) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED, that the Town of Mishicot Plan Commission recommends the Town Board of Mishicot, Manitowoc County, Wisconsin pursue necessary and reasonable action to implement the comprehensive plan.

Adopted this 27th day of March, 2006

Approved by a vote of: 6 ayes, — nays.

[Signature]
Michael Kozzard
Anthony Bohman

Thomas Stadel
[Signature]
CJ Hoffman

Attest: Connie Tesarik
Connie Tesarik - Clerk

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Chapter: 1 **(Issues & Opportunities Element)**

1-1 Vision Statement

In the year 2022 the Town of Mishicot is envisioned as a largely rural community with a strong agricultural infrastructure. Open spaces, natural resources, woodlands and waterways will be preserved and protected. Mishicot will continue to be a safe community with strong local services which promotes limited housing and economic development that does not compromise the rural character and natural resources of the town.



1-2 Goals, Objectives and Strategies

The following section include goals, objectives and strategies, in addition to the 14 planning goals identified in "Smart Growth", intended to guide the Town of Mishicot over the next 20 years. Each proceeding chapter contains specific goals, objectives, and strategies which, pertain to the nine elements identified in the planning legislation. These statements are distinct in nature, and serve different purposes throughout the plan.

GOALS: Broad statements that describe the desired situations in which the town feels planning efforts should be focused.

OBJECTIVES: Statements that describe measurable ends towards reaching the defined goals.

STRATEGIES: A compilation of policies and programs intended to ensure successful implementation of the plan.



OVERALL COMMUNITY GOAL

Protect those physical elements of the landscape in the Town of Mishicot that define the rural character, and contribute to the rural environment.

OBJECTIVE 1 Adopt, and amend as necessary, this comprehensive plan under s 66.1001 as a guide for land use decisions for the next 20 years.

OBJECTIVE 2 Encourage, foster and support community involvement in growth management practices and other issues of local importance.

OBJECTIVE 3 As needed, develop, and/or modify local ordinances to implement the goals and objectives set fourth in this plan.

STRATEGIES:

1. Encourage cooperation between neighboring townships, the Village of Mishicot and the County regarding the implementation of this plan.
2. The Town Board shall be charged with the implementation and amending of this plan.
3. Update the town's zoning map to be consistent with the 20 year land use map.



1-3 Description of Planning Area

The town of Mishicot is located in the northeastern part of Manitowoc County. It is bordered to the north by Kewaunee County, the south by Two Rivers, the west by the towns of Gibson and Kossuth, and to the east by the town of Two Creeks. USH 147 passes southeast to northwest through the Village of Mishicot. Mishicot erected its first sawmill in 1844 by Daniel Smith.

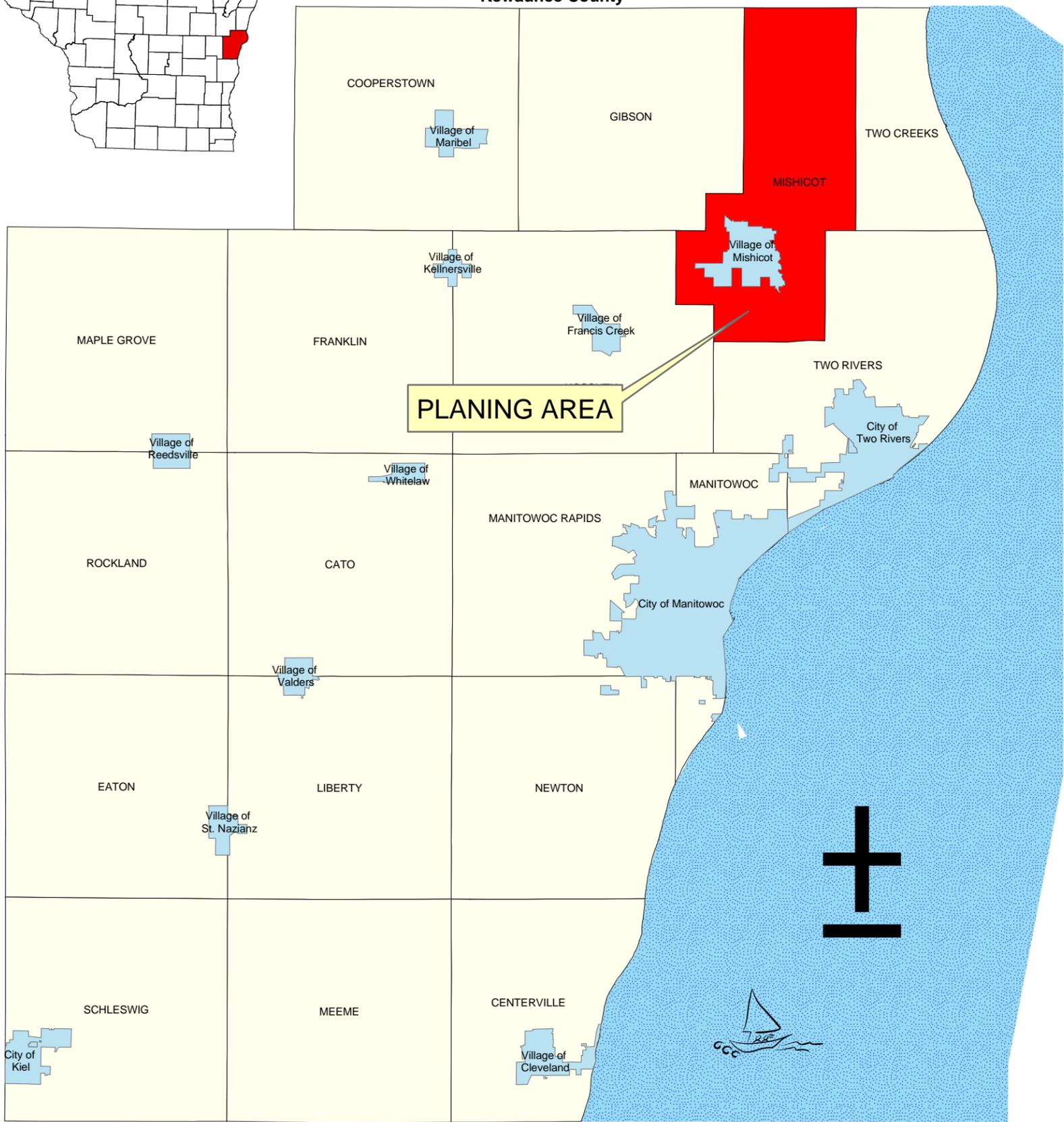
The village of Mishicot was founded in 1847 by Ira Clark and Alfred Smith, which at that time was quite prosperous. By 1900 Mishicot would have 6 hotels, 3 general stores and assorted other retailers, a movie theater, a grist mill and a brewery. It is generally accepted that Mishicot got its name from an Ottawa Chief of the same name. A name meaning "hairy legs". Mishicot was originally spelled with two T's (Mishicott), but lost its second T with no definitive reason as to why it happened. In 1853, the village was renamed Saxonburgh, but this lasted less than two years, with the name of Mishicot returning in 1855. However, a hill and a road east of Mishicot still bear the name Saxonburg. Early settlers to the area came from Germany, Bohemia, Switzerland, Canada, as well as other countries. Those who have settled in the Mishicot area have founded three churches, all of which remain today, under the Catholic (1861), Lutheran (1866), and Methodist (1903) faiths. The Europeans however had a presence in the area long before Smith and Clark founded it. In 1795, French Canadian Jacques Vieux established a fur trading post northwest of present day Mishicot, becoming the first European to settle in the area. Agriculture was, and still is, a major component of the local economy. Many dairy farms have always dotted the township. However, agriculture in the area is not just limited to dairying. Mishicot's farmers produce vegetables, meat, wool, and more. Many of these farms have been in the same families for more than a century. Education has always been important to the residents of Mishicot. The first public school was organized in 1849, and the first public school building was constructed in 1905. Besides the public school system, there are two parochial schools. A volunteer fire department was founded in 1890, and still provides fire protection to the village and surrounding area. Supplementing the emergency services provided by the fire department, a police department was created in the early 1970's. In 1979, an ambulance and emergency medical team was established.



TOWN OF MISHICOT MANITOWOC COUNTY, WISCONSIN



Kewaunee County



PLANNING AREA

Town of Mishicot
Manitowoc County, Wisconsin

MAP 1-1

TOWN OF MISHICOT

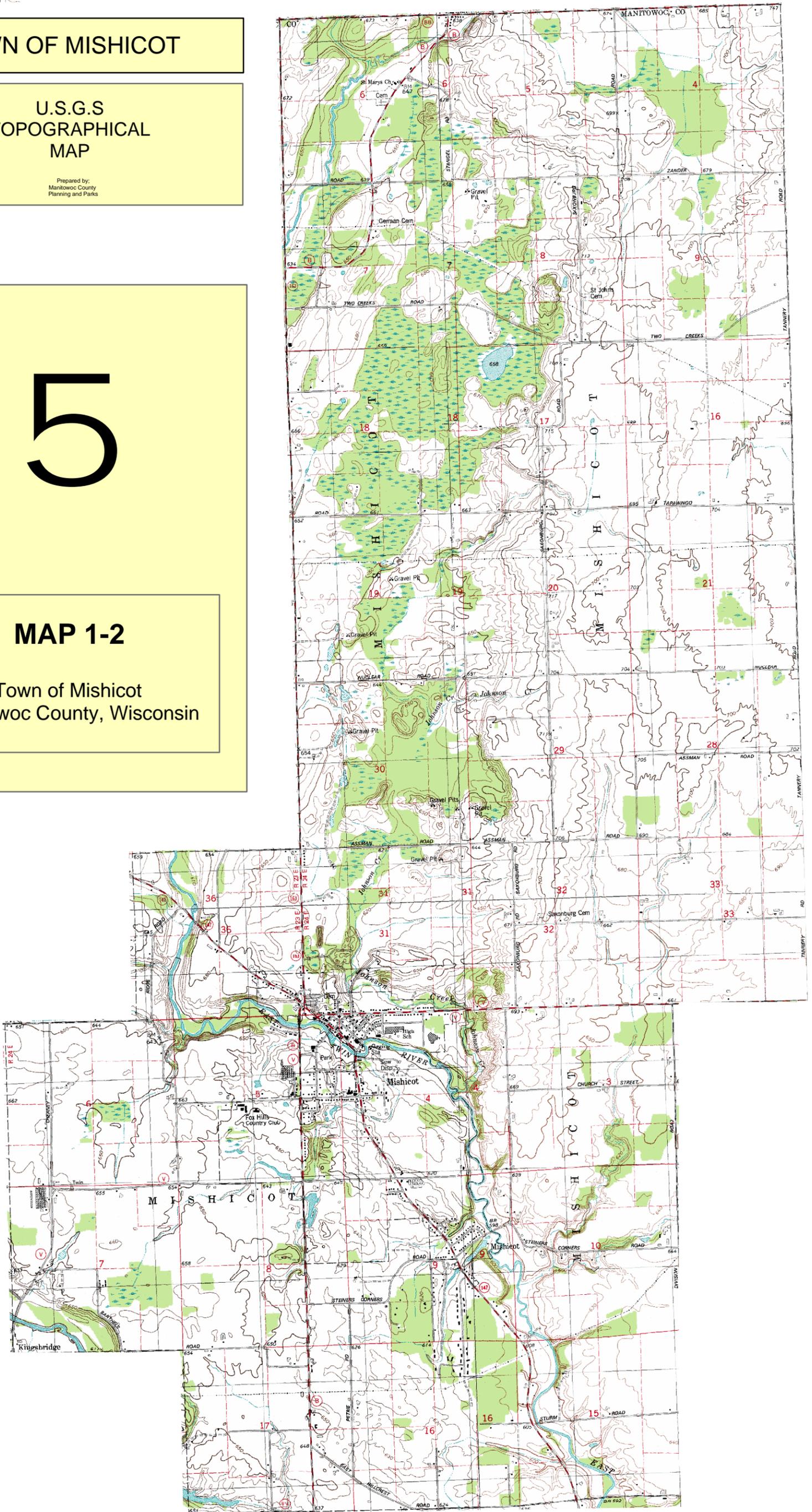
U.S.G.S
TOPOGRAPHICAL
MAP

Prepared by:
Manitowoc County
Planning and Parks

5

MAP 1-2

Town of Mishicot
Manitowoc County, Wisconsin



1-4 State Planning Enabling Legislation

The State enabling legislation is contained as part of Wisconsin Act 9., of the State's 1999-2000 biennial budget. This legislation is referred to "Smart Growth" with the intent to provide local units of governments, such as the Town of Mishicot, with the tools to create a comprehensive plan. This plan will promote well-informed land-use decisions while encouraging a balance between policies and land-use rules. This plan specifically follows the requirements set forth in Act 9 by addressing the 14 planning goals identified as follows.

- ❖ Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- ❖ Encouragement of neighborhood designs that support a range of transportation choices.
- ❖ Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- ❖ Protection of economically productive areas, including farmland and forests.
- ❖ Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility cost.
- ❖ Preservation of cultural, historic and archaeological sites.
- ❖ Encouragement of coordination and cooperation among nearby units of government.
- ❖ Building of community identity by revitalizing main streets and enforcing design standards.
- ❖ Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- ❖ Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial sites.
- ❖ Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
- ❖ Balancing individual property rights with community interests and goals.
- ❖ Planning and development of land uses that create or preserve varied and unique urban and rural communities.
- ❖ Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.



1-5 Plan Contents

Why develop a land use planning program? Several reasons exist. A concern for the future is one. In the short term, land use planning allows the Town of Mishicot to anticipate potential problems rather than merely reacting to them. Over the long term, planning for land uses can protect and preserve valuable material, economic and natural resources for future generations. As the year 2020 approaches, our communities will undoubtedly continue to change at a rapid pace. If communities are to realize the kind of futures they desire, then they must take the initiative to influence the course of change. A land use plan, simply defined, is a guide for elected and appointed officials, staff, and the general public to manage and direct orderly growth and development in the town of Mishicot. The land use planning process consists of inventorying the existing land uses, examining and analyzing the forces shaping those land uses, and setting goals for the future. Recognizing the need to chart positive course for the future, the town board assembled for an evening to discuss how they could ensure that the town of Mishicot continues to be enjoyable place to live, work and recreate through the year 2020 and beyond. The following plan elements were identified in harmony with Wisconsin's "Smart Growth".

1. Issues and Opportunities Element

Background information on the local governmental unit and statement of overall objectives, policies, goals and programs that will guide the future development over a 20 year planning period.

2. Agricultural, Natural and Cultural Resources Element

A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, historical and cultural resources, and other natural resources.

3. Housing Element

A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demands in the local unit of government.

4. Transportation Element

A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation that include: highways, transit, transportation systems for persons with disabilities, bicycles, pedestrians, railroads, air transportation, trucking and water transportation.

5. Utilities and Community Facilities Element

A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunication facilities, health care facilities, cemeteries and governmental facilities.

6. Economic Development Element

A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion of the economic base and quality of employment opportunities in the local governmental unit.



7. Land Use Element

A compilation of objectives, policies, goals, maps and programs to guide the future development and re-development of public and private property.

8. Intergovernmental Cooperation Element

A compilation of objectives, policies, goals, maps and programs for the joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for sitting and building public facilities and sharing public services.

9. Implementation Element

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable ordinance, official map, r policies to reflect the recommendations proposed within this plan.

1-6 Public Participation in the Planning Process

The Town of Mishicot has developed a comprehensive plan defined in Section 66.0295 of the Wisconsin State Statutes to promote informed land use decisions and guide community actions into the future. Wis. Stat. 66.0295(4) specifies that a local unit of government preparing a comprehensive plan must 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 the preparation of a comprehensive plan." A copy of the "Town of Mishicot Citizen Participation Plan" is located in Appendix B of this plan.

Town Planning Advisory Committee

The Town Board appointed a seven member planning committee to guide the local planning process and oversee the development of the town's comprehensive land use plan. This appointment was made in early 2000, and has generally met twice a month during the development process. All the educational meetings were open to the public.

1-7 Community Survey

In the summer of 2000, the Mishicot Land Use Committee mailed a community survey. Of approximately 228 registered landowners, 70 replied, resulting in a 31% return rate. This information was used by the Town's Land Use Committee to formulate community goals and objectives included in this plan.

Key Findings

Key findings developed from the community survey are as follows:

1. The respondents believe that in 10 years the land will probably be mixed residential/agricultural/business.
2. Respondents were very satisfied with various services offered through the Town of Mishicot. 90 - 100% satisfaction rates were registered for services including: police/sheriff, fire, EMS, roads, road signs, snow plowing, and hunting & fishing areas.
3. Almost 69% of the respondents believe the most important item for the Town's Land Use Committee to consider is Junk cars and junkyards. And 65% believe the most important item for the Committee to consider is Set back ordinances for residential development near streams and shorelines.



1-8 Educational / Informational Meetings

2000	8 Land Use Committee Meetings (public input and Community Survey Development)
September 26, 2001	Introduction to Planning and the Smart Growth Law
October 24, 2001	Survey Analysis, Citizen Participation Plans Developing Community Goals, Objectives and Vision
November 7, 2001	Demographic Data Analysis Economy, Housing, Transportation and Population
December 5, 2001	Existing Land Use, Public Facilities, Farmland Preservation Floodplains and Wetlands
December 19, 2001	Wildlife and Woodlands
January 9, 2002	Environmental Health Issues Water Quality - Surface and Groundwater
January 23, 2002	Agricultural Issues & Soils
February 6, 2002	Community Goals, Objectives and Visions Continued
February 20, 2002	Land Use Mapping
March 6, 2002	Land Use Mapping
March 20, 2002	Land Use Mapping
April 3, 2002	Land Use Tools & Strategies
May 29 , 2002	Goals & Objectives, Implementation Strategies and Priorities
September 25 , 2002	Implementation Strategies and Priorities, Preliminary Plan
October 30, 2002	Finalize Preliminary Plan
November ??, 2002	Public Open House (Plan Presentation)



Planning Document Availability

The Town of Mishicot will develop a preliminary and final comprehensive land use plan. A copy of these plans will be available at the following locations:

Manitowoc County Planning and Park Commission
4319 Expo Drive, P.O. Box 610
Manitowoc, WI 54221-0610

Mishicot Town Hall
710 North State Street
Mishicot, WI 54228

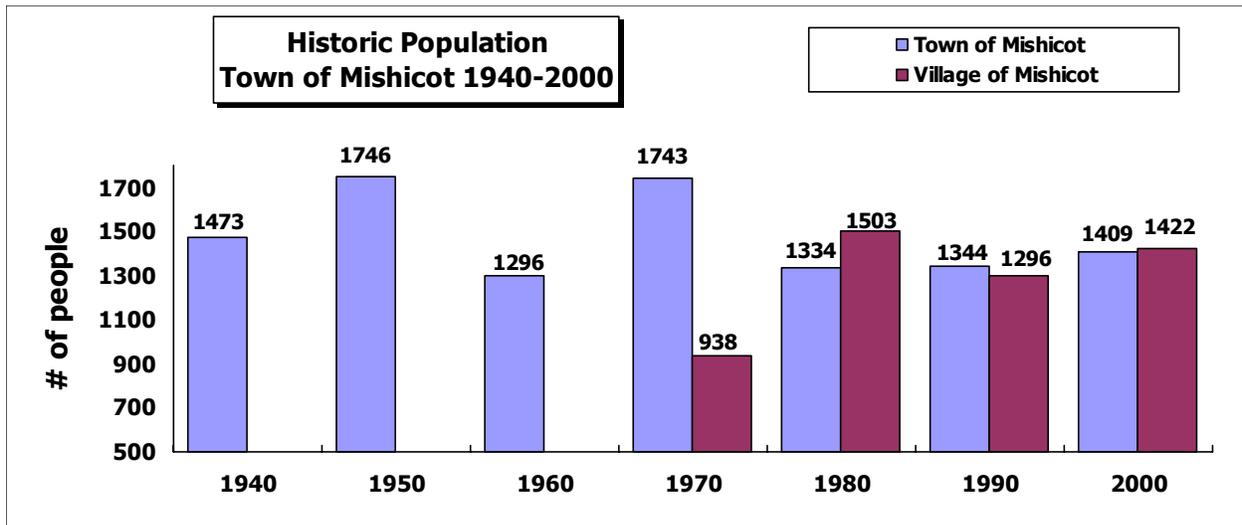


1-9 Historic Population Levels

Over the past 60 years the population of Mishicot has fluctuated according to Figure 1-1. In 1950, the town had its highest population of 1,746. From 1960 to 1980 the percent change was only 2.9, but subsequently dropped 30.6% from 1970 to 1980. Over the past 60 years the overall percent change from 1940 to 2000 was a -4.5. The biggest percent change was from 1960 to 1970 when Mishicot had an increase of 34.4%. Their population had risen 447 within those 10 years. In 1980 and 1990 Manitowoc County suffered from the recession. That is the reason for the slump in population and it has been a slow recovery. The labor force hasn't grown as fast as the non-farm wage and salary employment. Manufacturing employment has helped with the population up until 2000. Since 1980 Mishicot is slowly increasing its population. Since 1990 they have had a 4.8% increase in population.

1-10 Population Forecasts and Estimates

Figure 1-1



SOURCE: U.S. CENSUS BUREAU, AND W.D.O.A.

Population projections within the planning area provide an indication of how much land will be required for future land uses. It must be recognized that the population projections are extensions of past trends based on a number of necessary assumptions. The projections are not forecasts and, therefore, must be used with discretion as with any projection, with more confidence being placed on the earlier figures than for the year 2020 projections. Many forces work to influence the population of the region and the distribution of the projected population among various units of government, including geophysical conditions, environmental concerns, existing zoning, taxation, and other factors influence business and residential location decisions. Projections in Table 1-1 for the Town of Mishicot are based upon a 4.8% growth factor based upon the population increase between the 1990 and 2000 Biennial Census.

1-11 Population Distribution

Table 1-1

Municipality	Actual Population			Population Estimates			
	1980	1990	2000	2005	2010	2015	2020
Town of Mishicot	1,334	1,344	1,409	1443	1477	1512	1548
Village of Mishicot	1,503	1,296	1,422	1449	1482	1511	1530
County	82,918	80,421	82,887	84,159	85,431	86,742	88,054

Source: U.S. Bureau of the Census, Census of the Population and Housing 1980, 1990 and 2000; Wisconsin Department of Administration, Manitowoc County Planning and Park Commission. Bay-Lake RPC



Population by Age and Sex

The township of Mishicot follows the trends of the State distribution with only slight changes. The age group that increased the most in the past 20 years include individuals between 45—59 years of age. In 1980 they represented 13% of the population. In 2000 these individuals grew to 20.3% of the individuals within the town. The population of this group increased from 174 in 1980 to 286 in 2000. In contrast, individuals under the age of 19 decreased within the last 20 years from 536 (40.2%) in 1980 to 477 (33.9%) in 2000. The state and the county averaged the same percents mostly for every category. When you compare those percents to the percent of just Mishicot you will notice some are different by as much as 3% in some places. With the figures below you can see that the town is aging. In comparing the sex ratio over the past 20 years there hasn't been that much of a change. The male population makes up around 52% and the female population makes up 48%.

Table 1-2

AGE BY SEX - 1980						
AGE (yrs)	Mishicot				MANITOWOC	WISCONSIN
	MALE	FEMALE	TOTAL	PERCENT	COUNTY	PERCENT
0 to 4	66	59	125	9.4%	7.5%	7.4%
5 - 9	53	66	119	8.9%	7.3%	7.3%
10 - 14	83	57	140	10.5%	8.7%	8.3%
15 - 19	78	74	152	11.4%	9.9%	9.9%
20 - 24	63	35	98	7.3%	8.3%	9.6%
25 - 29	54	59	113	8.5%	7.9%	8.5%
30 - 34	51	55	106	7.9%	6.9%	7.4%
35 - 39	40	34	74	5.5%	5.1%	5.3%
40 - 44	40	34	74	5.6%	5.1%	5.3%
45 - 49	31	30	61	4.6%	4.9%	4.8%
50 - 54	31	30	61	4.5%	4.9%	4.8%
55 - 59	32	20	52	3.9%	5.1%	4.9%
60 - 64	30	27	57	4.2%	4.8%	4.4%
65 - 69	20	16	36	2.7%	3.9%	3.5%
70 - 74	20	16	36	2.7%	3.9%	3.5%
75 - 79	5	6	11	0.8%	2.2%	1.9%
80 - 84	4	6	10	0.7%	2.2%	1.9%
85 +	4	5	9	0.7%	1.3%	1.2%
TOTAL	705	629	1,334	100 %	100 %	100 %

AGE BY SEX - 1990						
AGE (yrs)	Mishicot				MANITOWOC	WISCONSIN
	MALE	FEMALE	TOTAL	PERCENT	COUNTY	PERCENT
0 - 4	61	46	107	8.0%	7.0%	7.4%
5 - 9	66	67	133	9.9%	7.8%	7.7%
10 - 14	73	46	119	8.9%	7.6%	7.2%
15 - 19	45	54	99	7.4%	6.6%	7.1%
20 - 24	40	37	77	5.7%	6.1%	7.4%
25 - 29	61	43	104	7.7%	7.3%	8.2%
30 - 34	64	58	122	9.1%	8.1%	8.6%
35 - 39	69	59	128	9.5%	7.6%	8.0%
40 - 44	52	55	107	8.0%	6.7%	6.9%
45 - 49	41	21	62	4.6%	5.4%	5.3%
50 - 54	27	26	53	3.9%	4.6%	4.5%
55 - 59	34	28	62	4.6%	4.4%	4.2%
60 - 64	22	20	42	3.1%	4.8%	4.3%
65 - 69	23	16	39	2.9%	4.5%	4.0%
70 - 74	18	18	36	2.7%	3.9%	3.3%
75 - 79	13	13	26	1.9%	3.4%	2.7%
80 - 84	9	9	18	1.3%	2.3%	1.8%
85 +	4	6	10	0.7%	1.8%	1.5%
TOTAL	722	622	1,344	100 %	100 %	100 %

AGE BY SEX - 2000						
AGE (yrs)	Mishicot				MANITOWOC	WISCONSIN
	MALE	FEMALE	TOTAL	PERCENT	COUNTY	PERCENT
0 - 4	41	47	107	8.0%	5.8%	6.4%
5 - 9	49	56	105	9.9%	7.0%	7.1%
10 - 14	84	71	155	8.9%	7.8%	7.5%
15 - 19	67	62	129	7.4%	7.5%	7.6%
20 - 24	25	22	47	5.7%	5.0%	6.7%
25 - 29	24	32	56	7.7%	5.2%	6.2%
30 - 34	54	58	112	9.1%	6.6%	6.9%
35 - 39	75	55	130	9.5%	8.1%	8.1%
40 - 44	72	55	107	8.0%	8.4%	8.2%
45 - 49	62	59	62	4.6%	7.6%	7.4%
50 - 54	53	46	99	3.9%	6.3%	6.2%
55 - 59	35	31	62	4.6%	5.1%	4.7%
60 - 64	24	20	44	3.1%	4.1%	3.8%
65 - 69	20	21	39	2.8%	3.8%	3.4%
70 - 74	15	19	34	2.4%	3.9%	3.2%
75 - 79	15	11	26	1.8%	3.3%	2.7%
80 - 84	7	13	20	1.4%	2.5%	2.0%
85 +	5	4	9	0.6%	2.0%	1.8%
TOTAL	727	682	1,409	100 %	100 %	100 %

Source: U.S. Census Bureau and W.D.O.A.

Race & Ethnicity

In 1990 less than 1% of Mishicot's population was made up of minority groups. The census from 2000 indicates that there was an increase to 44 (2.1%) of the total population. Of the 44, 14 live in the village of Mishicot. They are a mix of African American, American Indian and Alaska Natives, Asian, in addition to individuals indicating two or more races.



Chapter 2: **General Physical Setting, Agricultural, Natural and Cultural Resource Element**

In the Town of Mishicot, agricultural, natural and cultural elements are key parts in the rural and natural landscape. In this chapter we will address the areas of: goals, objectives, policies, maps and the programs for the conservation and promotion of the effective management of these qualities. Areas that are of special interest include: groundwater, environmentally sensitive areas, threatened and endangered species, surface water, floodplains, agricultural area, forests, wetlands, wildlife habitat, non-metallic mineral resources, parks and open spaces, historical and cultural resources and other natural resources.

2-1 Goals, Objectives & Strategies

AGRICULTURAL GOAL:

Support agricultural uses as a vital economic activity and recognize its importance in preserving the Town of Mishicot's rural character.

OBJECTIVE 1 Work to prevent the fragmentation of farmland in the Town of Mishicot.

STRATEGIES:

1. Use the land use map developed through the planning process as a template to preserve large core areas of the town dedicated to agricultural uses. These areas are depicted in orange and are labeled "prime agricultural areas".
2. Recognize working farms as an asset and work to preserve and protect quality farmland preserving the towns' rural character.

OBJECTIVE 2 Encourage the preservation of prime farmland for future generations.

STRATEGIES:

1. Support local landowner participation in various programs dedicated to the preservation and protection of agricultural soil resources.

OBJECTIVE 3 Encourage non-farm uses including residential, in areas that minimize land use conflicts due to noise, odor, and farm traffic.

STRATEGIES:

1. The town should closely manage request for zoning amendments when evaluating re-zoning applications which request a zone change from Prime Agriculture to another district.
2. Utilize the "Town of Mishicot 20 year Land Use Map" as a guide for future land use decisions.



NATURAL RESOURCE GOAL:

Promote the natural beauty of the Town of Mishicot, which include streams, woodlands, floodplains and unique wildlife habitats.

OBJECTIVE 1 Preserve the rural character of the Town of Mishicot by maintaining Natural Areas.

STRATEGIES:

1. Consider Manitowoc County's 20-acre "Natural Area" zoning district to preserve open space in areas identified as "Natural Areas on the Mishicot Land Use Map, and not currently zoned A3-Exclusive Agriculture.
2. Recognize voluntary participation into government programs such as wetland reserve, Conservation Reserve, Waterbank etc.

OBJECTIVE 2 Maintain surface and groundwater quality within the town.

STRATEGIES:

1. Utilize Wisconsin's "Best Management Practices" for erosion causing activities.
2. Utilize UW-Extension and Wisconsin DNR educational information regarding yard and well maintenance.
3. Recommend proper abandonment of unused wells.

OPEN SPACE GOAL:

Preserve and promote Town of Mishicot as a community with distinct open spaces including farmland, woodlands, scenic, historic and cultural areas.

OBJECTIVE 1 Work to increase open space access throughout the Town of Mishicot.

STRATEGIES:

1. The town should encourage the enrollment in "voluntary programs" such as Managed Forest Law and Forest Crop properties that can be opened to the public.
2. Together with Manitowoc County, and following the Manitowoc County Park and Open Space Plan, work to maintain, upgrade, and purchase properties for park and open space uses.
3. The town should be active in the location and signage of the Ice Age Trail, working with surrounding units of government.
4. Encourage land use corridors of open space uses and discourage the fragmentation and division of such uses.



OBJECTIVE 2 Prevent and remove “eyesores” within the town which include inoperable cars, decaying buildings, and other miscellaneous junk, which undermine the rural character of the town.

STRATEGIES:

1. The town should identify a process, working closely with Manitowoc County, to initiate actions for the timely removal of “junk material” in violation of Manitowoc County Code.
2. Utilize the Town of Mishicot’s Ordinance pertaining to junk material to prevent eyesores” throughout the town.

2-2 Geology and Topography

The Town of Mishicot and most of Manitowoc County is imbedded in the Niagara Escarpment, which extends from the Lake Michigan shoreline of Wisconsin and Illinois in the west to the eastern shore of Lake Ontario in the east. *The Niagara Escarpment is a prominent feature in eastern Wisconsin.* (Note: Much of this paragraph and the following description comes from a short paper called, “A Working Definition of the Niagara Escarpment,” by Donald G. Mikulic and Joanne Kluessendorf of the University of Illinois.) *A short definition of the Niagara Escarpment in Wisconsin is: “a discontinuous bedrock-controlled, geomorphologic feature composed of any and all outcrops that form a rock ridge or series of ridges at the bedrock surface along the western edge of the Silurian (Niagaran) outcrop belt.”* This visible portion of the Niagara Escarpment is referred to locally as the Ledge.

This escarpment extends as far north as the southern shores of Ontario and as far south as central Indiana and Ohio. The Niagara Escarpment is an underlying bedrock composed of dolomite and limestone, which is sloped from west to east and is exposed in numerous regions throughout Manitowoc County, especially in Mishicot. Topography in Mishicot is very hilly, with steep slopes and Dolomite outcrops. There were four sub-stages that created the topography of Manitowoc County. The third sub-stage of glaciation deposited what is known as Cary till. This layer was covered by a final glacial surge with Valdres till which is primarily gravel and coarse sand, which are rich sources for construction use. These two drift layers have created a variety of glacial landforms like eskers, kames, drumlins, and glacial floodplains, which have characterized the topography, and landscape of Manitowoc County, and most of northeastern Wisconsin.

In general, the Niagara Escarpment is a prominent bedrock-controlled geomorphologic feature that follows a path along parts of Lake Michigan, Lake Huron, and Lake Erie, extending from Eastern New York, through the Upper Peninsula of Michigan, into Door County and along the east side of Lake Winnebago, south as far as Waukesha County, Wisconsin. This feature is named the Niagara Escarpment because the Niagara Falls flows over these Silurian-age rocks in New York. These rocks all dip a few degrees toward the Lower Peninsula of Michigan, with an upturned edge, or *cuesta*, on the opposite side. Here, the resistant Silurian dolomite was undercut by the more rapid erosion of underlying soft Ordovician shale (in the New York area Silurian shale and sandstone form the lower, more rapidly eroding strata), forming a steeper cliff face on this side. In Wisconsin, the Escarpment is discontinuous and differs in many ways from one end to the other. The western edge of the Escarpment is higher than the eastern and the middle portion is over 300 feet higher than northern and southern ends.

Glacial processes also have impacted the Escarpment greatly, controlling its expression in a variety of ways related to the direction of ice movement. For example, the glaciers may have eroded the western edge of the Escarpment back five to ten miles on the north, smoothing-out the irregular cliff face and removing outliers, as the ice moved parallel to it. Farther south,

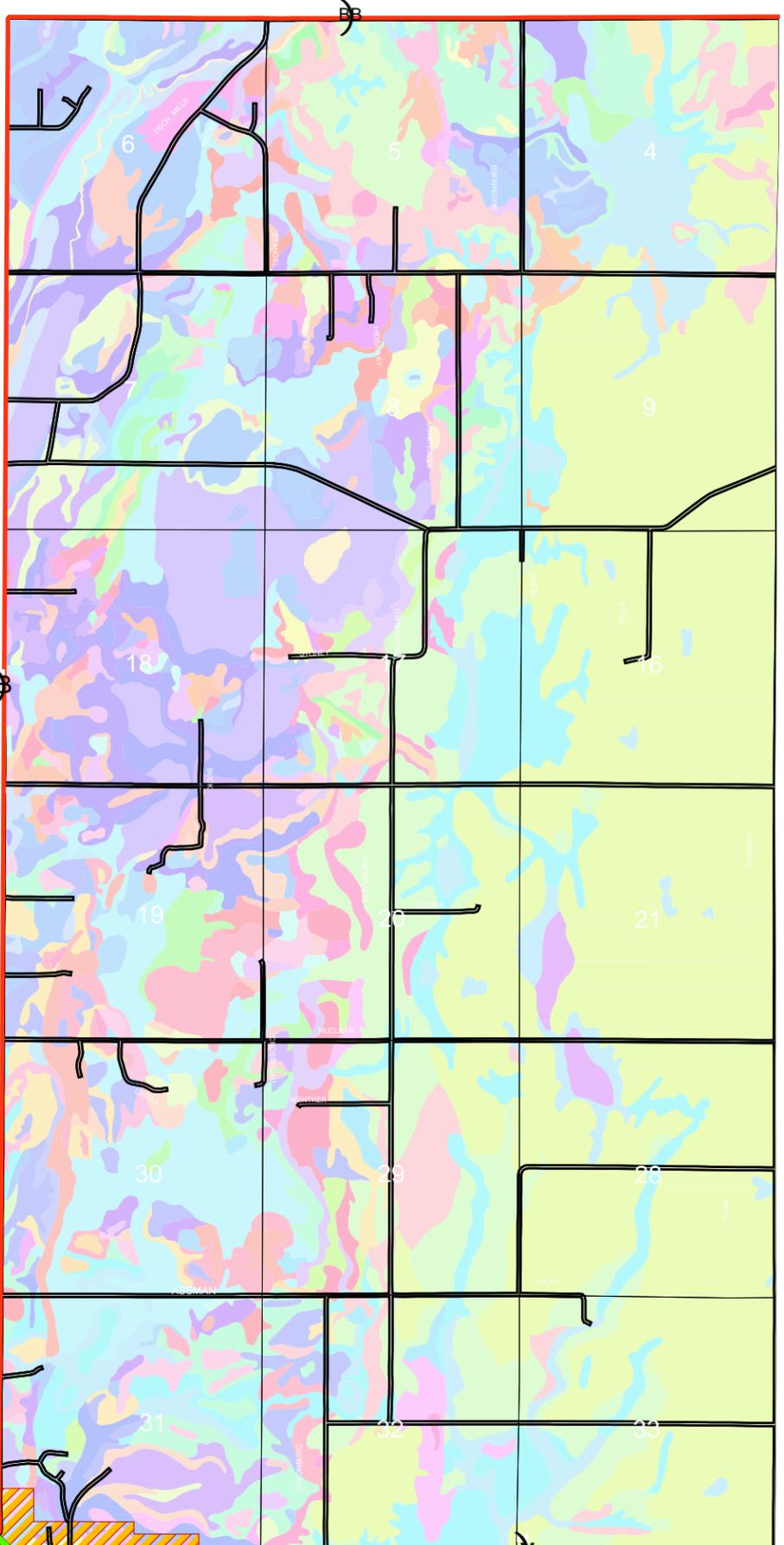


TOWN OF MISHICOT

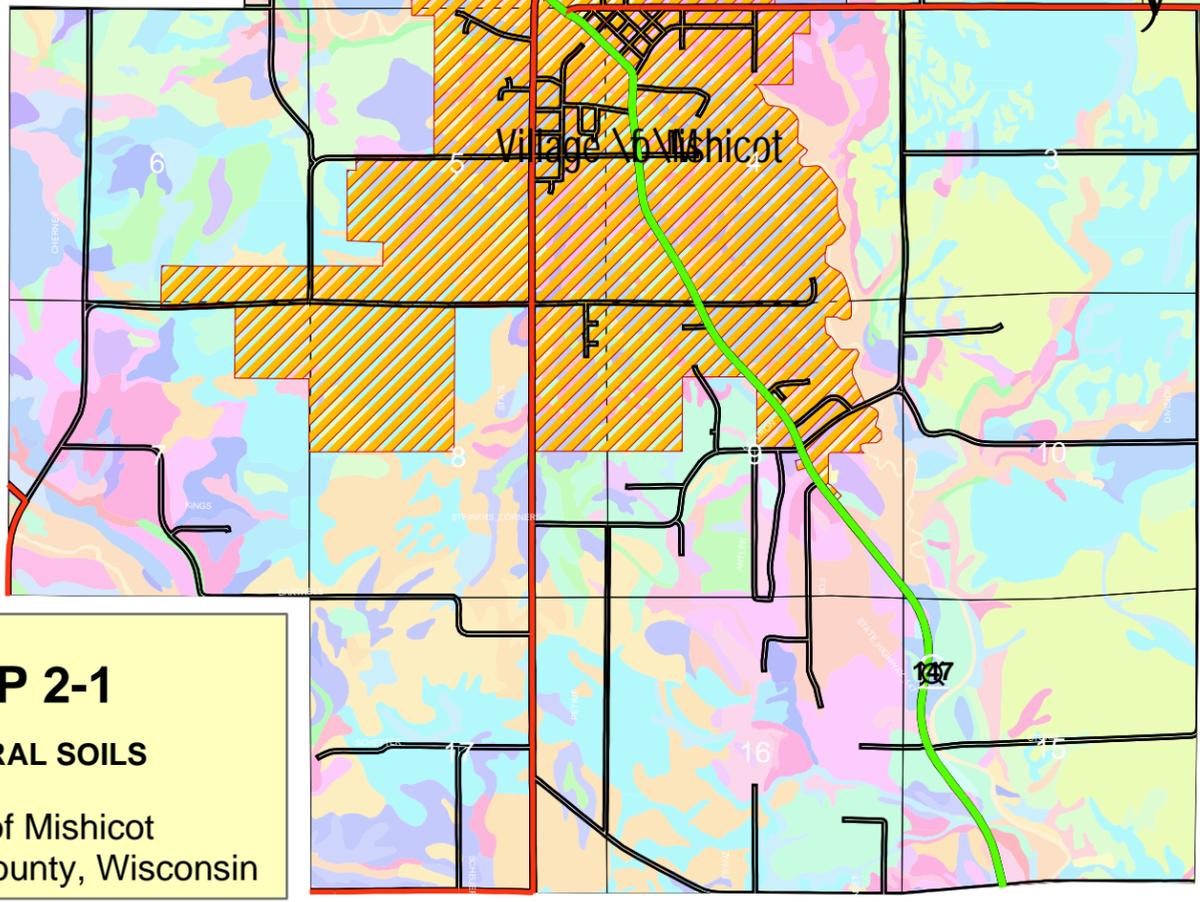
General Soils

Prepared by:
Manitowoc County
Planning and Parks

ZuC2	HmB	LuB	PIB
Ac	HmC2	LuC2	PIC
As	HmD2	LuD	PID
BLANK	HrB	MbA	Po
BcA	HrC2	McB	ShA
BrB	Hu	MsA	SyA
BrC2	Ke	MuA	TeA
BsB	KnB	NsB	TuB
BtB	KnC2	NsC2	Ud
BtC2	KnD2	OaB	W
Bu	KnE	OaC	WaA
CoA	KpB	OgB	We
DoB	KpC2	Pa	Wt
Fu	KpD	Pe	WvB
Gb	LmA	Pg	WvC2
			ZuB



5



MAP 2-1

GENERAL SOILS

Town of Mishicot
Manitowoc County, Wisconsin

where the ice moved obliquely, the outline of the Escarpment is more irregular. The southern portion of the Escarpment is partly buried by glacial deposits.

Because of the Escarpment's, and especially the Ledge's, unique features, local and county governments, educational institutions, planning agencies, resource preservation and other organizations from the Door Peninsula to Fond du Lac have joined forces to study this phenomenon and explore ways to protect its scenic and geological functions.

2-3 Soils

Cary and Valders till are the parent drift soils of more than 65% of today's soil in Manitowoc County. These tills break up into many soil offspring. The Kewaunee and Manawa soils make up most of the soil in the Town of Mishicot. Slightly northwest of the village of Mishicot there is an area that contains Houghton soil. Houghton soil is usually found in depressions in old glacial lakes and is subject to frequent flooding. Most areas of this soil type remain in native vegetation. The potential for this soil for any other purpose is poor, due to its proneness to flooding. Boyer, Poygan, Zurich, Oakville, Palms, Tustin and many other smaller areas of different soil make up the rest of the soil offspring. The Kewaunee, Boyer, Zurich, Oakville and Tustin are all well drained. Manawa-Kewaunee-Poygan soil can be well drained, somewhat poorly drained or poorly drained. The Manawa silt loam, Houghton, Poygan, and Palms soils are all poorly drained. The soils of Kewaunee, Manawa, Boyer, Poygan, Zurich, Oakville and Tustin have fair/good potential for cultivated crops, hay, pasture, and trees. Palms and Houghton usually remain in their native vegetation. These two soils have poor potential for cultivated crops, for building site development and sanitary facilities. Oakville and Boyer are the only two that have good potential for building site development and sanitary facilities, while Tustin is the only one with fair potential for building site development and sanitary facilities.

Prime Agricultural & Productive Agricultural Soils

The Land Evaluation Site Assessment (LESA) system was developed by the NRCS-USDA in collaboration with land use planners from Arizona State University and Oregon State University. It is a numeric rating system for scoring sites to help in formulating policy or making land use decisions on farmlands. The system is designed to take into account both soil quality and other factors affecting a site's importance for agriculture.

Soil quality factors are grouped under **Land Evaluation (LE)**. The other factors are grouped under **Site Assessment (SA)**. The SA factors are of three types: non-soil factors related to agricultural use of a site, factors related to development pressures, and other public values of a site. Thus, an agricultural LESA system may contain some or all of the following components:

Land Evaluation

- Soil-based factors

Site Assessment

- SA-1: Factors other than soil-based qualities measuring limitations on agricultural productivity or farm practices.
- SA-2: Factors measuring development pressure or land conversion
- SA-3: Factors measuring other public values, such as historic or scenic

For the purposes of this plan, Manitowoc County provided the land use committees with a GIS data set identifying the prime agricultural lands. This data set was used in conjunction with a GIS data set including lands participating in the Farmland Preservation Program to identify the highly productive agricultural soils within the Town of Mishicot.



TOWN OF MISHICOT

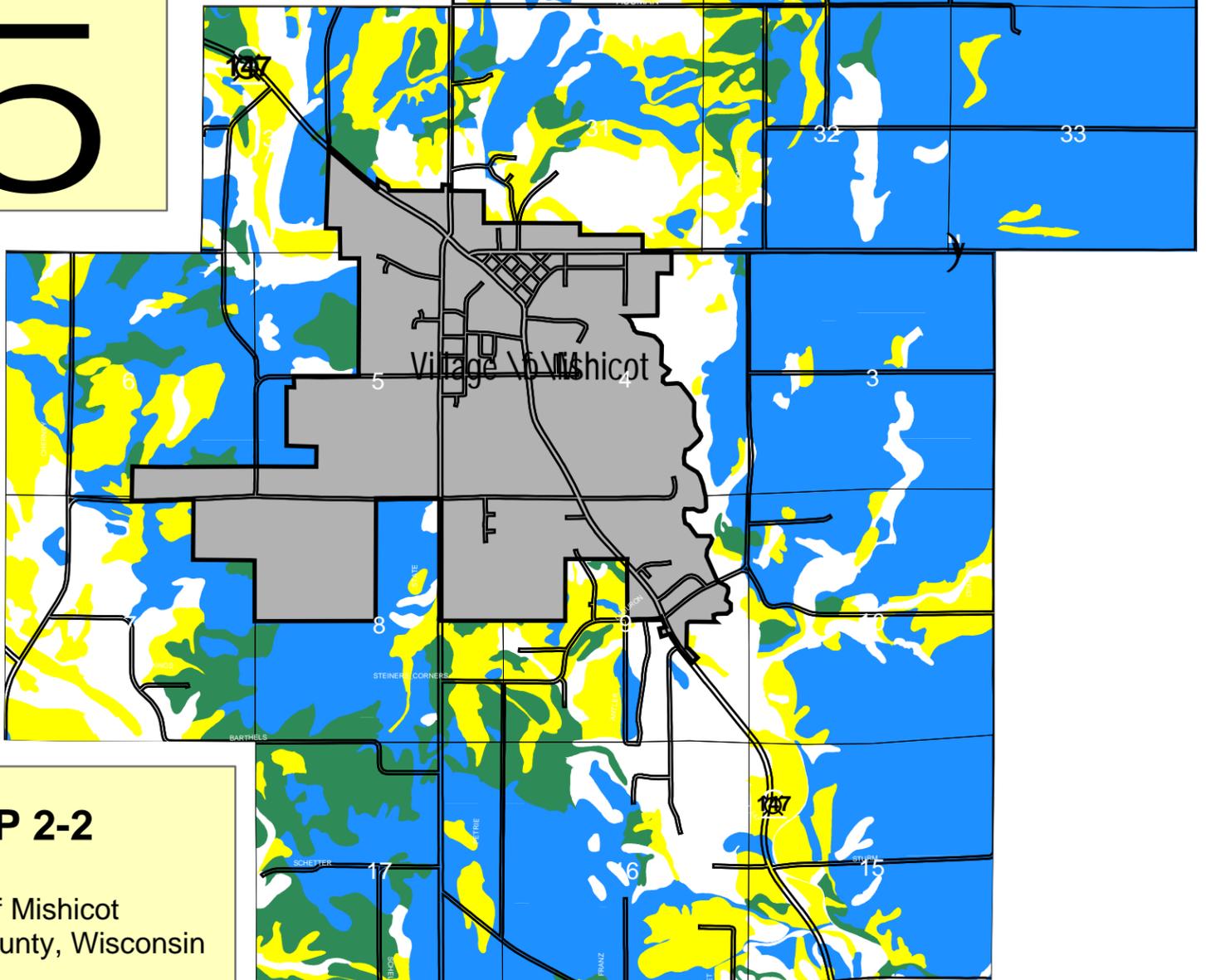
PRIME AGRICULTURAL SOILS

Prepared by:
Manitowoc County
Planning and Parks

Agricultural Soil Productivity

- Best
- Good
- Fair
- Poor

5



MAP 2-2

Town of Mishicot
Manitowoc County, Wisconsin

On-Site Sewage Disposal Systems

The State of Wisconsin recently completed a comprehensive revision of Comm 83, dramatically changing the availability of options when treating on-site wastewater within the state. This revision allows for a private on-site wastewater treatment system (POWTS) to be placed upon as little as 6 inches of native soil. The previous version would require a holding tank for sites with less than 24 inches of suitable soil. While there are many options now available for treating on-site wastewater, they can be categorized by three types. First is the conventional in-ground system that treats effluent by using a septic tank and filters to remove solids, allowing the remaining effluent to be treated by native soil. The second type of system is a pressurized system that treats effluent at or above existing grade. As the conventional, it employs a septic tank and filter to remove solids from the effluent. Followed by this septic tank is a dose or pump tank that forces the remaining effluent into the drain field. It is used in areas with 48 inches or less of suitable soil. The remaining option is a holding tank. This holds wastewater to which time a licensed waste hauler removes the waste and transports it to an appropriate waste disposal site. Below are Figures 2.1 and 2.2. Figure 2.1 includes all systems installed in the Town of Mishicot since 1980. Of the 257 systems installed 53% are conventional system, 33% are pressurized grade type systems and 10% are holding tanks. Figure 2.2 includes systems installed in 2000. Of the 19 systems that were installed in 2000, 42% are conventional systems, 37% of the them are pressurized grade type systems, and 5% are holding tanks.

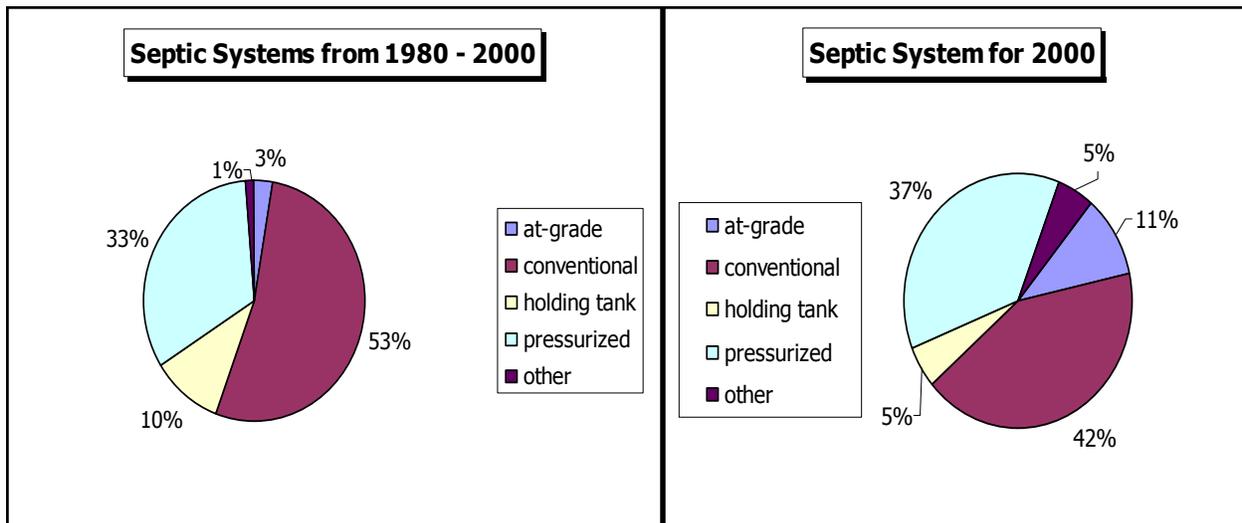


Figure 2.1

Figure 2.2

2-4 Natural Features

Watersheds

Two watersheds are located in the Township of Mishicot. The Twin-Door-Kewaunee Basin Watershed Plan, it includes the East Twin River which covers most of the area in the Township of Mishicot. The East Twin River Watershed contains 53,063 acres, of which only approximately 18,241 acres are in the Town of Mishicot. It also contains the West Twin River Watershed covers 17,415 acres total, of that only approximately 1,003 acres lie in the Town of Mishicot. The West Twin River has one of the highest erosion rates for the county at 1.6 tons per acre per year. The West Twin River is a high priority river for treatment. The soil located beneath it is mostly clay, which is probably responsible for its high rate of erosion. The East Twin River on the other hand is a cleaner river due mostly in part to the sandy soils that are in the area. Most of the land in these areas is used for either forage or corn. The Twin-Door-Kewaunee Basin covers more than 25 square miles.



Lakes

The Township of Mishicot only contains one lake. Engelland Lake is located in Section 17. It takes up about 15.64 acres. It's maximum depth is about 2 feet. The closest road located near the lake is Two Creeks Road. This lake does not have any public access. Engelland Lake would most likely be classified as a Natural Lake. The developed home density around the area is very low to none.

River & Streams

The East Twin River transverses mostly from north to south in the boundaries of the town. It eventually empties into Lake Michigan in the City of Two Rivers. The West Twin River also makes a small appearance in the township in its southwest corner.

Floodplains

Section 87-30, Wis. Stats requires counties to adopt reasonable and effective floodplain zoning ordinances for areas where flooding is likely to occur. NR 116 of the Wisconsin Administrative Code states the minimum criteria for these regulations. Ordinances must contain maps reflecting the best available data on the 100-year floodplain and define the land use restrictions in these areas. Chapter 9 of the Manitowoc County code has been adopted to satisfied these requirements in addition to the Flood Insurance Rate Maps produced by the Federal Emergency Management Agency (F.E.M.A), indicating floodplain dissemination.

Wetlands

Wetlands contribute to our social, economic, and environmental health in many ways. They filter pollutants, nutrients, and sediments from runoff, provide essential habitat for fish, waterfowl and a variety of other animals and act as groundwater recharge sources. There is a little more than 1,806 acres of wetlands in the Town of Mishicot. The Wetlands Reserve Program (WRP) allows for previously agricultural use land to be restored to wetlands. This program helps with wetland restoration and wildlife habitat establishment. Anybody who has land which has been owned for one year and can be restored to wetland conditions can apply for it. There are 3 contracts to choose from. The choices are permanent, 30-year easement or a 10-year contract. Permanent will pay 100% of the agricultural value of land and 100% cost-sharing. The 30-year easement will pay 75% of each and the 10-year will only pay 75% of the cost-sharing. The permanent and 30-year easement are recorded with the property deed. The 10-year contract is not.

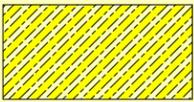


TOWN OF MISHICOT

Water Resource Map

Prepared by:
Manitowoc County
Planning and Parks

Legend

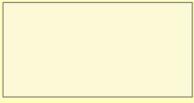


FLOODPLAIN



WETLANDS

Watershed

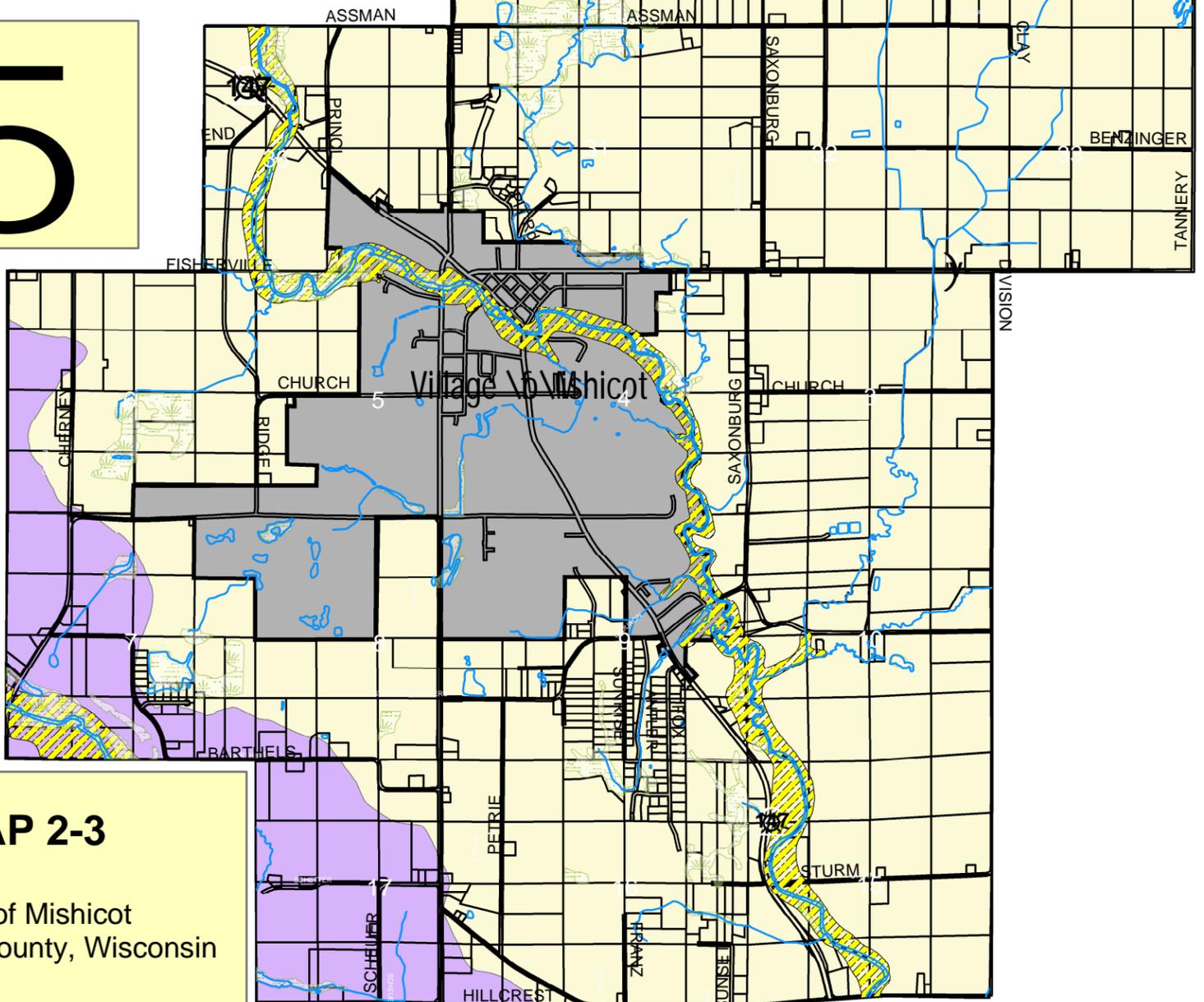


East Twin River



West Twin River

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MAP 2-3

Town of Mishicot
Manitowoc County, Wisconsin

Forest & Woodlands

The forested and woodland areas in the Township of Mishicot cover roughly 2,374 acres. The trees that are within the 2,374 acres include: 24% Mixed Deciduous/Coniferous, 23% Mixed/Other Broad-Leaved Deciduous, 22% Mixed/Other Coniferous, 18% Broad-Leaved Deciduous, and 13% Coniferous. The biggest clump takes up about 1,664 acres. Some programs that benefit the forested areas are the Managed Forest Law, Wisconsin Forest Landowner Grant Program and Forestry Incentive Program (FIP). Eligibility for the Managed Forest Law and FIP is having 10 or more acres of forested land.

Eligibility for the Wisconsin Forest Landowner Grant Program is by application. You must get approval from the DNR before beginning practice to receive funding for the Wisconsin Forest Landowner Grant Program.

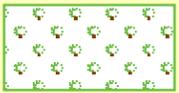


TOWN OF MISHICOT

Woodland Map

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Planning and Parks

Legend



Woodlands



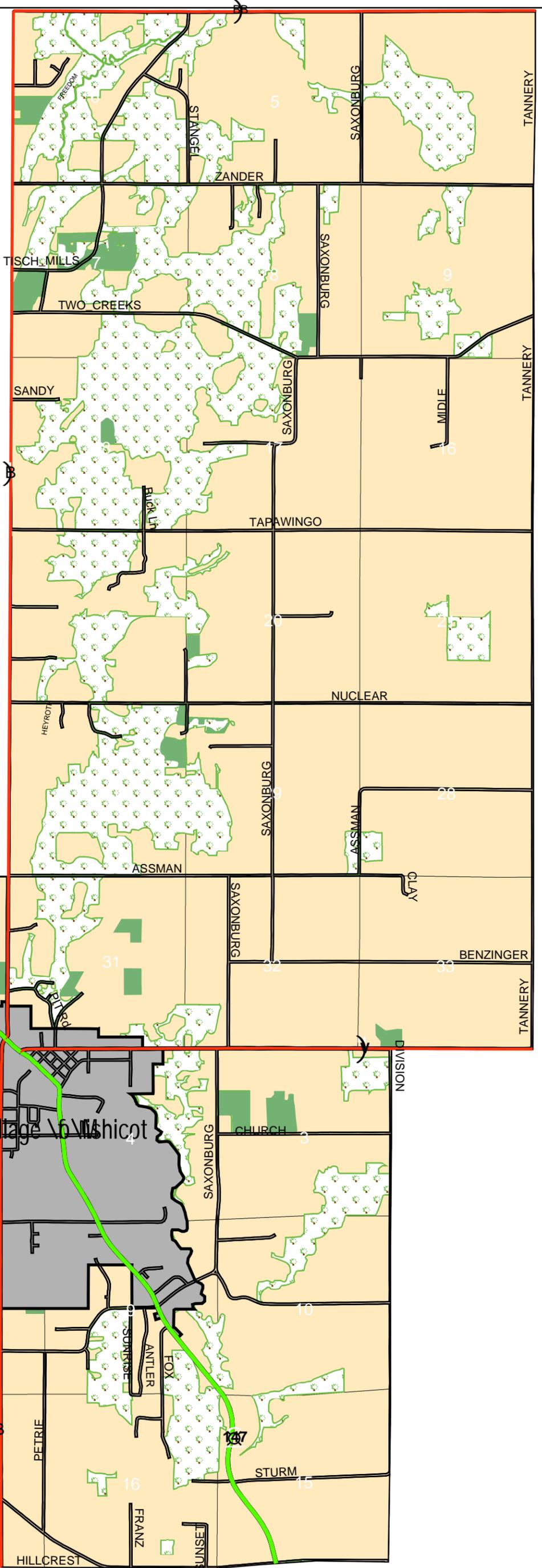
WDNR Tree Plantations

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MAP 2-4

Woodland Map

Town of Mishicot
Manitowoc County, Wisconsin



2-5 Wildlife and Fisheries

Some of the common wildlife found in the Manitowoc County area includes white tailed deer, turkey, squirrel, fox, and rabbit. Different species of fish also occupy the rivers, streams and small lakes in the area. There are two programs that are available to protect wildlife: Partners for Fish and Wildlife program may be used towards any land that can be restored to wetland conditions, or restored to provide habitat for threatened and endangered species. The other program is the Wildlife Habitat Incentives Program (WHIP). This program is for almost any type of land, including agricultural and non-agricultural land, woodlots, pastures, and stream banks. Up to 75% of restoration costs may be reimbursed only to a maximum of \$10,000.

The U.S. Fish and Wildlife service and WDNR list Threatened and Endangered Species for the State of Wisconsin. A species is listed as Endangered when there is possibility that it may become endangered within the foreseeable future. In addition to these listings, the WDNR also list species of Special Concern that appear to be experiencing a problem with abundance or distribution, but not contain information from the inventory, it is the Wisconsin Natural Heritage Inventory. While this plan does not contain information from the inventory, it is recommended that prior to any large land altering activity within the town that the Bureau is contacted and a "Wisconsin Natural Heritage Inventory Information Request Form" is submitted and processed through the department.

2-6 Parks and Open Spaces

The Ice Age Trail which is 1,000 miles in length with only 600 miles completed, cuts through the Township of Mishicot. The part of the trail that exists in Mishicot is partially complete. Areas in the rest of Manitowoc County are for the most part incomplete. More than 20% of Wisconsin residents live within 10 miles of the trail. Around 18 million Americans live within 100 miles of the trail. The Wisconsin Department of Tourism recognizes the Ice Age Trail as Wisconsin's number one outdoor recreational resource. The government is hoping to have a trail corridor to protect the trail in the future.

2-7 Natural Areas—Environmental Corridors

An Environmental Corridor is termed as any open space system based on natural resources and environmentally important lands. The Township of Mishicot is covered roughly by about 25 - 30% Natural Area. Environmental Corridors are usually associated with water features such as rivers, streams, lakes and wetlands; federal, state, county and local public parks and recreation areas; State or Federal wildlife areas, areas of steep slope (12% or greater), unique or isolated woodland areas, historic and archaeological sites. The East Twin River and its tributaries make-up the largest part of the Environmental Corridor in Mishicot. These areas provide essential habitat for the various types of wildlife in the township.



2-8 Historical and Archaeological Resources

The town land use committee obtained a historical and archeological sites list from the State Historical Society of Wisconsin Summer Survey Files. Of the 10 sites that were identified, 6 of those sites are archeological. 5 out of the 6 sites are Indian campgrounds which are scattered throughout the township of Mishicot. The one that is not a campsite is Chandelle's Village which is a Village and Garden Beds. The remaining 4 are either barns, farmhouse or outbuilding.

Historical and Archaeological Resources List

- | | |
|-------------------------------------------------|-----------------|
| 1. Chandelle's Village, Village and Garden Beds | Section 5 and 6 |
| 2. Log outbuilding | Section 7 |
| 3. Log Barn | Section 8 |
| 4. Two Log Barn | Section 8 |
| 5. Brick Farmhouse | Section 8 |
| 6. Campsite | Section 10 |
| 7. Campsite | Section 16 |
| 8. Campsite | Section 18 |
| 9. Campsite | Section 29 |
| 10. Campsite | Section 30 |



TOWN OF MISHICOT

Historical and Archeological Sites

Prepared by:
Manitowoc County
Planning and Parks

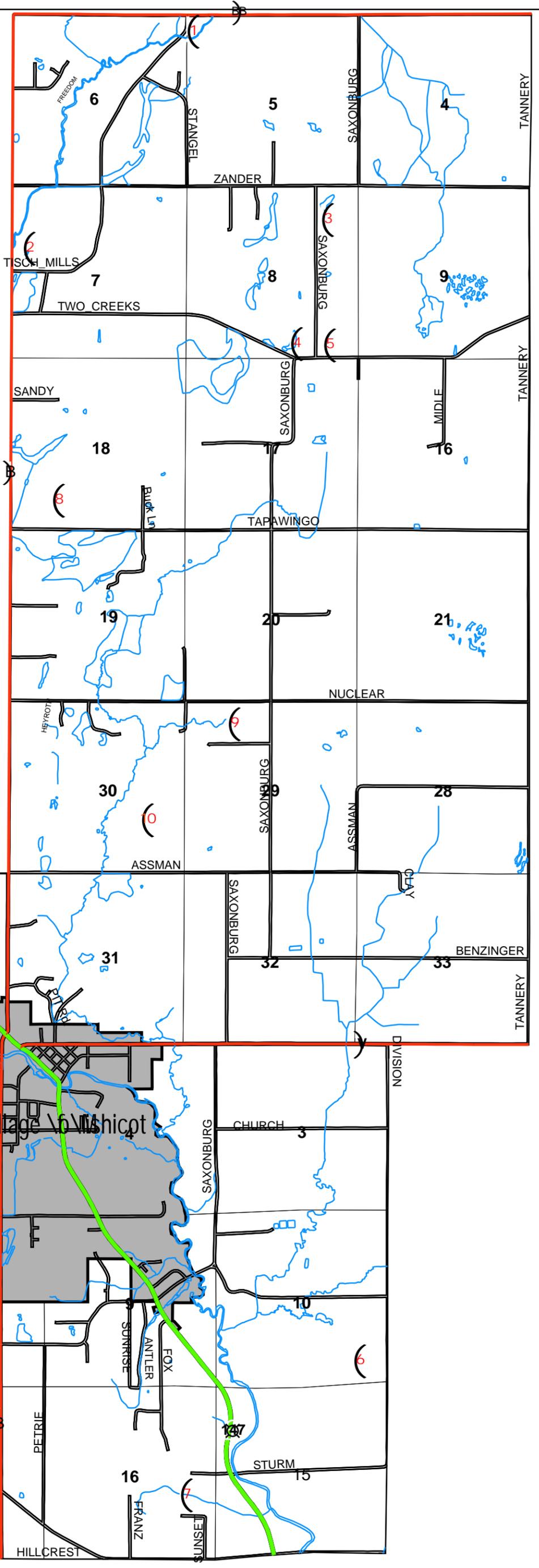
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MAP 2-5 Historical and Archeological Sites

Town of Mishicot
Manitowoc County, Wisconsin



2-9 Non-Metallic Mining Resources

An analysis of existing non-metallic extraction sites was conducted as part of the land use planning process. There are approximately 50 acres of land that is designated as non-metallic mining in the township of Mishicot. Areas identified included sites that used the material for mining construction aggregates such as sand, gravel and crush in building homes, schools, roads, and infrastructure in the town of Mishicot, Manitowoc County. These mineral resources are natural resources just like groundwater, forests or agricultural lands. While the land use committee realizes the importance of these sites, it also understands the sound planning must occur in regards to the siting, size and reclamation of these sites. A specific objective was to require that all resource extraction activities be conducted in a way that minimizes their impact on the surrounding environment and that a reclamation plan is in place before extraction begins.

The Manitowoc County Planning and Park Commission currently is the regulating authority regarding non-metallic mining sites. Chapter 295, Wisconsin Statutes required that the Department of Natural Resources draft rules pertaining to the reclamation of non-metallic mining sites, resulting in the creation of Chapter NR 135 of the Wisconsin Administrative Code. This rule took effect on December 1, 2000 and requires that all counties must adopt an ordinance regarding site reclamation by June 1, 2001. Manitowoc County completed their draft proposal on May 24, 2001.



Chapter 3: **Housing Element**

In this section population composition, as well as, housing unit trends will be identified utilizing the most recent population and housing data. In addition, county permit data is utilized to determine the most recent housing trends. Provided below is a compilation and analysis of goals, objectives, policies, and programs relating housing and population in the town of Mishicot.

3-1 Goals, Objectives, and Strategies

HOUSING GOAL:

Recognize that housing development will occur and that such development should be done in an environmentally and cost effective manner, with agricultural preservation being the overriding concept.

OBJECTIVE 1 Residential development should coincide with the rural character and natural beauty, while preserving farmland and the natural features of the Town of Mishicot

STRATEGIES:

1. Anticipate future land uses such as Large Farming Operations and limit the location of residential development in relation to these areas using the developed land use map included in this plan.
2. Any new development projects should be located as to reduce the possibility of land use conflict between incompatible uses.
3. The town should closely manage request for zoning amendments which request a zone change for residential purposes.

OBJECTIVE 2 Encourage housing for the elderly and low income in areas with the resources to accommodate them.

STRATEGIES:

1. Promote development near the Village of Mishicot where municipal services are available.

OBJECTIVE 3 Explore ideas that encourage the preservation of open space, natural and unique areas in relation to residential development.

STRATEGIES:

1. Allow development options and incentives promoting conservation subdivisions and other tools to minimize the impacts to open spaces and natural areas.



3-2 Housing Inventory

The brief set of information presented in this section will provide local officials with information about the current housing stock as well as identify significant changes that have occurred in the area of housing over the last twenty years. Information was presented to the committee concerning the structural and occupancy characteristics as well as details on housing values and projected housing. An inventory and analysis of the existing housing stock and factors influencing the development of new housing in the town is valuable to the preparation of a land use plan for the Town of Mishicot. Information concerning the quantity and characteristics of the existing housing stock is necessary to determine the extent to which that housing stock is able to satisfy the requirements of the Town of Mishicot growing population and employment base. The physical location of housing determines the location and cost of many public services and facilities. Furthermore, housing characteristics are related to the social and economic conditions of the community's residents.

3-3 Total Housing Units

Table 3-1 below illustrates housing unit trends from 1970 to present. Over the past 10 years the total amount of housing units (occupied units, vacant units, and seasonal units) increased from 449 in 1990 to 489 in 2000. This puts the Town of Mishicot just a little above the County for its rate of increase. Over the past 10 years the State of Wisconsin had a 12.9% increase in rate, Mishicot had a 8.9% and the county had an 8.8% change.

AREA	TOTAL HOUSING UNITS					
	1970	1980	1990	2000	# change	% change
Wisconsin	1,472,322	1,863,857	2,055,774	2,321,144	848,822	57.6
County	25,411	30,140	31,843	34,651	9,240	36.4
Mishicot	441	408	449	489	48	10.9

SOURCE: U.S. CENSUS BUREAU, AND W.D.O.A.

TABLE 3-1

3-4 Building Permit Data

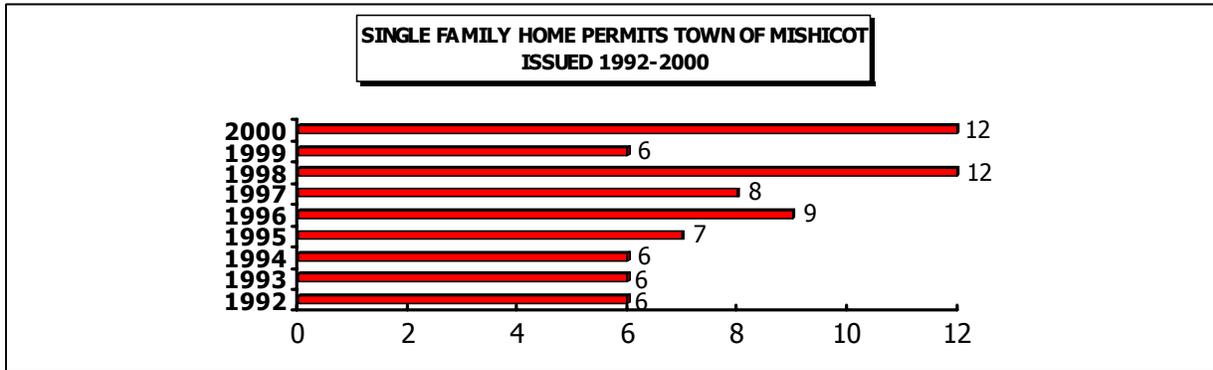
Housing Permits (1992-2000)

Information was gathered from the Manitowoc County zoning permits that were issued for single family homes in the Town of Mishicot from 1992 - 2000. It appears that there was a stable period from '92-'94 where Mishicot stayed constant at 6 permits being issued. Slight increases happened in '95 and '96 then a big drop happened from '98-'99 when it went from 12 to 6.

Total Permits (1992-2000)



Figure 3-1

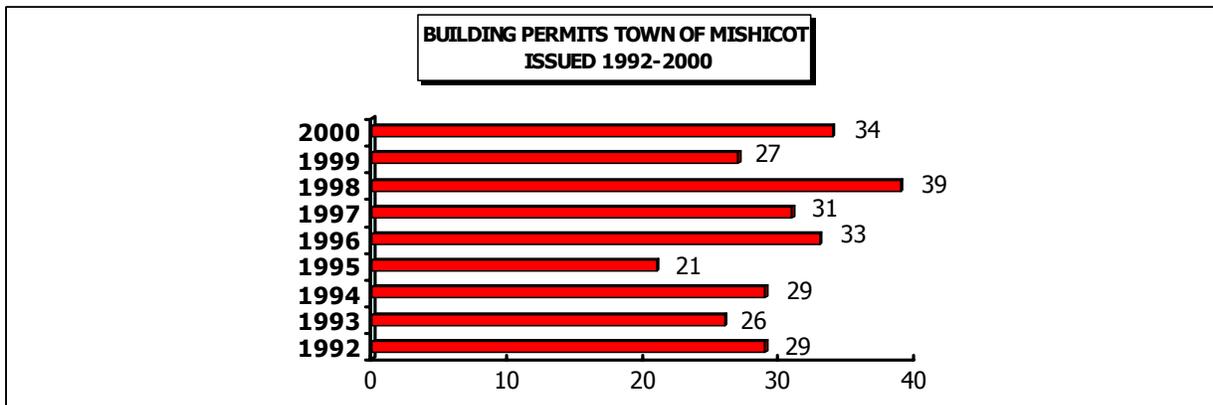


SOURCE: U.S. CENSUS BUREAU, AND W.D.O.A.

Figure 3-2 below shows all the permits that were issued from 1992 - 2000 for the Town of Mishicot. These permits are for things such as: all homes, seasonal cottages, additions, garages, mobile homes, agricultural buildings and additions, signs, business and industrial buildings and additions, along with miscellaneous structures. The lowest that it ever dropped was in 1995 when it went down to 21 and the highest it ever got up to was 39 in 1998. For each year about 1/2 to 3/4 of the total is made up of single family and garages/additions permits.

3-5 Household Characteristics

Figure 3-2



SOURCE: U.S. CENSUS BUREAU, AND W.D.O.A.

Historic and Projected Household Size

The Town of Mishicot and Village of Mishicot have both decreased in household and family size. Table 3-2 and 3-3 illustrates an equal decrease between both units of government. If this trend continues to 2010 there will be another decrease in both family and household size. In 2000 it was estimated that out of the 474 total households 200 of them had individuals under the age of 18, while 84 of them had individuals 65 years or older.

Housing Types -

Town of Mishicot	CHARACTERISTICS OF HOUSEHOLDS AND FAMILIES					
	1990		2000		% CHANGE	
	Household	Family	Household	Family	Household	Family
Average # of persons	3.12	3.44	2.97	3.32	-0.05	-0.04

SOURCE: U.S. CENSUS BUREAU, AND W.D.O.A.

TABLE 3-2

Village of Mishicot	CHARACTERISTICS OF HOUSEHOLDS AND FAMILIES					
	1990		2000		% CHANGE	
	Household	Family	Household	Family	Household	Family
Average # of persons	2.66	3.14	2.44	2.98	-0.09	-0.05

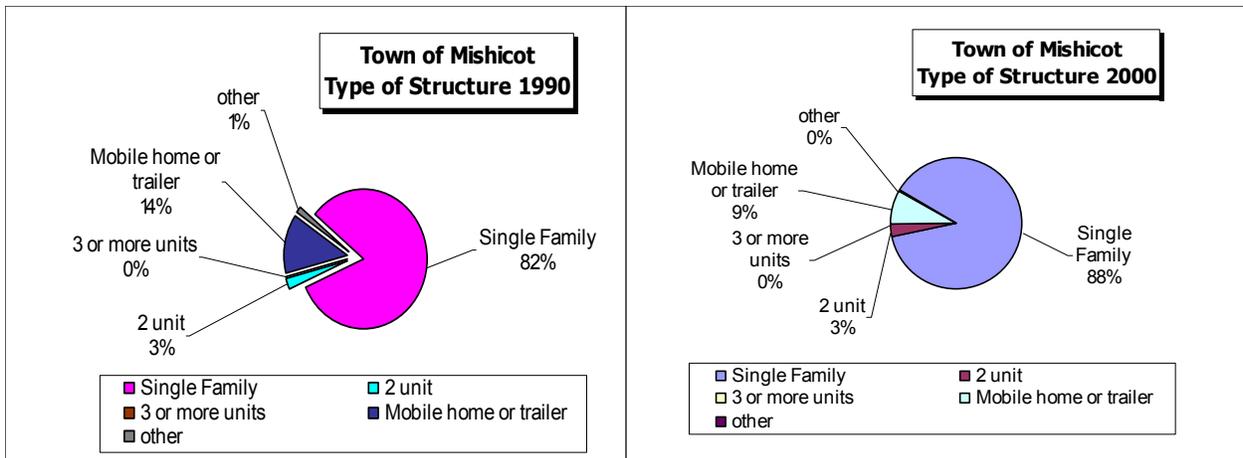
SOURCE: U.S. CENSUS BUREAU, AND W.D.O.A.

TABLE 3-3

Town Units in Structure

Most of the structures in the Town of Mishicot comprise of Single Family. Over the past 10 years there has been an increase in Single Family structures and a decrease in Mobile Homes or Trailers. Due to the lack of public services (municipal sewer and water) in this rural setting you can expect that the number of housing types of 3 or more units in these areas will remain the same.

Housing Types -



Source: U.S. Census Bureau and W.D.O.A.

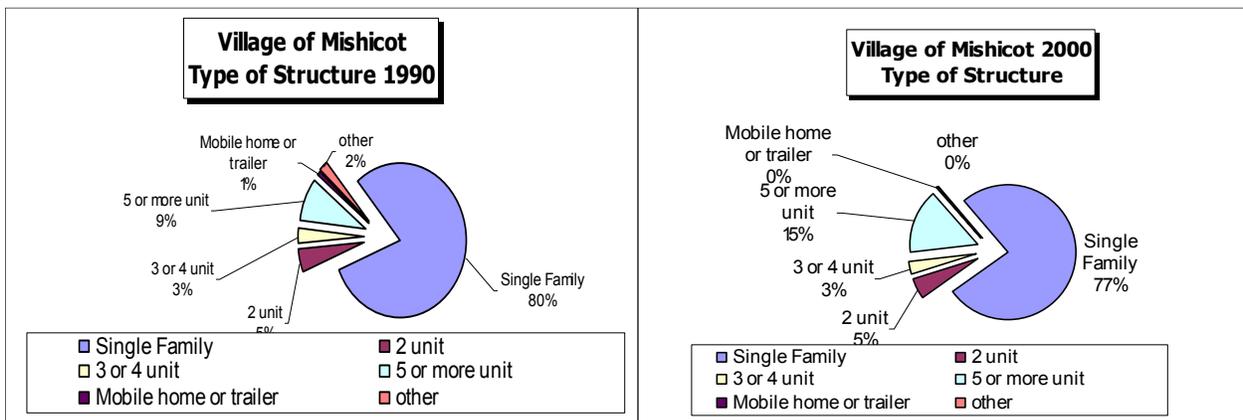
Figure 3-3

Source: U.S. Census Bureau and W.D.O.A.

Figure 3-4

Village Units in Structure

The Village of Mishicot consists mostly of single family units making up 80% of the total structures found in the town. The Village of Mishicot contains more units between the 3-19 range due to the availability of the public services.



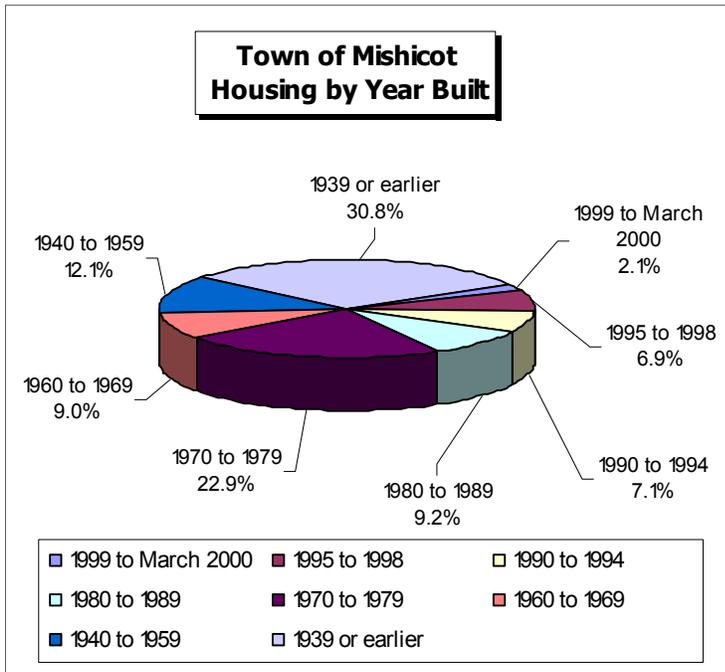
Source: U.S. Census Bureau and W.D.O.A.

Figure 3-5

Source: U.S. Census Bureau and W.D.O.A.

Figure 3-6

Figure 3-7 Source: U.S. Census Bureau and W.D.O.A.

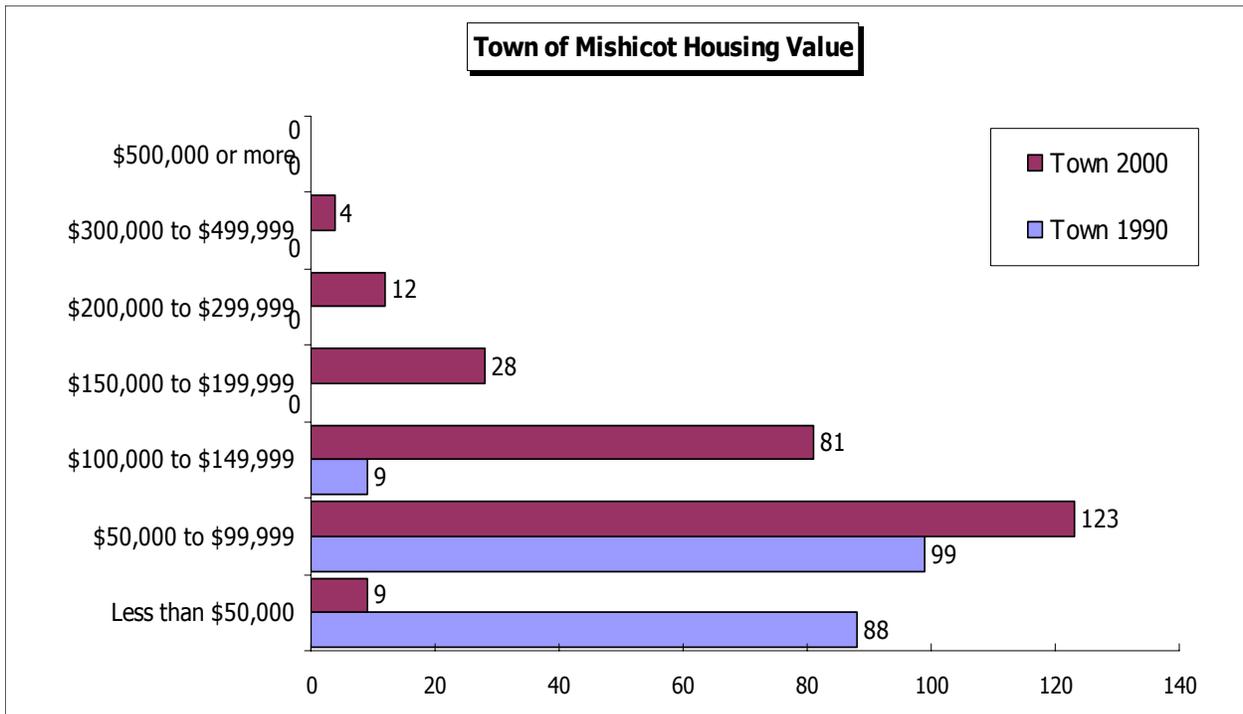


Age of Housing

On average, the Town of Mishicot’s housing stock appears to be younger than the County and older than the State. Approximately 30.8% of the homes were constructed prior to 1940 compared with 33.4% for Manitowoc County and 23.4% for the state.

Value of Housing

According to the 1990 census the median value of a owner-occupied housing in the Town of Mishicot was \$53,600. This value was a tad higher than the Manitowoc County value of \$49,500, but was quite a bit lower than the State’s value of \$62,500. The Village of Mishicot was a little lower with a median value of \$47,200.



Source: U.S. Census Bureau and W.D.O.A.

Figure 3-8

Persons per Housing Type

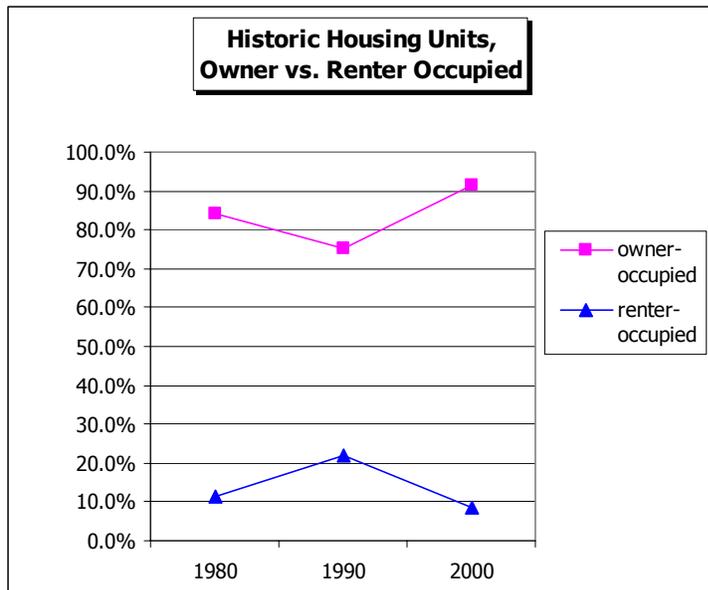
The data provided in Table 3-3 was gathered from the 1980, 1990 and 2000 censuses. According to this data, there has been an increase in percentage for owner-occupied housing in the Town of Mishicot.

Table 3-4

PERSONS PER HOUSING TYPE - OWNER/RENTER OCCUPIED 1980-2000						
Town of Mishicot	1980		1990		2000	
	persons		persons		persons	
owner-occupied	1190	89.2%	1078	83.2%	1,299	92.2%
renter-occupied	144	10.8%	218	16.8%	110	7.8%

Source: U.S. Census Bureau and W.D.O.A.

Figure 3-9



Total Housing Units Owner & Renter Occupied

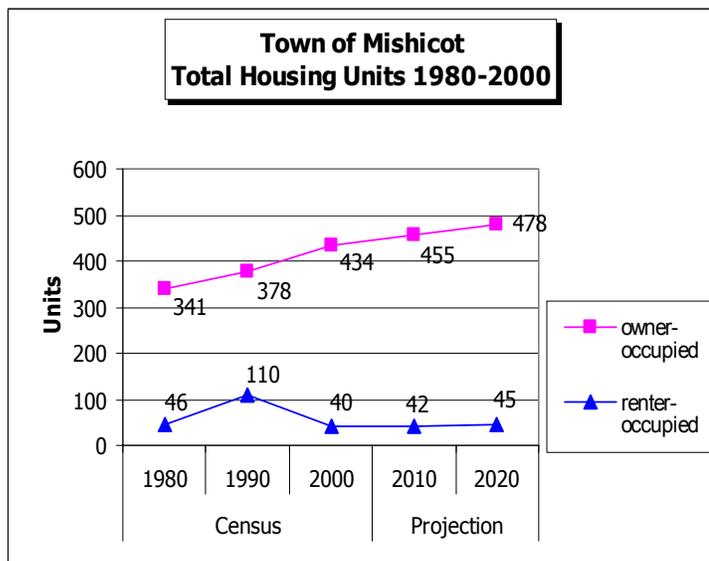
Corresponding with Table 3-3, the percent of owner-occupied units have increased greatly in the past 10 years, while renter-occupied has dropped just as much. With very little to no municipal sewer and water in the area the percent of renter-occupied units is low.

Source: U.S. Census Bureau and W.D.O.A.

Figure 3-10

Housing Unit Projections

According to the 2000 census, the Town of Mishicot has 434 owner-occupied and 40 renter-occupied housing units for a total of 474. Based on these figures, and building permits data stated previously in this section, it is estimated that by the year 2022 the Town of Mishicot will gain an additional 56 housing units for a total of 523. The majority of the units are projected to be mostly owner-occupied units with only a small gain in renter-occupied units.



Source: U.S. Census Bureau and W.D.O.A.



Chapter 4: **Transportation Element**

In this element we will discuss the goals, objectives, policies, and programs that will guide the future development of the various modes of transportation that include: highways, transit, transportation services for the elderly and disabled persons, railroads, air transportation and water transportation.

4-1 Goals, Objectives, and Strategies

TRANSPORTATION GOAL:

Balance traffic patterns and safety issues with the rural character of the Town of Mishicot.

OBJECTIVE 1 Provide a transportation system that provides mobility, convenience, and safety while maintaining the rural character of the Town of Mishicot.

STRATEGIES:

1. Develop and adopt driveway access standards for town roads, which addresses dimensional standards that ensure efficient emergency vehicle access.

OBJECTIVE 2 Maintain and improve existing road quality.

STRATEGIES:

1. Utilize the Pavement Management System Road Inventory maintenance system, which inventories and analyzes existing roads within the town. Information gather would be used to properly budget funds and set priority for projects.

4-2 Inventory of Transportation Modes

Waterborne

The port of Manitowoc is the closest port to the Town of Mishicot. Over the past 10 years the port has averaged 341,000 tons of cargo. The primary commodities shipped inbound are cement, coal barley and wood.

In addition, the S.S. Badger provides ferry service across Lake Michigan from Manitowoc to Ludington, Michigan. The car ferry dock is located along South Lakeview Drive, to the north of the City of Manitowoc's Wastewater Treatment Facility. The ship accommodates 620 passengers, 180 automobiles, tour buses, R.V.s and semi-trucks. The first day of sailing is May 17 and the last day of sailing is October 14. Between May 17 and June 6 the Car Ferry only leaves once from Manitowoc. June 7 to September 2 the Car Ferry departs twice from Manitowoc. Then from September 3 to October 14 the Car Ferry only has one departure from Manitowoc. In 1997, the Car Ferry carried approximately 125,000 passengers.

Air Service

The City of Manitowoc's airport is the closest one to the Town of Mishicot. It is a 400-acre publicly owned facility used for "General Use Aviation". This airport serves aircraft up to 60,000 pounds, while servicing private, corporate, and industrial flights. The airport has two hard surface runways, 26



hangers, and a terminal building. The east/west runway is 3,343 feet in length, while the north/south runway is 5,002 feet in length. The closest commercial air service is Austin-Straubel Airport located approximately 30 miles to the north of Mishicot, in the Village of Ashwaubenon.

There is one airport located in close proximity to Mishicot. It is believed that this airport is used for private use.

Elderly and Disabled Transportation System

Currently the Manitowoc County Aging Resource Center coordinated two programs addressing the needs of elderly and disabled persons. Transportation is provided every Tuesday and Thursday to the elderly rural population in the county. These services require an advanced 24-hour request and are demand responsive. Disabled persons are provided with service Monday through Friday via 3 routes. Participants must be ADA certified and are provided service to disabled workshops through the Holiday House and New Beginnings in the City of Manitowoc. As the elderly population grows in size and the disabled population becomes more mobile, the number of person requesting specialized transportation will increase. Increasing demand, rising costs, limited funding, and the need for alternate providers are the emerging issues that will need to be addressed in the coming years. In a recent transportation community survey conducted by the Manitowoc County Aging Resource Center, nearly 20% of the respondents recognized the need for a elderly and disabled transportation system.

Recreational and Bicycle Trail Systems

The Town of Mishicot currently has a Secondary Bicycle Route. See Map 4-2.

Snowmobile is a recreational system that is given special consideration. The Manitowoc County Snowmobile alliance and Manitowoc County began working towards establishing a public trail system in 1973. The initial effort provided a 32-mile public trail, through designated crew chiefs, negotiating land use agreements and performing labor necessary to develop trails. Today approximately 135 miles of public trail system is being used, which serves as a link to an estimated 550 miles of private club trails found in the County. One state trail goes down the middle of the town from CTH BB to approximately Sturm Road, you can also branch off shortly before that to the east and go towards the lake just north of Rawley Road. There is also a few club trails in the Town of Mishicot. They mostly travel around the Village of Mishicot.

4-3 Inventory and Analysis of Road System

Functional Classification

The transportation system within the Town of Mishicot provides the basis for movement. The roadway system within the Town of Mishicot includes more than 66 miles of state, county trunk highway, and local roads. The principle components of the Town of Mishicot transportation circulation system are divided into the primary categories, arterial roads, collector roads, and local roads.

The Town of Mishicot does not have any principal arterial roads. Minor arterial roads serve in conjunction with principal arterial roads serving cities, large communities and major traffic generators on an intra-regional scale. STH 147 traverses in a northwest/southeast direction through the Village of Mishicot.

The Town of Mishicot is also served by several major collector roads (county trunk highways) that link the township to cities and villages within the county and to those state and interstate highways, which provide access to other regions.



Major Collectors

Roads that are classified as major collectors provide service to moderately sized communities and intra-area traffic generators. Collectors also provide secondary linkage to large population centers and arterial routes.

CTH 'BB' from CTH 'R' east to STH 42. It borders the north side of the township and traverses east and west.

CTH 'V' from the Village of Mishicot east to STH 42. It borders the southwest side of the township and traverses east and west.

CTH 'B' from the Manitowoc city limits to CTH 'BB'.

Minor Collectors

Roads classified as minor collectors provide service to all remaining smaller communities and link the smaller local roads to the major collector system.

CTH 'Q' from CTH 'V' north to CTH 'BB'. It traverses mostly north and south but only crosses through the town for a short while.

Traffic Counts

Traffic counts for the plan were analyzed from 1993 to projected 2005. See Map 4-1.

Access Controls

All or portions of these county trunk highways have been designated as controlled-access highways. Highway access management is planning the number and location of driveways and intersection to help maintain safe, efficient movement of traffic and to provide safer access to and from adjacent property. Designated controlled-access highways are as follows:

1. CTH 'V' from the Village of Francis Creek to CTH 'B'.
2. CTH 'V' from the Village of Mishicot to STH 42.
3. CTH 'B' from the Village of Mishicot to the City of Manitowoc.
4. CTH 'Q' from Cherney Road to CTH 'P'.

4-4 Inventory and Analysis of Applicable Transportation Plans

New Road Alignments

While growth and development are usually good for area economies, they often result in too many access points located too close together. As a result, traffic congestion increases, conflicts between land use and highway traffic grow, accidents increase, owners become frustrated and property values may fall as some owners move away. Speed limits may have to be lowered as a result of increasing congestion and accidents. Ultimately, the highway may even have to be relocated as the only way to restore safe and efficient operations. Access management can be used to help reduce or better manage congestion problems and, thus, delay or prevent such changes.

The town is also serviced by an interconnected system of local roads, which provide efficient links between farms, rural residences and rural commercial properties to other areas within the town, county and region. Wisconsin passed a law that required all municipalities and counties to assess the physical condition of highways in their jurisdiction by December 15, 2001, using a pavement rating system that was approved by WDOT (Wisconsin Department of Transportation).



County Highway Projects

Manitowoc County Highway Department officials have any tentative construction plans for the Town of Mishicot on Old CTH 'V' (Cherney Road, Samz Road) from CTH 'Q' to the Village of Mishicot.

Airport Master Plan

The Manitowoc County Airport is participating in a Master Plan that will describe the improvement for the next five years. In 2001, the airport will reconstruct the north General Aviation apron and modify the fencing with funding by a Block Grant. In 2002, the airport will reconstruct the General Aviation Terminal Apron & Hangar Taxiway; they will also reconstruct the service road. This will be funded by a Block Grant. Then State Aid will fund the design for the reconstruction of Runway 7/25. In 2003, reconstruction will take place on Runway 7/25 and will be funded by a Block Grant. Then in 2004, designing for the reconstruction for Runway 17/35 will begin, which is funded by State Aid. Finally in 2005, reconstruction of Runway 17/35 will be completed and funded by State Aid. So far, no plans have been made for any improvements after 2005.



TOWN OF MISHICOT

AVERAGE DAILY TRAFFIC COUNTS

Prepared by:
Manitowoc County
Planning and Parks

1993

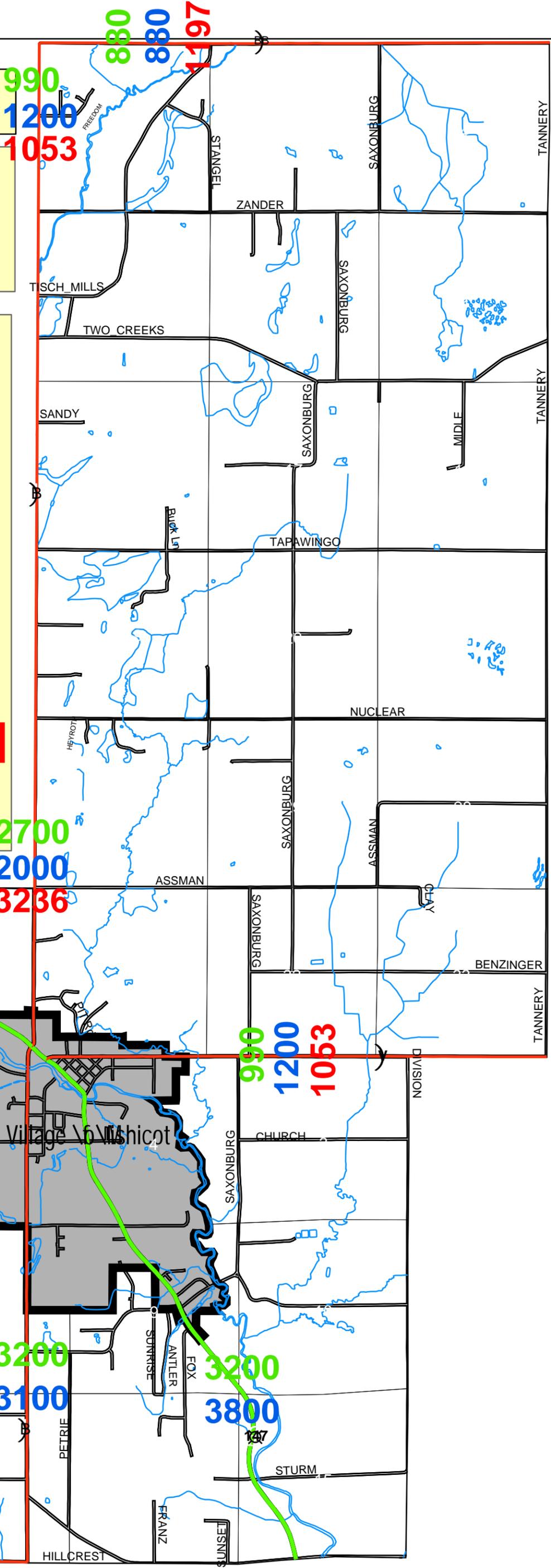
1996

2000 Projected

5

MAP 4-1
AVERAGE DAILY TRAFFIC COUNTS

Town of Mishicot
Manitowoc County, Wisconsin



Chapter 5: **Utilities & Community Facilities Element**

This section includes a compilation of goals, objectives, policies and programs to guide the future development of community facilities and utilities in the Town of Mishicot. Areas addressed include private on-site wastewater treatment technologies, solid waste disposal, recycling facilities, parks, telecommunication facilities, cemeteries, health care facilities, and other services such as schools, libraries, police, fire, and rescue facilities. Understanding the location, use and capacity of community facilities and utilities is an important consideration when planning for the future. This information, coupled with the demographic trends and projections, provides a realistic picture of service supply and demand.

5-1 Goals, Objectives & Strategies

UTILITIES AND COMMUNITY FACILITIES GOAL:

Provide quality community services and facilities in which town residents currently enjoy.

- OBJECTIVE 1** Continue providing community services, including contracted services, such as road and ditch maintenance, emergency services etc., that nearly 92 percent of the community survey respondents are satisfied with.
- OBJECTIVE 2** Development shall be done in a manner that reduces the cost associated with providing community services to the town.
- OBJECTIVE 3** Work closely with Manitowoc County regarding the placement of wireless communication towers within the town (in accordance with Chapter 20, the Manitowoc County Wireless Communication Facilities Ordinance) to ensure the protection of property values and aesthetic conditions within Mishicot.

5-2 Electric and Natural Gas Service

Electric service is provided through Wisconsin Public Service Corporation. Currently most of the town has access to this service, which is extended on an as needed basis. To date, people on STH 147 south of the Village of Mishicot and slightly north of the Village have natural gas along with most of the Village of Mishicot and a few roads that branch out from the Village.

5-3 Wastewater Treatment Options

On-site Treatment Options

The State of Wisconsin recently completed a comprehensive revision of Comm. 83, dramatically changing the availability of options when treating on-site wastewater within the state. This revision allows for a private on-site wastewater treatment system (POWTS) to be placed upon as little as 6 inches of native soil. The previous version would require a holding tank for sites with less than 24 inches of suitable soil. According to the Wisconsin Department of Commerce this increases the number of acres that will allow for an in-ground septic system by 34%, through new technologies such as sand filters and pre-treatment aerobic units. While the use of these new technologies increases the number of available acres for an in-ground system the exact increase in acres for the Town of Mishicot is unknown.



5-4 Groundwater Resources

The subsurface geology is divided into three aquifer units based on their hydro geologic properties. The lowest unit is the sandstone aquifer, which includes geologic units from the Cambrian sandstone and lower Ordovician groups, and lies directly above the Precambrian basement rock. Dipping slightly to the east under Lake Michigan, this aquifer is a regional groundwater flow system, carrying water from its recharge areas along the Niagara Escarpment and Kettle Moraine to its charge beneath the lake. The second aquifer unit is the Niagara aquifer, which lies above the Maquoketa shale within dolomite of the Silurian age. The Maquoketa shale acts as a confining unit, inhibiting the flow of water between the sandstone and Niagara aquifers. Like the lower sandstone aquifer, its recharge areas are along the Niagara Escarpment and Kettle Moraine. Due to the chemical nature of the dolomite rocks and the long residence time of water within this aquifer, water discharging from it has a high conductivity, carries a significant amount of dissolved minerals, and has a more constant temperature than surface waters. Drawdown within these aquifers may, overtime, alter the functioning of wetlands whose primary water source is groundwater. The third and shallowest groundwater unit lies within unconsolidated glacial till and outwash consisting of interbedded clay, silt, sand and gravel. Since water within this unit has the shortest residence time and discharges near its recharge point, there is little opportunity for its chemistry to be greatly changed. Thus, substances that are in the water at the recharge area are generally still present at the point of discharge and sometimes have a noticeable effect on the resulting vegetation. Due to the variable nature of groundwater flow in this aquifer, its use as a water source is primarily restricted to private wells.

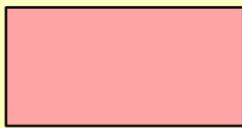


TOWN OF MISHICOT

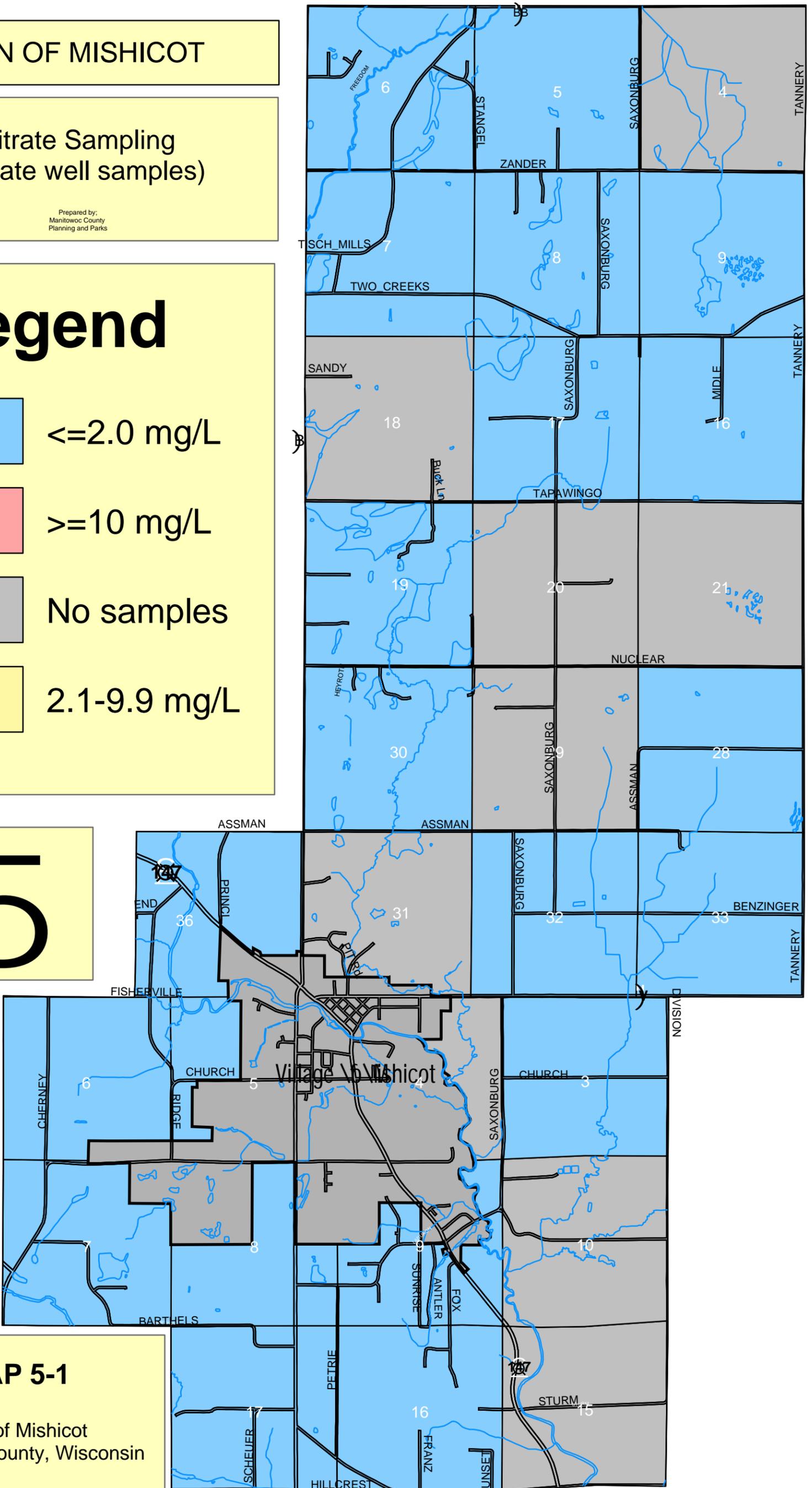
Nitrate Sampling (private well samples)

Prepared by:
Manitowoc County
Planning and Parks

Legend

-  ≤ 2.0 mg/L
-  ≥ 10 mg/L
-  No samples
-  2.1-9.9 mg/L

5



MAP 5-1

Town of Mishicot
Manitowoc County, Wisconsin

5-5 Community Facilities Inventory and Locations

Town Hall/Facilities

The Town Hall is located on CTH B, just north of Main Street. Some of the equipment that the town owns include: grater, tractor, chipper and road maintenance equipment. The town shares a recycling facility with the Town of Two Creeks. The recycling facility is located at CTH V and Tannery Road. Trash is compacted and shipped to an in-ground burial site. The facility also accepts and recycles paper, plastic, glass and tin. Operational hours are 8:30 a.m. to 2:00 p.m. on alternate Saturdays.

Cemeteries

The Town of Mishicot has 8 cemeteries throughout the township. The names and locations are listed below:

St. John’s Cemetery	Section 8 on Saxonburg Road
St. Mary Catholic/Tisch Mills Public/ Farmers Cemetery Assn.	Section 6 on Tisch Mills Road
Saxonburg Cemetery	Section 32 on Benzinger Road
National Cemetery/German Cemetery	Section 7 on Tisch Mills Road
Holy Cross I	In the Village of Mishicot
Holy Cross II	In the Village of Mishicot
Maack Cemetery	



Picture of St. John’s Cemetery

Health Care Facilities

Given the Town of Mishicot’s proximity to the City of Manitowoc and the City of Kewaunee and Green Bay, residents of the Town have close access to health care facilities provided in both cities. The population in the Town of Mishicot cannot support its own hospital, primary care, or clinic facility.

There are two hospitals located in the Manitowoc area serving the Town of Mishicot. What follows is a brief description of each facility:

Aurora Medical Center, 5000 Memorial Drive, Two Rivers, WI

Aurora Health Care is a community-owned Wisconsin health care provider and a nationally recognized leader in efforts to improve the quality of health care. Aurora Health Care sites in 65 communities in eastern Wisconsin and is Eastern Wisconsin’s largest health care provider. With more than 230 facilities, Aurora offers a continuum of health care services.

The Aurora Medical Center in Two Rivers opened in 2000. Built to replace the aging Two Rivers Community Hospital, the new medical center offers modern facilities, new technologies and amenities for patients and family members. The new, four-story facility includes 183,000-square-foot of space. The hospital offers primary, acute, tertiary, and extended care services. The facility is designed to support patient comfort and enhanced family involvement in a technologically advanced environment with better communication, more access to information and greater efficiency.

All 73 patient rooms are private with individual showers and home-like furnishings that promote patient rest and healing. Each room is within 40 feet of a nursing station.

- **Asthma Allergy and Immunology Clinic**, 601 Reed Avenue, Manitowoc
- **Vince Lombardi Cancer Clinic**, 601 Reed Avenue, Manitowoc
- **Manitowoc Clinic**, 601 Reed Avenue, Manitowoc
- **Manitowoc Clinic – South**, 4100 Dewey Street, Manitowoc
- **Aurora Health Care-Walk-In Care**, 4100 Dewey Street, Manitowoc



Holy Family Memorial, 2300 Western Avenue, Manitowoc, WI

Founded by the Franciscan Sisters of Christian Charity, Holy Family Hospital has evolved into Holy Family Memorial - a comprehensive health care network made up of highly qualified health professionals who are dedicated to providing quality medical care to the residents of Manitowoc County, Wisconsin.

The network of clinics and hospitals under the Holy Family Memorial umbrella provide a host of services including: cancer treatment, heart services, women and infant specialty care, family practice, physical and emotional support therapy, emergency services, and more. Some local clinics managed by Holy Family Memorial include:

- **CARENOW**, 2300 Western Avenue & 4303 Michigan Avenue, Manitowoc
- **Pain Rehabilitation Center**, 2300 Western Avenue, Manitowoc
- **Sleeping Disorders Center**, 2300 Western Avenue, Manitowoc
- **Work Health Options**, 2300 Western Avenue, Manitowoc
- **Cancer Care Center**, 2300 Western Avenue, Manitowoc
- **The Heart Center**, 2300 Western Avenue, Manitowoc
- **Manitowoc Family Practice**, 4303 Michigan Avenue, Manitowoc
- **Woodland Clinic**, 1900 Woodland Drive, Manitowoc

In addition to the hospitals and clinics listed above, residents of the Town of Mishicot can access many specialty, family practice, and emergency care clinics located in the City of Manitowoc, City of Two Rivers and City of Kewaunee or possibly Green Bay.

- **Apple Medical Clinic**, 804 Jay Street, Manitowoc
- **Dialysis Center**, 333 Reed Avenue, Manitowoc
- **Ear, Nose & Throat Associates**, 300 E Reed Avenue, Manitowoc
- **Lakeshore Pediatrics**, 601 Buffalo Street, Manitowoc
- **Lakeshore Urology**, 1818 Memorial Drive, Manitowoc
- **Manitowoc Foot Health Center**, 930 Maritime Drive, Manitowoc
- **Manitowoc Surgical Associates**, 600 York Street, Manitowoc
- **Orthopedic Associates of Manitowoc LTD**, 501 N. 10th Street, Manitowoc
- **Park Medical Center**, 601 N. 8th Street, Manitowoc
- **Rehab Plus**, 3310 Calumet Avenue, Manitowoc
- **Tamarack Behavioral Health Center**, 339 Reed Avenue, Manitowoc
- **Calumet Avenue Chiropractic**, 3713 Calumet Avenue, Manitowoc
- **Two Rivers Clinic**, 2219 Garfield Street, Two Rivers
- **Medical Arts Center**, 600 York Street, Manitowoc
- **Bay Care Surgery Center**, 1340 Hubble Street, Green Bay
- **Dental Park**, 602 N 9th Street, Manitowoc
- **Shoreline Dental**, 1415 N. 8th Street, Manitowoc
- **Smile Clinic**, 1602 N. 18th Street, Manitowoc
- **Family Dentistry**, 201 E. Waldo Blvd., Manitowoc
- **Lakeshore Dental SC**, 4725 Plank Road, Manitowoc
- **Oral & Maxillofacial Associates: A BayCare Clinic Provider**, 930 Maritime Dr., Manitowoc
- **Eye Clinic of Manitowoc**, 4801 Expo Drive, Manitowoc
- **Eye Clinic of Two Rivers**, 1603 Washington Street, Two Rivers
- **Eye Care Center of Two Rivers**, 1413 22nd Street, Two Rivers
- **Eye Care Center of Manitowoc**, 811 Franklin Street, Manitowoc
- **Shopko Optical**, 3415 Calumet Avenue, Manitowoc



Childcare Facilities

According to the 2000 U.S. Census, of the Town's 1409 residents, 477 or 33.9 percent are under the age of 19. This is a pretty good chunk of the local population that has particular service demands (i.e. schools, parks, child care facilities). Schools and Park Facilities will also be discussed elsewhere in the chapter, in this section though we will discuss the childcare facilities available to residents of the Town of Mishicot.

There are no commercial childcare facilities located in the Town of Mishicot at this time. However, residents may have informal networks of child care (i.e. family or friends) and some residents may provide childcare from their home for their neighbors.

The nearest commercial childcare centers to the Town of Mishicot are located in Manitowoc and Two Rivers. What follows is a partial list of some of the childcare centers in these two cities:

- **Creative Learning Child Enrichment Center**, 4404 Bellevue Street, Two Rivers
- **Harbor House Family Child Care**, 909 Glenview Drive, Manitowoc
- **Kinderheit Haus Child Care**, 1845 Michigan Avenue, Manitowoc
- **Kueter Child Care Center**, 2005 Johnston Drive, Manitowoc
- **Lakeshore Child Care Center**, 3400 Division Street, Manitowoc
- **Parent's Choice Child Care Center**, 2411 Wollmer Street, Manitowoc
- **Salvation Army Day Care Center**, 415 N. 6th Street, Manitowoc
- **Tender Beginnings Christian Child Care Center**, 1501 N. Rapids Road, Manitowoc
- **The Learning Center Inc.**, 1630 28th, Two Rivers
- **Tiny Tot Day Care Center**, 2214 Washington, Two Rivers
- **YMCA**, 205 Maritime Drive, Manitowoc

Senior Care Facilities

According to the 2000 U.S. Census, 130 people (9.2%) living in the Town of Mishicot are over the age of 65. Like youth populations, seniors also demand particular services and housing options to meet their specific needs.

The Town of Mishicot does not have any assisted living, senior housing, or retirement communities located within its boundaries. Seniors living in the Town of Mishicot must be able to live independently or find assistance from family members, friends, and neighbors. There are some programs serving Manitowoc County that provide services and opportunities for older persons living in the Town of Mishicot. Most common ones are, the Manitowoc County Commission on Aging provides meal programs (i.e. meals on wheels), limited transportation services (i.e. dial-a-ride to doctor and other appointments and errands), programs to help with chores and home care, and a Benefits Specialist Program for seniors having problems with private or government benefits such as Medicare and Social Security. These programs provide vital services that make independent living possible.

If a senior living in the Town of Mishicot is unable to live independently or desires a living arrangement with other seniors, he or she would find quality assisted living, nursing homes, and retirement homes in Manitowoc. What follows is a partial listing of senior care facilities serving the area. Available space and waiting lists depend on the location and cost of the facility and can fluctuate regularly.

- ✘ **Alterra Sterling House of Manitowoc**, 5005 Vista Road, Manitowoc
- ✘ **Encore Senior Villa at Manitowoc**, 3720 Menasha Avenue, Manitowoc
- ✘ **Felician Village**, 1700 S. 18th Street, Manitowoc
- ✘ **Fieldcrest Manor**, 1510 S. 30th Street, Manitowoc
- ✘ **Hannah Home LLC**, 4025 Delta Street, Manitowoc
- ✘ **Harmony of Manitowoc East**, 1480 N. 7th Street, Manitowoc



- ✘ **Harmony of Manitowoc West**, 2215 Cappaert Road, Manitowoc
- ✘ **Harmony of Two Rivers**, 4606 Mishicot Road, Two Rivers
- ✘ **Laurel Grove Assisted Living Center**, 1308 S. 22nd Street, Manitowoc
- ✘ **Manitou Manor Apartments**, 1433 N. 6th Street, Manitowoc
- ✘ **Parkview Haven**, 1325 N. 8th Street, Manitowoc
- ✘ **River's Bend Health & Rehab Center**, 960 S. Rapids Road, Manitowoc
- ✘ **Sacred Heart Court**, 1903 Division Street, Manitowoc
- ✘ **Saint Mary's Home**, 2005 Division Street, Manitowoc
- ✘ **Whitetail Estates**, 4705 W. Whitetail Court, Manitowoc
- ✘ **Wildwood Estates**, 3407 Wildwood Drive, Manitowoc

Since the Town's population base is not large enough to support a local senior care facility, retirement home, or nursing home, it is critical that the informal networks of friends, family and support services continue to provide needed assistance to seniors living in the Town of Mishicot. The Town of Mishicot must continue to pay particular attention to the special needs of seniors when providing utilities and community facilities.

Libraries

The Town of Mishicot is located within the Manitowoc-Calumet Library System (MCLS). The MCLS is a cooperative network of six public libraries in east central Wisconsin: Kiel, Manitowoc and Two Rivers in Manitowoc County, and Brillion, Chilton and New Holstein in Calumet County. The MCLS serves as a link to improve access to materials and services and to foster cooperation among all libraries in the two counties.

Manitowoc-Calumet is one of seventeen public library systems in Wisconsin. It was established in 1973 in Manitowoc County, and expanded in 1977 to include Calumet County. MCLS is funded primarily by state aids. MCLS has a professional staff and a board of 15 trustees who are appointed by the county boards and follows the guidelines of a Mission Statement. System offices are located in the Manitowoc Public Library, which is the System's resource library.

All MCLS member libraries are open to all residents of the two counties. The two closest libraries to the Town of Mishicot are in Manitowoc (707 Quay Street) and Two Rivers (1001 Adams).

Residents of the six cities that maintain libraries support those libraries with their city taxes. Each county reimburses the city libraries for serving rural residents. Manitowoc and Calumet counties each maintain a plan for library services. These plans help to ensure that library facilities and services are meeting local demands. Through MCLS agreements with other Wisconsin library systems, Town residents can also use most other public libraries in the state.

All of the libraries in MCLS are part of a web catalogue that can be accessed 24 hours a day from the Internet. WISCAT is the statewide bibliographic database and catalogue for Wisconsin. It contains 6.7 million bibliographic records with local holdings statements for 1,270 libraries of all types throughout Wisconsin. The libraries listed in WISCAT are willing to loan many of these materials through established statewide interlibrary loan channels. WISCAT has been on-line since the summer of 2000. Users simply connect to the Internet web page, search for the materials they are interested in, and place a hold on those materials so that they can be picked up during regular business hours.

Given the improved access to resources via the web catalogue and the interlibrary loan program, in addition to the resources the internet makes available to town residents and the continual planning efforts for future library services coordinated by Manitowoc County, it is anticipated that the library services will be adequate to meet future demands through 2022.



5-6 Police and Emergency Services

Police service for the Town of Mishicot is provided mostly through the Village of Mishicot and also the Manitowoc County Sheriffs Department. Staffing at the Manitowoc County Sheriffs Department consists of 12 officers during the day shift, 3 officers on second shift with an additional officer on duty during the P.M. shift. The department has a total of 54 sworn personnel and a fleet of 12 marked patrol cars and 10 unmarked patrol cars. While these officers cover all of Manitowoc County, they timely respond within 1 to 10 minutes to calls from the Town of Mishicot. National standards for police protection generally recommend 1 officer for every 2,600 persons. The Manitowoc County Sheriff’s Department serves a population base of approximately 40,000 people (2000 WI DOA Estimates) with a sworn staff of 54. As a result, the officer to citizen ratio is approximately 1:740. However, the actual on-duty ratio of protection for the daytime hours is 1:3,333 and for the nighttime shift it is 1:13,333. In the City of Manitowoc the Manitowoc County Sheriff’s Department maintains a jail facility. The facility can hold up to 200 inmates. Right now the count is at 190, 30 of them being state prisoner that can be relocated to any of the state facilities at anytime if additional space is required. As of right now there is no plans of expanding the facility since the capacity is adequate to meet anticipated future needs. Along with protecting the citizens and maintaining the jail, the Manitowoc County Sheriff’s Department also participates in community outreach and education programs, including DARE sponsorship. In the event of a crisis situation, the Village of Mishicot Police Department, Wisconsin State Police Department, Manitowoc Police Department, Two Rivers Police Department, and Kewaunee County Sheriff are also assigned to this area if County personnel need assistance. In the table below are statistics obtained from the Manitowoc County Sheriffs Department, you can see that in 1998 there were a total of 218 incidents with 266 officers being dispatched. In 2000, the incidents dropped to 202 with 214 officers being dispatched. In 1998 the most ambulances (31) were dispatched in the town.

Table 5-1

	1998	1999	2000	2001 (up until June 7)
Total Incidents	218	227	202	86
Total # of police officers dispatched	266	278	214	132
Total # of ambulances called for assistance	31	30	29	12
Total # of fire departments called for assistance	21	17	20	8

Source: Manitowoc County Sheriffs Department

FIRE SERVICE

The Township of Mishicot is served by two Fire Departments. Everything south of Tapawingo Road is served by Mishicot Fire and Rescue. The Department is served by 29 volunteer firefighters with 1 pumper, 1 tanker pumper, 1 ladder pumper, 1 tanker and 1 rescue truck with jaws of life and other extraction equipment. The north part of the township is served by Tisch Mills Fire Department with 31 volunteer firefighters and 2 pumper, 1 tanker pumper, 2 tankers, 1 equipment truck.

The Ambulance service for the Township is Mishicot Area Ambulance Service. The level of service for the EMT’s is EMT –I. –D. There is 27 active EMT’s 15-I and 12 basic with 6 drivers.

5-7 School Districts



The Town of Mishicot has one public school districts within its' boundaries. Beyond the public schools, there are private schools operating in Manitowoc, Mishicot and Two Rivers that may be utilized by town residents who desire their services. All of these schools provide a faith-based education to their students.

Mishicot Area School District. The Mishicot Area School District serves approximately 1,100 students with a staff of 86 professionals. The district includes: 1 elementary school, 1 middle school, and 1 high school. All of the schools are located in the Village of Mishicot.

5-8 Cellular/PCS Towers

The advent of new communication technologies, such as cell phones, has greatly increased the need for towers to provide receiving and sending capabilities. This need was formally recognized by the federal government by the passage of the Federal Telecommunications Act of 1996.

Federal Telecommunications Act of 1996. The federal Telecommunications Act of 1996 has increased the need for many local governments to examine their zoning ordinances to make sure that they do not discriminate against cellular communications in land use and zoning decisions. Under Section 704 of the act, townships do have the power to regulate the placement, construction and modification of personal wireless facilities, as long as the rules do not unreasonably discriminate between providers or prohibit service.

When seeking to regulate cellular towers, it is important to understand the Telecommunications Act and its intent. The Telecommunications Act of 1996 is the first major overhaul of telecommunications law in almost 62 years. The Act deregulated the cellular communication industry. The goal of this law is to let any communications business compete in any market against any other to foster competition between providers. Simply stated, the law seeks to establish competitive networks of cellular service across the country. The Federal Communications Commission (FCC) administers the law by issuing licenses to carriers. The licenses have specific timing requirements for companies to complete network coverage areas. Carriers work feverishly to complete these coverage areas (i.e. erect towers) before the license expires.

Initially, the FCC divided the United States into 734 different markets where it licensed two entities for each market. Of these markets there were 306 Metropolitan Statistical Areas (MSAs) and the remaining 428 markets were classified as Rural Service Areas (RSAs). The Town of Mishicot is in the Wisconsin Rural Service Area market, which includes all of Manitowoc, Door, Kewaunee and Sheboygan counties. Each of the MSA and RSA licensees were provided five years to build out their systems within their designated market area. At the end of the five-year build-out period, licensees were required to notify the Commission of what area they actually covered within the market area. This covered market area is called their Cellular Geographic Service Area or CGSA. Any area within the MSA or RSA that was not in a particular company's CGSA after five years was classified as an unserved area and open for additional licensing to other providers. There is an ongoing filing process that allows carriers to apply for a license to serve any unserved areas that may remain in a market. There is no limit to the number of applications that may be granted in each market.

Tower Location and Coverage. The size of service area for a single cellular tower is a very complicated question to answer. Coverage areas depend on topography and tower height. In order to provide a complete network, towers must be able to "see" one another.

When cellular technology first came about, analog service required towers of a height of 300 feet or more. These towers could provide coverage within a five mile radius of the tower.



Today, new digital technologies, PCS, and the wireless internet operate at a higher frequency than the older analog towers. This increased frequency reduces the coverage from a five-mile radius to a 2-3 mile radius. As a result, there is a need for more towers to serve the same area.

There are groups that prefer several shorter towers in a community while another group prefers the use of fewer taller towers. Each of these approaches can provide adequate coverage within a community, but do not necessarily eliminate the need for additional towers.

Communities like Mishicot do have options to reduce the overall number of towers and minimize their visual impact. For example, co-location of several antennas on a single tower reduces the need for additional towers. Carriers also are more and more willing to camouflage their towers by locating antenna on church steeples, tall buildings, silos, tall power transmission lines and water towers. Each of these techniques can help to minimize the impact of the wireless industry in the Town of Mishicot.

Future Tower Needs in the Town of Mishicot.

Unfortunately, it is not possible to develop a map of specific locations to site towers in the Town of Mishicot. This is because networks provided by different carriers have different location requirements for towers. Moreover, as technologies from change and new licenses are granted for additional carriers to move into the area, locations identified on a map would quickly become outdated.

One problem with 1996 Telecommunications Act, from a local perspective, is that simply providing coverage is not enough. Communities must provide for networks from competing carriers licensed in an area. The number of licenses granted, and in turn, the number of towers needed is controlled by the FCC.

It is anticipated that in the next 5-10 years the primary coverage area for wireless service in the Town of Mishicot will be along Hwy 147 corridor. Beyond this timeframe, coverage will likely extend next to the county trunk lines and finally to other remote areas of the Town. The rate of tower construction will depend on local demand, the number of licenses granted by the FCC, and the capacity of new towers to accommodate additional carriers.

5-9 Public And Community Facilities Recommendation

It seems like all the Community Facilities (Police/Sheriff, Fire Protection, EMS Services, Roads, Road Signs, Snow Plowing and Hunting/Fishing Areas) in the Community Survey received higher than 90% for satisfaction. The only ones that didn't meet the 90% were Ditch Maintenance, Recycling Program and Parks and Recreation areas. Fire protection and EMS received the highest satisfaction with 100%. With the level of satisfaction of services in the Town of Mishicot and adequate building facilities in place, the Town of Mishicot has no major expansions or rehabilitation projects planned, although matters may be addressed as they arise.



TOWN OF MISHICOT

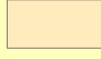
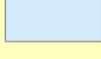
Community Facilities Map

Prepared by:
Manitowoc County
Planning and Parks

Legend

-  Fire Stations
-  Cell Tower Sites

Fire District

-  FRANCIS CREEK FD
-  MISHICOT FD
-  TISCH MILLS
-  TOWN TWO RIVERS FD

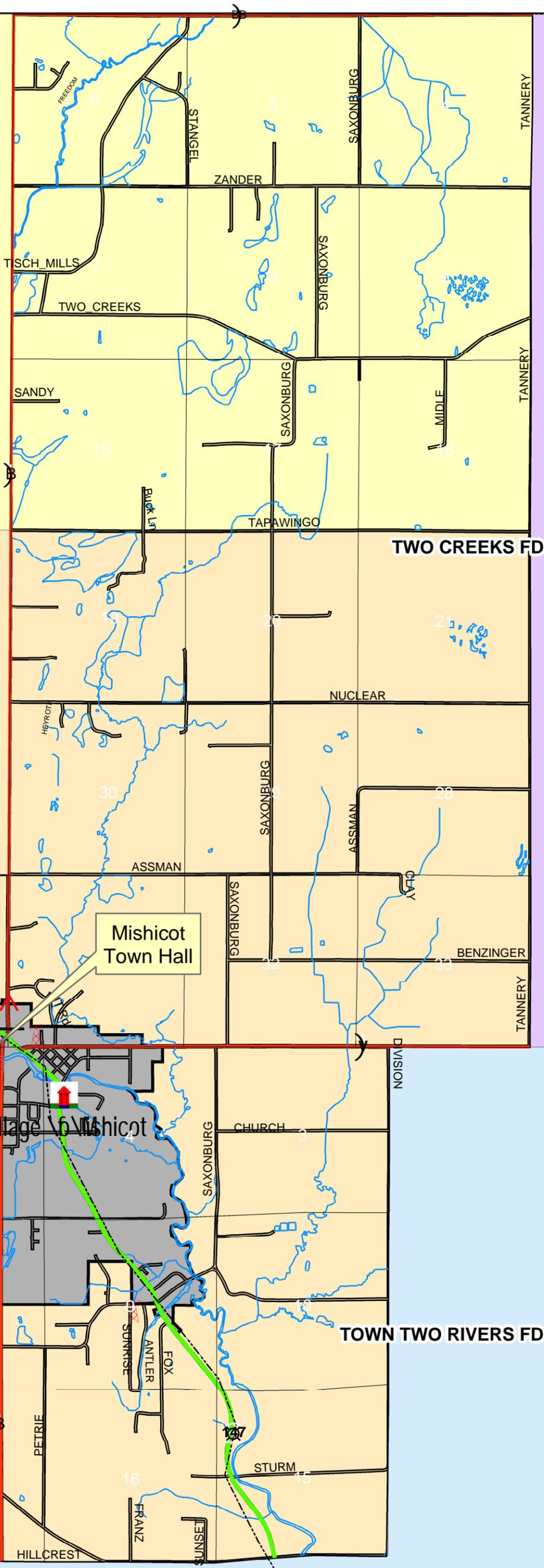


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MAP 5-2

Community Facilities Map

Town of Mishicot
Manitowoc County, Wisconsin



CHAPTER 6: **ECONOMIC DEVELOPMENT ELEMENT**

This section contains a compilation of goals, objectives, strategies and programs to promote the stabilization, retention, or expansion of the current economic base in the Town of Mishicot. With a predominant agricultural economic base and the lack of municipal sewer and water services available to the needs of intense industrial and commercial operations, this section focuses on smaller non-agricultural businesses, in addition to, agricultural use.

6-1 Goals, Objectives and Strategies

ECONOMIC GOAL:

Allow for economic development (i.e. commercial and industrial) in appropriate locations, which address the town's strong interest in preserving rural character and open space.

OBJECTIVE 1 Any economic development project will be planned to preserve and promote the rural character of the Town of Mishicot.

STRATEGIES:

1. Discourage large industrial and commercial development on town roads in order to minimize town road maintenance cost and minimize traffic safety hazards.
2. Support small and home-based businesses, which do not harm the rural atmosphere of the township and/or create land use conflict.
3. Recognize working farms as an economic asset and work to preserve and protect quality farmland.

OBJECTIVE 2 Local commercial "growth areas" will be planned for designated areas to reduce the potential of land use conflicts.

OBJECTIVE 3 Encourage large industrial, commercial, retail and service development to locate in areas where municipal services can be provided economically. These uses may have to be located in areas where municipal services exist.



6-2 LABOR FORCE CHARACTERISTICS

A brief review of the socio-economic characteristics of the planning area and an analysis of the changes that have occurred will be discussed in this section to portray the general overall condition of the areas economy. Shifts in the age and sex characteristics of residents, seasonal changes, and employment opportunities can all cause fluctuations in the number of persons in the civilian labor force.

Transportation to Work	TOWN OF MISHICOT						
	1980	%	1990	%	2000	%	Total change
Drive Alone	324	54.8%	491	77.1%	597	80.1%	25.3%
Carpool	121	20.5%	52	8.2%	71	9.5%	-11.0%
Public Transportation	2	0.3%	2	0.3%	3	0.4%	0.1%
Walked Only	58	9.8%	15	2.4%	14	1.9%	-7.9%
Other Means	10	1.7%	0	0.0%	7	0.9%	-0.8%

Source: U.S. Census of Population and Housing. WIS. POP

Table 6-1

In Table 6-1, the data represents an increase of 25.3 percent of people who drove alone to work from 1980 to 2000. There was also a decrease of 11 percent for people who carpooled to work. Less people are also walking to work since 1980.

According to the Bay Lake Regional Planning Commission, the 1999 civilian labor force in Manitowoc County was 43,594, which is a 5.28 percent increase from 1990. Over 16 percent of this labor force worked outside of the County, with Sheboygan County being the largest recipient with 2,395 commuters. Other counties include Brown and Calumet with slightly over 1,000 commuters each. Nearly 1,900 workers travel into the county for employment, over 6,176 workers travel out of the County for employment. This results in a net migration of 4,278 workers out of Manitowoc County. While specific destination of commute are unavailable for the Town of Mishicot, Table 6-2 illustrates that 45.7 percent of the people travel 20 minutes or more to their place of employment in 1990.

Place of Work

Figure 6-1, 6-2 and 6-3, on the following page, compare relevant data from the 1980, 1990 and 2000 census. The largest industry in Manitowoc County in 2000 was the manufacturing industry, which accounted for 35.2 percent of employment. The largest change in the employing industry for the Town of Mishicot is in Services. Persons employed rose from 16 in 1980 to 69 in 2000. During the same period, retail trade, transportation and warehousing, and utilities suffered slight decrease in employees. In 1980 they had 13 and 20 employees, now in 2000 they only have 8 and 16. Manufacturing had a significant growth from 1980 to 2000 with 17 more employees. Agriculture, Forestry, Fisheries and Mining dropped significantly from 1990 to 2000 losing 45 employees to other industries. In addition, since 1990 whole sale trade and public administration enjoyed modest growth, matching the growth in the civilian labor force.

TABLE 6-2

MANITOWOC COUNTY COMMUTING PATTERNS

	Commute Into	Commute From	Net Commute
Brown	1,106	497	-609
Calumet	1,370	507	-863
Kewaunee	275	268	-7
Sheboygan	2,395	538	-1,857
Elsewhere	1,030	88	-942
Total	6,176	1,898	-4,278
Work Within Manitowoc County			

Source: WI DWD, Bureau of Workforce Information. Wisconsin Commuting Patterns, 1994

Travel Time in Minutes	TOWN OF MISHICOT				
	1980	%	1990	%	Total change
Under 10	96	18.4%	73	11.5%	-6.9%
10 to 19	149	28.5%	196	30.8%	2.3%
20 to 44	262	50.1%	253	39.7%	-10.4%
45 or more	16	3.1%	38	6.0%	2.9%

Source: U.S. Census of Population and Housing. WIS. POP Table 6-3



Figure 6-1

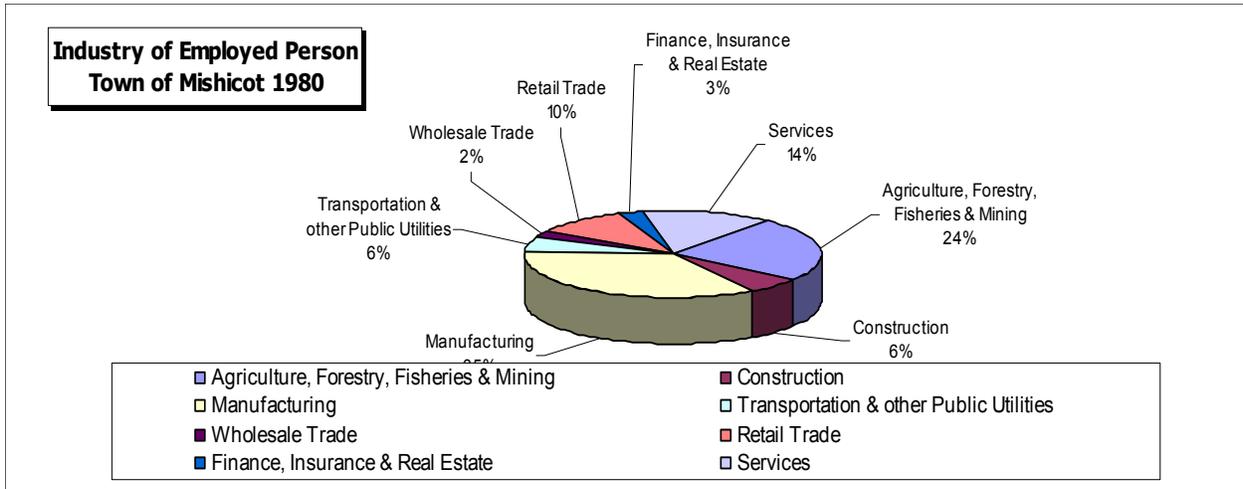


Figure 6-2

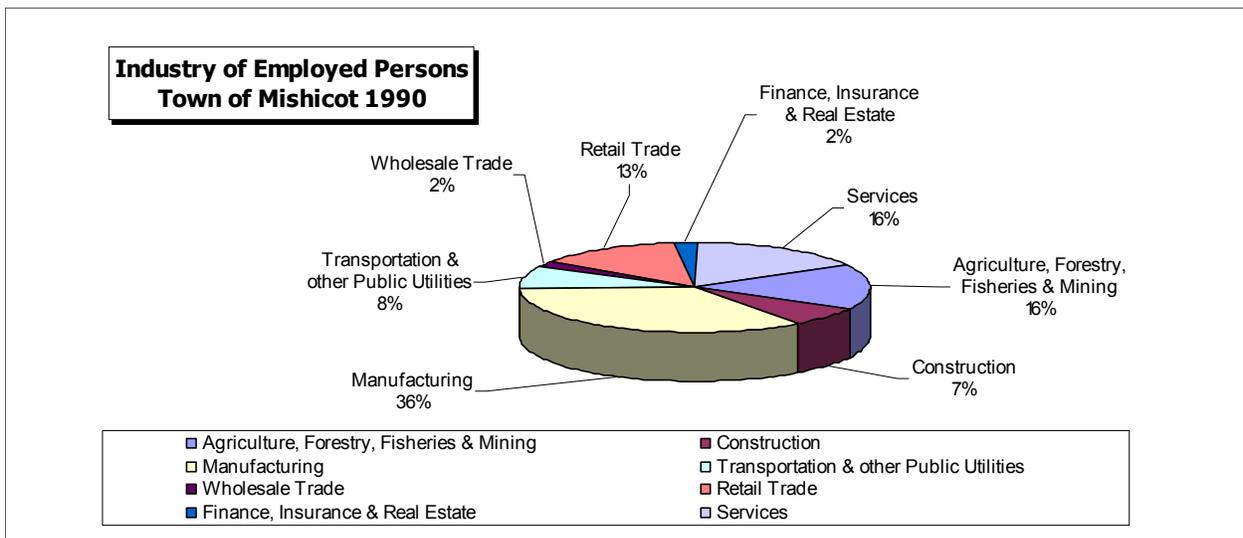
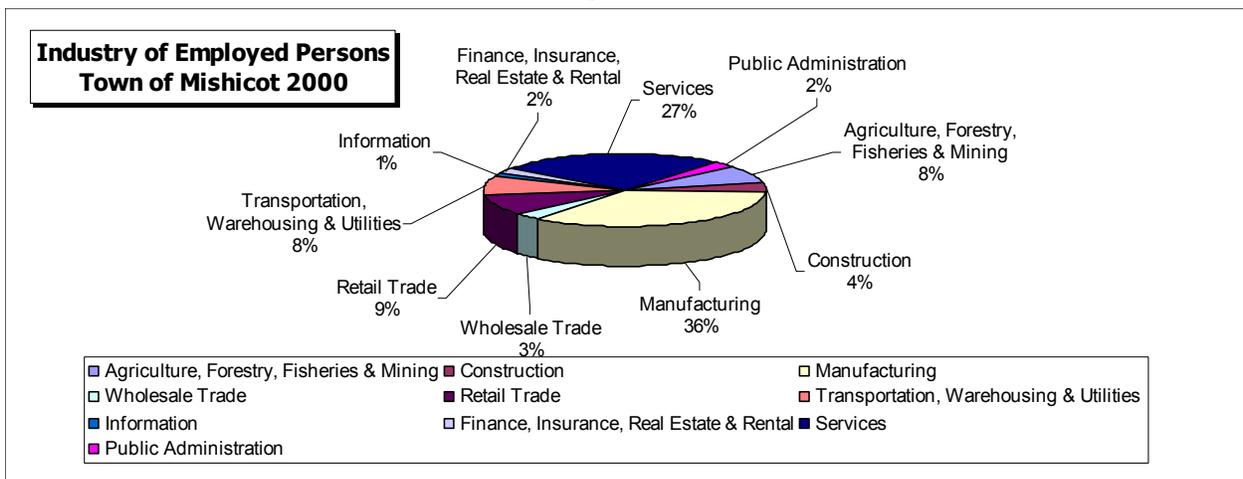


Figure 6-3



Source: U.S. Census of Population and Housing. WIS. POP

Occupation

In comparing occupational related data from the 1980, 1990 and 2000 census it appears that there was a considerable shift in farming, forestry & fishing. On the other hand, Managers & Professional Specialists had a significant increase over the past 20 years. There was also a significant increase for Production, Transportation and Material Moving.

Figure 6-4

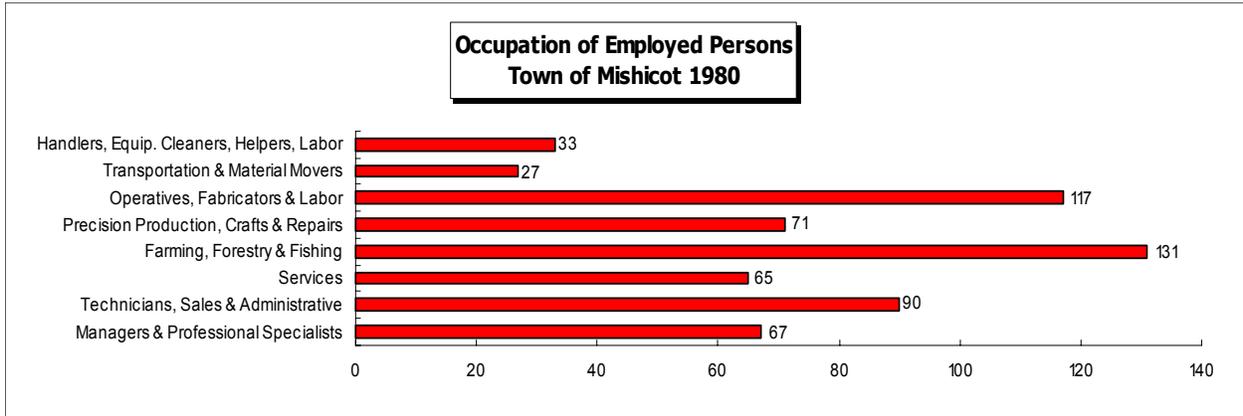


Figure 6-5

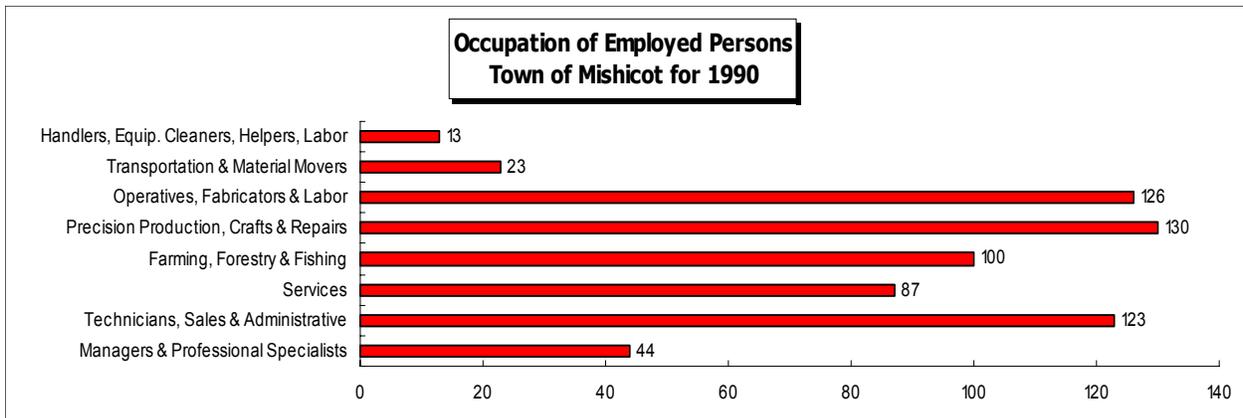


Figure 6-6



Source: U.S. Census of Population and Housing. WIS. POP

6-3 Unemployment Rate & Forecast

Table 6-4 shows the labor force data for the study area. The labor force is the sum of employed and unemployed persons who are 16 years and older. (People who are not working include people who are not in the labor force. Examples of people who are not working but who are not unemployed are retirees or people who choose not to work.) According to the 1980 Census, there were 601 persons in the civilian labor force of the town. Of this total, 373 were male and 228 were female. At the time of the 1980 Census, 27 persons (16 male & 11 female) were unemployed, representing an unemployment rate of 4.49 percent. Then in 1990, the unemployment rate for the town declined to 4.01 percent. In 1990 there were 673 persons in the civilian labor force in the town. Of this total, 405 were male and 268 were female. Of the 673 persons, 27 (16 males & 11 females) were unemployed. Now in the 2000 Census, there were 785 persons in the civilian labor force. Of the 785 persons, 26 were unemployed. Unemployment rate for 2000 was at 3.31 percent.

Table 6-4

	MISHICOT	COUNTY	STATE
1980	4.49	3.80	4.20
1990	4.01	3.30	3.50
2000	3.31	2.40	2.30

UNEMPLOYMENT RATES OF PERSONS 16 YEARS AND OLDER

SOURCE: U.S. CENSUS BUREAU, AND W.D.O.A.

6-4 Income Characteristics

From the 2000 population census, data was collected to estimate that the Median Household Income in the Township of Mishicot is around \$51,083. It was estimated that in 2000, 84.6% of the resident income came from salaries and wages. About 14.6% of resident income came from government workers and self-employed workers in own not incorporated businesses. Table 6-5 compares personal per capita incomes of Manitowoc County, the State and the United States. It appears the even though the per capita income has increased for the County it is still lower than the per capita income of the State for the last decade. The per capita income for the Town of Mishicot for 2000 was \$17,879.

TABLE 6-5 PER CAPITA PERSONAL INCOME								
	1995	1996	1997	1998	1999	2000	1 Year	5 Year
U.S.	\$23,255	\$24,270	\$25,412	\$26,893	\$27,843	\$29,469	5.8%	26.7%
Wisconsin	\$22,365	\$23,301	\$24,481	\$26,004	\$26,869	\$28,100	4.6%	25.6%
Manitowoc	\$20,537	\$21,609	\$22,644	\$24,042	\$24,459	\$25,371	3.7%	23.5%

Source: U.S. Department of Commerce, Bureau of Economic Analysis. Regional Economic Information System

6-5 Sites For Business and Industrial Development

The majority of the persons in Mishicot are employed outside the Township. In 2000 the mean travel time to work was 22 minutes. This length of commute would be long enough to drive completely out of the town from any location within it. Possible areas for development could be STH 147 north or south of the Village of Mishicot or CTH B north or south of the Village of Mishicot.



CHAPTER 7: **INTERGOVERNMENTAL COOPERATION ELEMENT**

This section identifies existing and potential conflict between the Town of Mishicot and other units of government within its areas. A compilation of goals, objectives, strategies and programs have been identified to promote the joint planning with other jurisdictions, including school districts.

7-1 Goals, Objectives, And Strategies

INTERGOVERNMENTAL COOPERATION GOAL:

Promote cooperation among neighboring units of government (Village of Mishicot, and Townships of Gibson, Two Rivers, Two Creeks, and Kossuth).

OBJECTIVE 1 Consolidate community resources when possible.

STRATEGIES:

1. Work with the Village of Mishicot and surrounding townships, addressing future boundary issues, to minimize possible conflicts.

OBJECTIVE 2 Consolidate community planning efforts when possible.

STRATEGIES:

1. Promote cooperation with Manitowoc County regarding plan updates and amendments to the Towns Plan.
2. Allow the development of the Ice Age Trail.
3. Work with Manitowoc County regarding various zoning issues (i.e. variances, special exception permits, and zoning amendments), for consistency with this plan.

7-2 Planning Documents

Most of the Town of Mishicot land use controls are administered through the Manitowoc County Planning and Park Commission. The County uses the following planning documents and ordinance sections to address planning, parks and open spaces and zoning issues. Neither Manitowoc County, nor the Town of Mishicot currently has a comprehensive land use plan. It is envisioned that this planning document will be compiled with town land use plans completed in the County to form a Comprehensive Land Use Plan for Manitowoc County.

Parks and Open Spaces

The primary purpose of this document is to provide guidance to the County, Cities, Villages and Towns of Manitowoc County in their efforts to meet the recreation needs of the people and to aid in preserving the bountiful natural resources of the area. Under Section 27.04 of the Wisconsin Statutes, the Commission prepared a plan for the County park system in 1997, officially updating plans completed in 1963, 1972, 1978 and 1985. This plan was also designed to meet the statutory responsibilities of the Commission and to obtain eligibility for another five-year period under LAWCON and for the Acquisition and Development of the Local Parks Programs.



Farmland Preservation Plan

As a result of the State of Wisconsin Farmland Preservation Act of 1977, Manitowoc County prepared the Manitowoc County Farmland Preservation Plan. This 1980 plan provided guidance to both units of government and County residents in their attempts to preserve agricultural lands and planned urban growth. This plan met the necessary State Farmland Preservation Act requirements to qualify land zoned Restrictive Agricultural (A-3) for a tax credit based on the landowner's income and property taxes. The plan was revisited in 1986 to include changes in land use resulting in urban growth and in farmland reduction. In addition, 1994 changes to the State Farmland Preservation Act that increased the tax credits and added soil conservation requirements to the Act were included in the 1986 update.

Priority Watershed Plan

A plan created to assist the towns with erosion and land use control for urban areas by preventing runoff into natural water areas. There is one watershed plan in the Town of Mishicot. The Twin-Door-Kewaunee Basin which includes the East and West Twin River Watersheds. The Twin-Door-Kewaunee Basin Plan was completed in 1995. It lists the West Twin River as a high priority stream for funding of cleanup work. The report lists wetland drainage, cropland erosion, stream bank pasturing and barnyard runoff as contributors to degraded water quality. There is, however, a need for more studies to more clearly identify the sources. The West Twin River is listed on EPA's 303d list of severely impaired waters.

County Development Plan

To date, the County has not prepared a countywide development plan. Under s. 59.69(3) of the Wisconsin Statutes, counties are authorized to develop a plan for the physical development of the unincorporated territory within the County. Under the current environment, the County is assisting some of the unincorporated townships within its planning area in the development of town land use plans. The remaining townships are working with outside consultants in development of plans. Once these plans are prepared, the County will gather the information within each and merge them into a countywide development plan that is "Smart Growth" compliant.

Lakes Classification Project

In 1999, a citizen advisory group was formed to make recommendations to the Manitowoc County Land Conservation Committee and Zoning Committee regarding the classification and management of the County's lakes and streams. These recommendations will be used to update the County's Shoreland/Floodplain Zoning Ordinance which regulates areas within 1,000 feet of a lake and 300 feet of a river or stream.

Through the project, all lakes, rivers and streams were placed into three classes: natural waters, semi-developed waters and developed waters. Lakes were placed into these categories according to the potential development, current development patterns, and the quality of existing and potential aesthetic quality and habitat. Development standards were recommended for each class to include setback for structures, lot sizes, impervious areas, shoreline buffer areas and erosion control practices for development projects. In total, four public meetings were held throughout the County at which the recommendations were presented and comments received and analyzed from the public. One major concern of the public was, existing non-conforming structures in these areas. The intent of the recommendations was to thoroughly address these concerns by calculating building area based more on a formula calculation lot coverage area of impervious areas rather than the strait set back dimensions currently used.

State Transportation Plans

In November 1994, the Wisconsin Department of Transportation adopted a comprehensive, long-range inter-modal transportation plan called *Translinks 21*. The plan, which is required by the federal Inter-modal Surface Transportation Efficiency Act (ISTEA), will guide transportation policies, programs and



investments through the year 2020. Overall, the plan calls for a total investment of approximately \$39 billion (1994 constant dollars) by 2020. As part of Translinks 21, the following transportation modal plans have been, or are in the process of being developed.

Wisconsin State Airport System Plan 2020
Wisconsin State Bicycle Transportation Plan 2020
Wisconsin State Highway Plan 2020
Wisconsin State Pedestrian Policy Plan 2020
Wisconsin State Rail Plan 2020
Wisconsin State Transit Plan 2020

State Recreational Trails Network Plan

This plan identifies a series of potential trail corridors across Wisconsin that would link existing trails, public lands, natural features and communities. It describes a vision of a statewide network of interconnected trails into which smaller state, partnership, county, municipal and private trails feed. Preserving corridors for future use is a very important consideration when converting a rail line to a recreational and alternative transportation corridor. Under current Federal Law, once preserved the corridor will remain available for future rail use.

Watersheds

Two watersheds encompass the Township of Mishicot. The watershed that covers roughly 90% of the Town of Mishicot is the East Twin River Watershed. The West Twin River Watershed covers the rest of the area in the Town of Mishicot.

East Twin River Watershed

- 1.3 tons of erosion per acre along the East Twin River, which is below the County average. The East Twin River is a relatively clean river according to these analysis. Sandy soils in this area may be a contributing factor. There are a number of high quality tributary streams on this river.

West Twin River

- 1.6 tons of erosion per acre along the West Twin River, which is one of the highest erosion rates in the county. The high erosion rate is due in part to the high concentration of clay soils.

Wisconsin Basin Initiative

The East Twin River Watershed is part of the Lakeshore Basin Partnership team. Developed in 1998, a partnership referred to as the "Wisconsin Basin Initiative" was begun by the Department of Natural Resources, University of Wisconsin-Extension, and the Natural Resources Conservation Service to promote citizen-based watershed programs. The initiative has pulled together Basin Partnership Teams to promote clean water, wise land-use, and protection and stewardship of Wisconsin's natural resources. The Basin Partnership Teams are comprised of citizens, organizations, businesses, agencies, and others, and are meant to provide a forum for collaborative efforts related to natural resource management. Specifically, the Basin Partnership Teams work to identify, prioritize and address natural resource management issues within their basin. By bringing individuals from all sectors of society together, it is envisioned that innovative and collaborative approaches to resource management will evolve.

7-3 EXTRA-TERRITORIAL JURISDICTIONS

Extra-territorial Subdivision Regulation

State statutes allow an incorporated village to extend village to extend plat review over surrounding unincorporated areas. The scope of the jurisdiction extends 1.5 miles from each village boundary. The



Villages of Mishicot have this Extra-territorial jurisdiction over portions of the Town. While the village has the right to exercise Extra-territorial plat review jurisdiction, influencing the division of land, they only exercise this option sparingly. State statutes also allows a city to extend plat review over surrounding unincorporated areas. The scope of the jurisdiction extends 3.0 miles from each city boundary.

Extra-territorial Zoning

State Statutes also allow an incorporated village or city to extend Extra-territorial zoning over surrounding unincorporated areas. This jurisdiction requires a joint effort between the Town of Mishicot and Village of Mishicot to develop a plan for the area to be zoned. The Extra-territorial zoning is then established according to the developed plan. Extra-territorial zoning is not currently being administered in the Town of Mishicot.

7-4 Inventory of Existing or Potential Conflicts

Proposed Conflict Resolution Process

A chief purpose of a comprehensive plan is to devise a useful strategy for the orderly transition of land within "proper" aesthetics of the community's vision and goals. It is imperative to recognize the existing or possible conflicts between land uses in the town, in order to achieve the community's vision and goals. This would involve an analysis of uses, where the characteristics of a particular land use are incompatible with an adjoining use.

This discussion is somewhat relative because there may be some level of undesirability between various land use combinations. Nonetheless, there are some typical associations that may produce problems. A typical example might be a residential development in close proximity to a particular industrial or commercial development that might conflict with sight, sound, odor or other undesirable characteristics. Another example could be an auto salvage yard in proximity to a recreational or natural area, or a home occupational, commercial-type uses in a single-family area that has outgrown its roots.

Loss of Agricultural Land - Preserving productive farmland and maintaining agricultural production efficiencies are vital components to sustaining agriculture as a local business opportunity and part of the community's character. Loss of productive farmland soils to development, will directly impact the Town's overall potential for agricultural productivity. In addition, fragmentation of town agricultural lands by non-farm related development can indirectly impact or eliminate agricultural resource production that are better suited on larger tracts of contiguous resource lands. For example, the construction of homes in the middle of fields or splitting larger farm tracts into several residential ownerships may cause a much greater loss of agricultural land than the actual acres taken up by home construction.

Conflicts Between Residential and Farm Uses - Demand for rural residential living environments and recreational lands has resulted in a number of potential land use issues: 1) increased conflicts between farming operations and rural residents; and 2) loss of farming efficiency as homes and new subdivisions are built or designed with little regard to continued use of surrounding lands for agricultural production. The potential for conflict between farm and non-farm residential uses is often greatest near the active farm site when farm-related activities such as operating machinery, animal management (e.g., housing, feeding, product processing, manure storage), farm traffic, etc..., operations occur on a daily, seasonal or year-round basis. Establishing residential building setbacks is one of a number of land use management techniques, which can help evade or lessen potential nuisance complaints and land use conflicts.

Loss of Other Traditional Rural Land Uses - Conserving larger tracts of contiguous town



agricultural lands, woodlands, and other rural open spaces is important to sustain non-agricultural, rural land uses such as hunting, snowmobiling, wildlife habitat, etc... that are carried out on private lands. Development and fragmentation of such areas into home sites, businesses, roads, parking and landscaped areas can considerably impact or eliminate all or some of these desirable traditional rural land uses which are often better suited on larger tracts of contiguous resource lands.

7-5 Units of Government

Surrounding Townships

The Town of Mishicot is neighbored by 5 townships, Two Rivers, Two Creeks, Kossuth Gibson and Carlton. The Town of Mishicot should be aware of land use policies and decisions in these towns when near common borders. Contradiction of land uses near these borders has the potential to produce conflict, being incompatible with individual town planning efforts.

The Town of Mishicot provides many services to town residents. Likewise, the surrounding townships and villages offer many of the same services. Cooperation between towns and villages may enable Mishicot to provide the same services more efficiently and cost effective.

Manitowoc County

The Town of Mishicot relies on Manitowoc County to regulate many land uses, with zoning being used as the primary tool. County zoning has been in affect in the town since April 13, 1966. Since that time, few revisions have taken place. This being said, Mishicot should work with the County to not only update zoning text, but also update classifications and districts which are included on the Town of Mishicot zoning map. These efforts should coincide with the issues identified in this plan and the 2022 Land Use Map, which were developed during the planning process.

In addition, Mishicot should work with the County in regards to any proposed zoning amendments. Currently, both units of government hold separate meetings that address these issues. A fixed procedure in which the applicant first applies with the town for approval should be followed. If the town recommends approval of the zoning amendment, then the County can proceed with their zoning amendment process.

Lastly, the town should request that the Mishicot Comprehensive Land Use Plan be incorporated into a countywide development plan, which should be developed prior to 2010.



Chapter 8: **Land Use Element**

This element includes a compilation of goals, objectives, policies, programs and strategies to guide the future development and re-development of properties located within Mishicot. The amount, type, intensity, and net density of existing land uses are disseminated to allow analysis of the supply, demand, price and opportunities for development in uses providing the least amount of potential land use conflicts.

8-1 Goals, Objectives and Strategies

LAND USE GOAL:

Maintain a mix of agricultural, rural residential, open space, and small business uses in the town of Mishicot.

OBJECTIVE 1 Preservation of the Agricultural Core Area.

STRATEGIES:

1. Preserve the infrastructure that supports local agricultural uses within the town.
2. Limit the fragmentation of large tracts of agricultural land in the "Agricultural Core Area" by wetland restoration project.
3. Recognize working farms as an economic asset and work to preserve and protect quality farmland.

OBJECTIVE 2 Promote residential development in designated areas identified on the "Town of Mishicot 20 Year Preferred Land Use Map (Map 8-13)" as Rural Residential or Other Agricultural Area.

STRATEGIES:

1. Allow for the re-zoning of lands within these areas to allow for single-family and two-family homes.
2. Limit the fragmentation of large tracts of agricultural land identified on Page 8-13.
3. Promote development in a manner that reduces the cost associated with providing community services to the town.
4. Allow for more condensed residential growth in the extraterritorial area of the village of Mishicot.

8-2 Inventory of Existing Land Use Controls

Land Use Regulation

The land use controls for the town of Mishicot are administered through the Manitowoc County Planning and Park Commission. On May 3, 1965 the town adopted County Zoning under the Wisconsin State Statutes. The following regulations are included in the November 15, 1988 codification of the Manitowoc County Code.

Manitowoc County General Zoning Ordinance

Administered through the Manitowoc County Planning and Park Commission, this ordinance pertains to the regulating and restricting of the locations, construction and use of buildings, structures and the use of land in the County of Manitowoc. It provides for the public health, safety and general welfare of the unincorporated areas of Manitowoc County. This ordinance, as amended in 1980, 1981, 1982 and



1988, serves as the main land use control in the town of Mishicot. It is understood by the administering body that the ordinance is in need of many revisions, an issue to be addressed after the comprehensive land use process for the county is complete.

Manitowoc County Subdivision Ordinance

Under Chapter 236 of the Wisconsin Revised Statutes, Manitowoc County has established the Manitowoc County Subdivision Ordinance governing the subdivision or other division of land. The purpose of the ordinance is to promote public health, safety and general welfare by lessening road congestion, promoting the orderly layout of land, as well as other problems associated with land division.

Manitowoc County Shoreland/Floodplain Ordinance

The Town of Mishicot's shoreland and floodplain ordinance derives from the Manitowoc County Ordinance which was adopted from the Wisconsin State Statutes. The Shoreland Ordinance is designed to help protect and promote healthful conditions for both humans and wildlife. While the floodplain ordinance was designed to protect human life and property and reduce the hazard of floods.

Manitowoc County Setbacks Ordinance

The Town of Mishicot adopted the Manitowoc County Setbacks Ordinance which was drafted in 1960. Administered through the Manitowoc County Planning and Park Commission, this ordinance pertains to the regulating and siting of structures near all roadways in the township. According to this ordinance, roads within Mishicot are broken into five categories; class 1 highway which are town roads, class 2 highways which are county trunks, class 3 being state trunks, class 5 which are expressways, freeways and divided highway and class 4 highways that include any class or portion of class in which frontage has been developed to densities with principle structure closer than 300 feet. Amended in 1973, 1977 and 1980, this ordinance provides for the public health, safety and general welfare of the unincorporated areas of Manitowoc County.

Manitowoc County Wireless Communication Facilities Ordinance

In July of 1999, Manitowoc County adopted a new wireless communication ordinance. This rule was designed to address and placement and co-location of towers and paraphernalia in the growing telecommunication industry. The Town of Mishicot has adopted this ordinance. The current rule regulating the siting of such facilities is the Manitowoc County General Zoning Ordinance. While this ordinance is adequate for the time being, it does not include the comprehensive overview of the Wireless Communication Facilities rule.

Manitowoc County Private Sewage System Ordinance/Comm 83

In July of 2000, the Wisconsin Department of Commerce adopted revisions to the State on-site wastewater disposal code. The revisions in the New COMM 83 added numerous options for treating wastewater with Private On-site Wastewater Treatment Systems (P.O.W.T.S.). Previous to the revisions, 24 inches of suitable, native soil was required to place a septic system. With the new COMM 83, land with as little as 6 inches of suitable soil may qualify for a septic system by using new technologies such as aerobic systems, sand filters and other technologies. With the ratification of the new COMM 83 by Manitowoc County, there is more land considered developable within the Town of Mishicot. While the exact numbers for Mishicot are unavailable, the Wisconsin Department of Commerce estimated that the amount of land permitting an on-site sewage system have increased by 37% in the State with the New COMM 83. While this may have some impact on previously undeveloped lands in the town, the aforementioned County ordinances should keep this impact to a minimum. In addition, this comprehensive land use plan will provide the insight to curtail development in areas not deemed suitable.

Erosion Control Ordinance

There is no erosion control ordinance for the Town of Mishicot; erosion control is practiced in the Town and in the County. The Soil and Water Department controls most of the erosion plans, which are



spelled out in the “Wisconsin Best Management Practices for Erosion”. The plans mainly revolve around agricultural practices.

Special Boards

In addition to the Town Board, the 7 member Planning and Park Commission consider re-zoning requests and variances to the County’s land division ordinance. The 5 members on the Board of Adjustments hear conditional use requests and all other area variances requested in the Town of Mishicot.

8-3 Extra-territorial Jurisdiction

Extra-territorial Subdivision Regulation

State statutes allows a city or village to extend plat review over surrounding unincorporated areas. The scope of the jurisdiction extends 3 miles from each city boundary and 1½ miles from each village boundary. The City of Two Rivers has this Extra-territorial jurisdiction over portions of the Town of Mishicot. These cities actively use that right. The Village of Mishicot has an extra-territorial jurisdiction which affects the town, but does not actively use that right.

Extra-territorial Zoning

State Statutes also allow a city or village to extend Extra-territorial zoning over surrounding unincorporated areas. This jurisdiction requires a joint effort between the Town of Mishicot and surrounding Cities to develop a plan for the area to be zoned. The Extra-territorial zoning is then established according to the developed plan. Extra-territorial zoning is not currently being administered in the Town of Mishicot.

8-4 Existing Land Use

The concept of “Land Use” consists of identifying and classifying activities and their relation to how the land is used. In order to address land use issues to affect the Town of Mishicot through 2022 the plan must address past and present land uses as well.

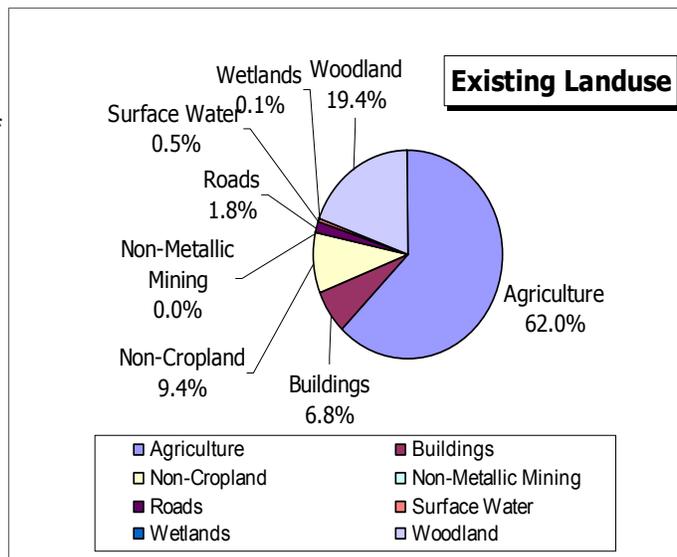
Current Land Use Inventory

Current land use data used for this analysis was developed by the Manitowoc County Soil and Water Department in 1998. This data (1998 Generalized Land Use Map) includes seven defined categories that consist of woodland, surface water, roads, non-metallic mining, non-cropland, buildings and agricultural uses.

Figure 8-1

The most predominant land use in the Town of Mishicot is Agriculture accounting for 62% of the town. Woodland areas contain 19.4% of the town’s area while Non-Cropland contains 9.4% and Wetlands 0.1%. The total passive land use totals are approximately 91.4% of Two Creek’s land area. This solidifies the fact that the town is a rural community in nature. This rural character is something that the residents identified as important when planning for the Town’s future.

The remaining 8.6% of the current land uses within the town are more intensive. Roads make up 1.8%, with the remaining 6.8%



SOURCE: Manitowoc County Soil & Water Department, 1998



EXISTING ZONING CLASSIFICATIONS

DISTRICTS	AREA IN SQ. FEET	LOT WIDTH IN FEET	MAXIMUM HEIGHT	ROAD (B)	SIDE YARD (C) Principle/ Accessory	REAR YARD (D)	MINIMUM SETBACK FROM HIGH WATER (E)
R-1 RESIDENTIAL	43,560 1 ACRE	150	35	60' OR 100'	25'/10'	NONE	75'
R-2 RESIDENTIAL	21,780** .5 ACRE	120	35	60' OR 100'	15'/10'	NONE	75'
R-3 RESIDENTIAL	15,000** .35 ACRE	100	35	60' OR 100'	10'	NONE	75'
A-1 AGRICULTURAL	43,560 1 ACRE	150	60	60' OR 100'	25'/10'	NONE	75'
A-2 AGRICULTURAL	217,800 5 ACRE	330	60	60' OR 100'	25'/10'	NONE	75'
A-3 AGRICULTURAL	35 ACRE	NONE	60	60' OR 100'	25'	NONE	75'
B-1 BUSINESS	10,000	NONE	35	60' OR 100'	NONE	25'	75'
B-2 BUSINESS	20,000	150	N/A	60' OR 100'	NONE	50'	75'
I-1 INDUSTRIAL	12,000	NONE	35	60' OR 100'	25'	NONE	75'
ES ESTATE	217,800 5 ACRE	330	35	60' OR 100'	25'/10'	NONE	75'
SE SMALL ESTATE	108,900 2.5 ACRE	250	35	60' OR 100'	25'/10'	NONE	75'
LR LAKE RESIDENTIAL	20,000	100	35	60' OR 100'	10'/5'	NONE	75'
PA PRINCIPAL AGRICULTURE	20 ACRE	500	35	60' OR 100'	25'/15'	NONE	75'
GA GENERAL AGRICULTURAL	10 ACRE	450	35	60' OR 100'	25'/15'	NONE	75'
NA NATURAL AREA	20 ACRE	500	35	60' OR 100'	25'/15'	NONE	75'
C-1 CONSERVANCY	20,000	100	N/A	60' OR 100'	25'	NONE	75'

Source: Manitowoc County Planning and Park Commission

Table 8-1



Manitowoc County Planning and Park Commission



consisting of uses such as single-family residential, industrial, commercial, cemeteries, public use areas, and active farms and farmsteads.

8-5 Existing Zoning Classifications

The table listed on the previous page includes all the zoning districts in the Town of Mishicot as administered through Manitowoc County. These general zoning districts are the main land use control implemented throughout the town. A-3 Agricultural District is by far the largest, covering nearly 80 - 90%. This district allows owners to enroll into the Farmland Preservation Program if the parcel or parcels contain more than 35 acres and its designation provides for few non-agricultural uses. The remaining agricultural districts (A-2 & A-1) allow for agricultural uses, as well as, low density residential. In some instances, light business uses may be permitted upon the issuance of a conditional use permit. There is one residential area that exists in the Town and it is located just south of the Village of Mishicot. There are also four business districts located in the Town. Two are located on CTH 'BB' the other two are located on STH 147 south of the Village of Mishicot.

8-6 Existing Land Use Issues and Conflicts

A chief purpose of a comprehensive plan is to devise a useful strategy for the orderly transition of land within "proper" aesthetics of the community's vision and goals. It is imperative to recognize the existing or possible conflicts between land uses in the town, in order to achieve the community's vision and goals. This would involve an analysis of uses, where the characteristics of a particular land use are incompatible with an adjoining use. This discussion is somewhat relative because there may be some level of undesirability between various land use combinations. Nonetheless, there are some typical associations that may produce problems. A typical example might be a residential development in close proximity to a particular industrial or commercial development that might conflict with sight, sound, odor or other undesirable characteristics. Another example could be an auto salvage yard in proximity



TOWN OF MISHICOT

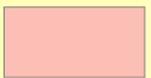
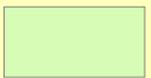
EXISTING ZONING

Prepared by:
Manitowoc County
Planning and Parks

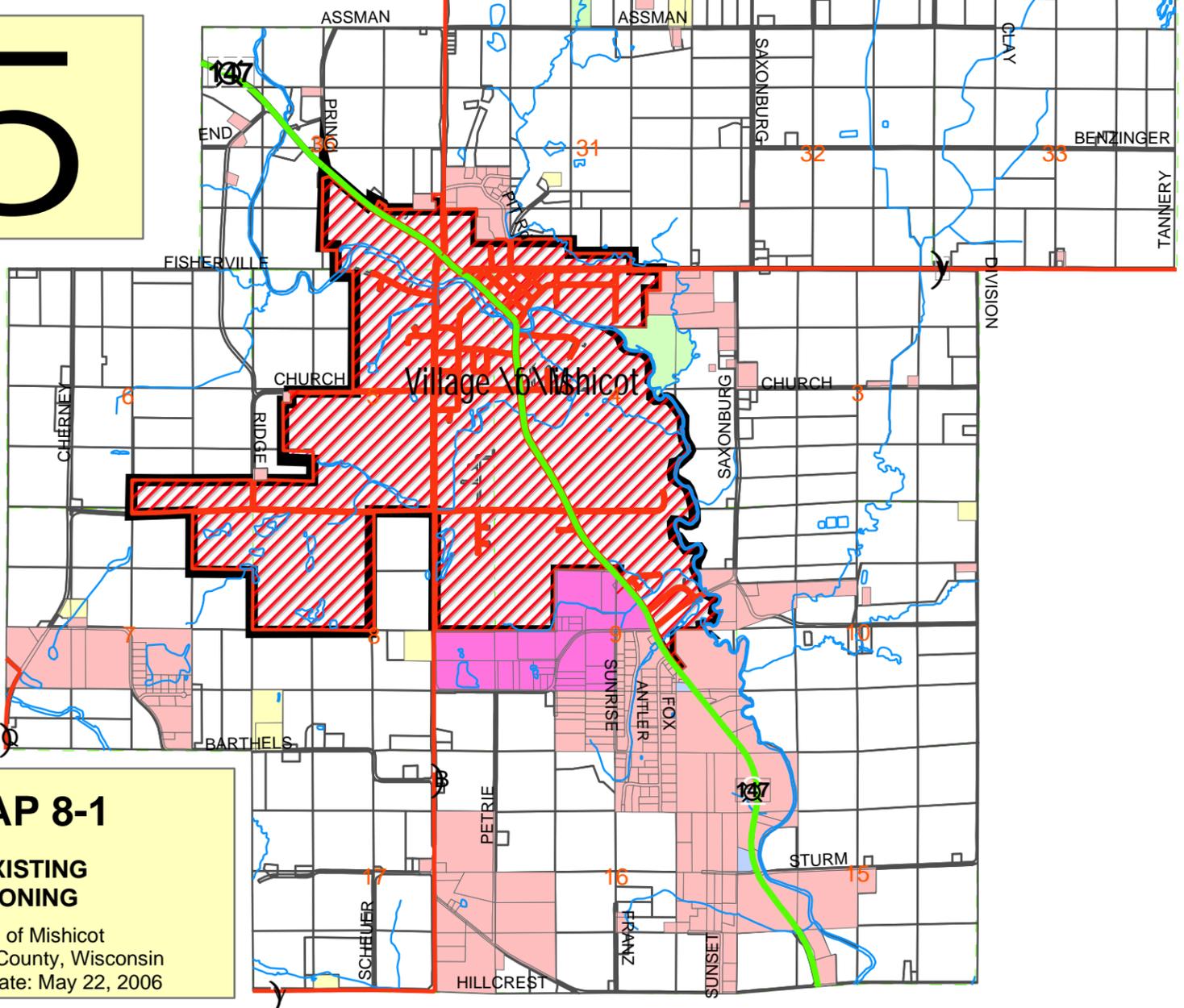


**Village of
Mishicot**

ZONING

-  A1
-  A2
-  A3
-  B1
-  C1
-  R1

5



MAP 8-1

EXISTING ZONING

Town of Mishicot
Manitowoc County, Wisconsin
Zoning Update: May 22, 2006

TOWN OF MISHICOT

Existing Development

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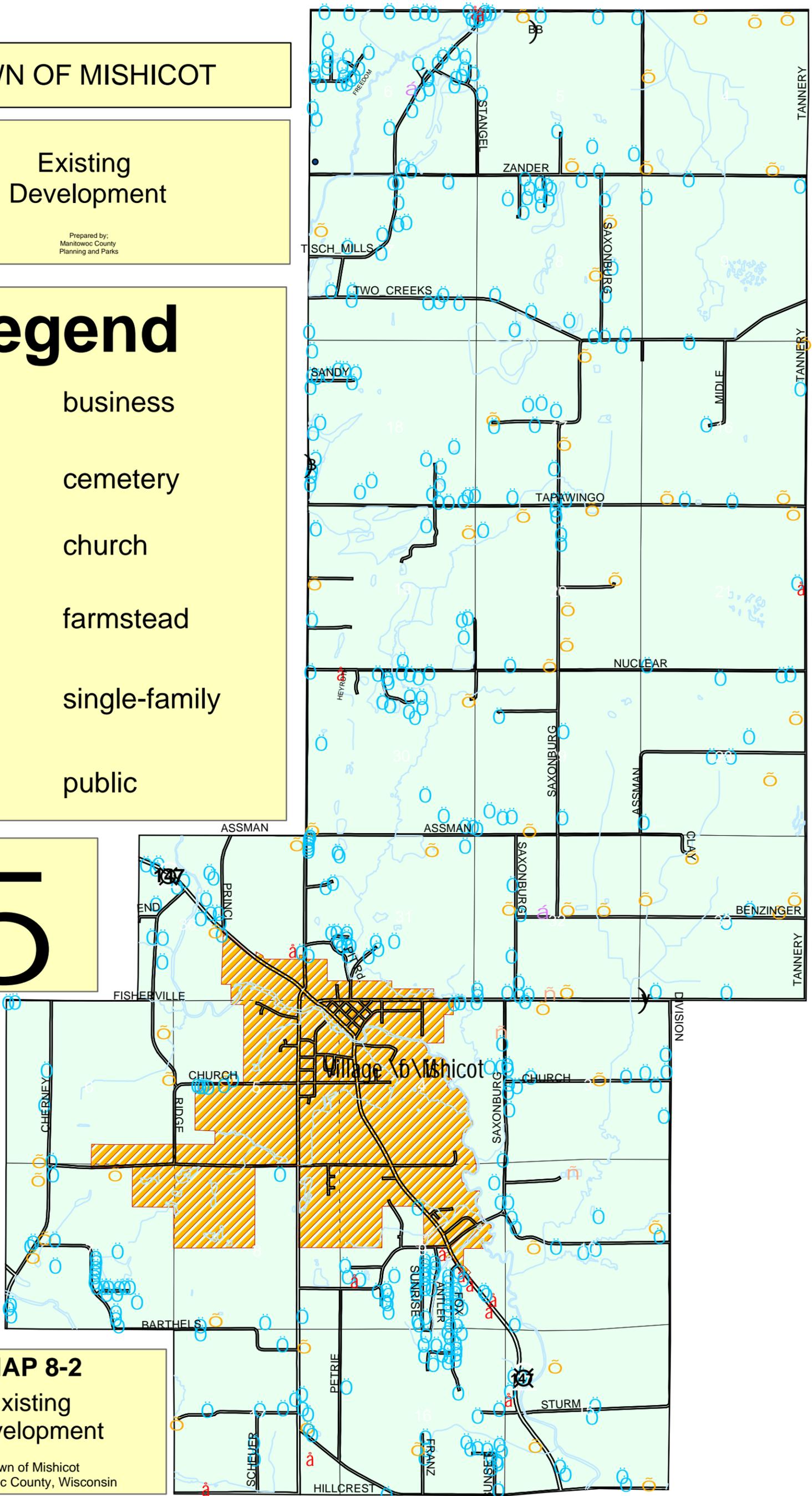
Legend

- business
- cemetery
- church
- farmstead
- single-family
- public

5

MAP 8-2 Existing Development

Town of Mishicot
Manitowoc County, Wisconsin



to a recreational or natural area, or a home occupational, commercial-type uses in a single-family area that has outgrown its roots.

Loss of Agricultural Land - Preserving productive farmland and maintaining agricultural production efficiencies are vital components to sustaining agriculture as a local business opportunity and part of the community's character. Loss of productive farmland soils to development, will directly impact the Town's overall potential for agricultural productivity. In addition, fragmentation of town agricultural lands by non-farm related development could indirectly impact or eliminate agricultural resource production that is better suited on larger tracts of contiguous resource lands. For example, the construction of homes in the middle of fields or splitting larger farm tracts into several residential ownerships may cause a much greater loss of agricultural land than the actual acres taken up by home construction.

Conflicts Between Residential and Farm Uses - Demand for rural residential living environments and recreational lands has resulted in a number of potential land use issues: 1) increased conflicts between farming operations and rural residents; and 2) loss of farming efficiency as homes and new subdivisions are built or designed with little regard to continued use of surrounding lands for agricultural production. The potential for conflict between farm and non-farm residential uses is often greatest near the active farm site where farm-related activities such as operating machinery, animal management (e.g., housing, feeding, product processing, manure storage), farm traffic, etc... operations occur on a daily, seasonal or year-round basis. Establishing residential building setbacks is one of a number of land use management techniques, which can help evade or lessen potential nuisance complaints and land use conflicts.

Home Based Businesses - Home businesses are becoming more popular as the workforce is disseminated from the office environment, and more people with entrepreneurial spirit are "testing the waters" of self-employment from their homes. In addition, employees can be networked to the home office with Internet services and overnight mail. The transformation of the worldwide web and fiber optic technology will literally change the way people work and do business, now and in the future. Land use conflicts such as increased neighborhood noise, glare, traffic or rural aesthetics may occur related to such home-based businesses if such impacts are not properly considered or the business becomes the primary use of the property. To address this issue, specific policies must be generated in the plan to minimize any potential impacts.

Loss of Other Traditional Rural Land Uses - Conserving larger tracts of contiguous Town agricultural lands, woodlands, and other rural open spaces is important to sustain non-agricultural, rural land uses such as hunting, snowmobiling, wildlife habitat, etc... that are carried out on private lands. Development and fragmentation of such areas into home sites, businesses, roads, parking and landscaped areas can considerably impact or eliminate all or some of these desirable traditional rural land uses which are often better suited on larger tracts of contiguous resource lands.

8-7 Land Use Map 2022

An integral part of the land use planning in the Town of Mishicot was the development of the 2022 Land Use Map. This map was developed as a tool to manage land use activities in Mishicot through the year 2022. Used with goals, objectives and strategies formulated throughout this plan, the Town has the tools needed to affectively manage anticipated growth. The first process in developing the map was to create clear criteria for each of the land use designations. A Land Use Mapping Matrix was presented to the Committee where they were able to select certain criteria for each land use designation. A larger part of the mapping process was based upon the Land Evaluation Site Assessment (L.E.S.A.) system developed by the NRCS-USDA in collaboration with land use planners from Arizona State University and Oregon State University. It is a numeric rating system for scoring sites to help in formulating policy or



TOWN OF MISHICOT

AGRICULTURAL BUFFER AREAS

Prepared by:
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Planning and Parks

Legend



Manure Storage Facilities

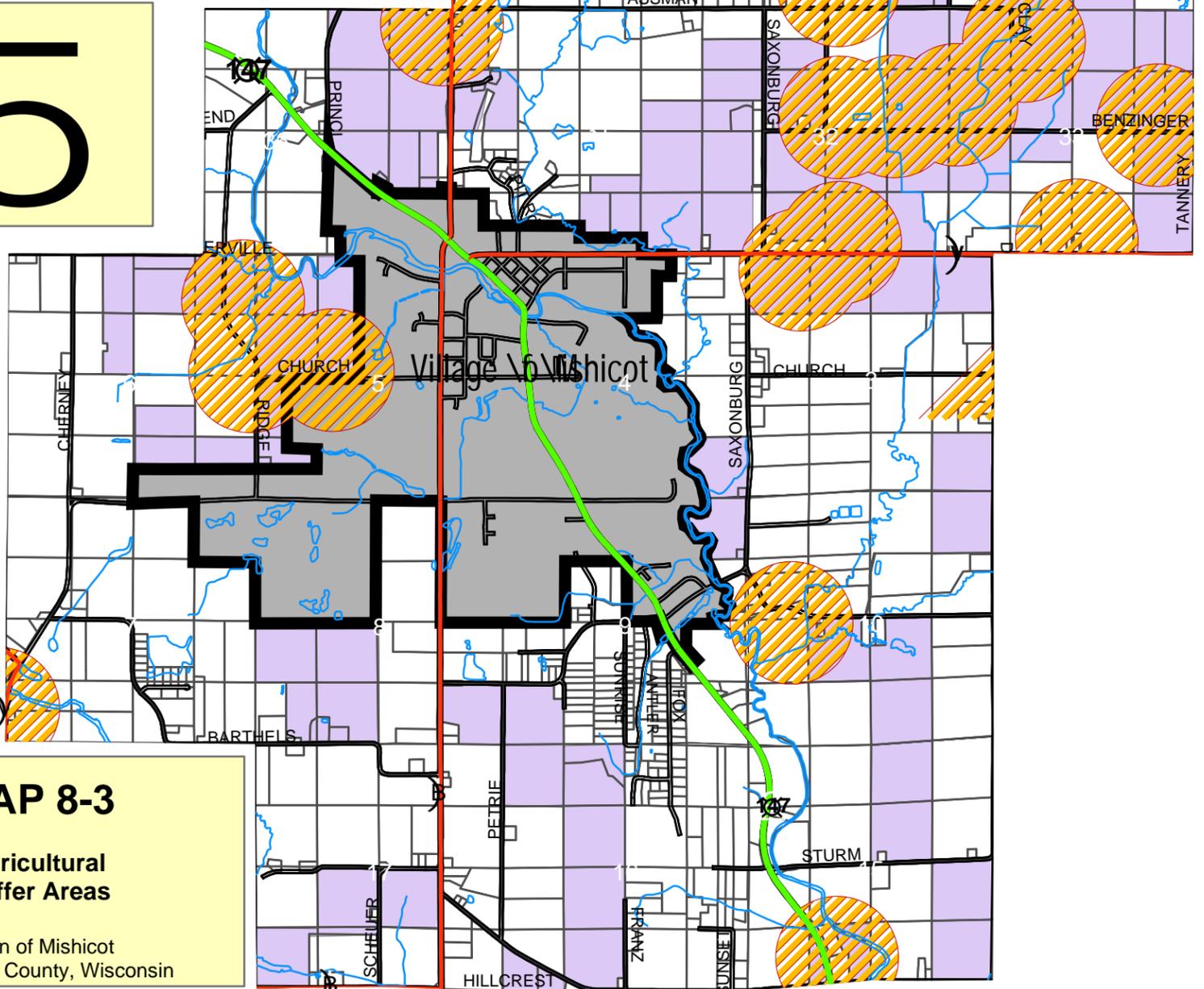


Agricultural Buffer Areas 1000'



Farmland Preservation Participation

5



MAP 8-3

Agricultural Buffer Areas

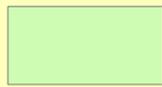
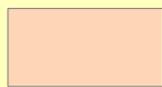
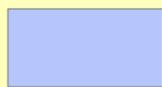
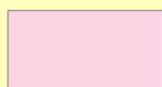
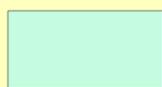
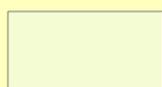
Town of Mishicot
Manitowoc County, Wisconsin

TOWN OF MISHICOT

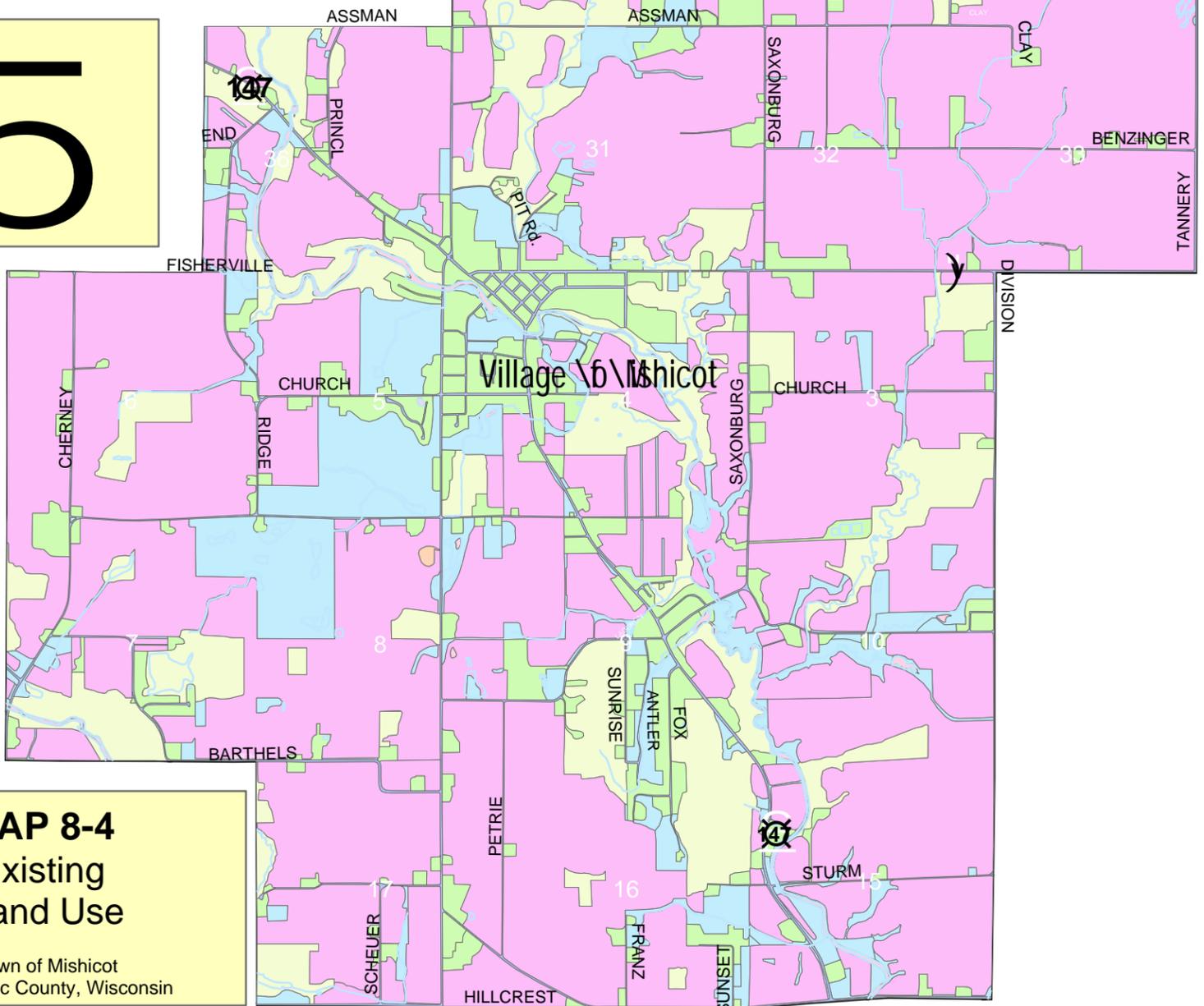
Existing Land Use

Prepared by:
Manitowoc County
Planning and Parks

LANDUSE TYPE

-  Agriculture
-  Buildings
-  Non-Cropland
-  Non-Metallic Mining
-  Roads
-  Surface Water
-  Wetlands
-  Woodland

5



MAP 8-4 Existing Land Use

Town of Mishicot
Manitowoc County, Wisconsin

making land use decisions on farmlands. The system is designed to take into account both soil quality and other factors effecting a site's importance for agriculture. The LESA system aided the Town Land Use Committee in comparing sites on the basis of their agricultural value. Quantifying soils and other site factors, then systematically combining them to using LESA to create a map for the land use committee to know where the good farmland is located based on soil productivity, land capability, soil potential rating and farmland classes allowed decisions to be made on where development should and should not occur. The following designations contain the criteria selected to include the L.E.S.A. rating system.

Agricultural Preservation Areas

The map clearly designates agricultural preservation areas that are to be preserved for agricultural uses. These areas were chosen on the basis of soil types, topography, agricultural productivity and trends, current and potential agricultural use, and other relevant factors identified in the plan.

Mapping Criteria:

- Soils (LESA) - Best and Good Categories (will be color-coded).
- Buffer size of ½ mile around Large Farm Operations
- Participants of the Farmland Preservation shall be indicated

Other Agricultural Areas (General)

The town's plan identifies general agricultural areas that are not designated as agricultural preservation areas or transition areas. These areas include lands that are currently being used as farmland, but these owners will not qualify for the farmland preservation tax credits.

Mapping Criteria:

- Soils that are rated Best and Good (LESA).
- Buffer size of a ½ mile around Large Farm Operations
- Areas that are designated as Floodplain
- Participants of the Farmland Preservation shall be indicated
- Buffer size of 150 ft along Streams or Rivers

Rural Residential Areas

The land use map clearly identifies areas of residential use. The areas are generally located where substantial growth has already occurred and/or municipal sewer is available.

Mapping Criteria:

- Single-Family and Two-Family Home densities shall be 1 acre in size
- 12% slopes or greater should be identified



Natural Areas

The map clearly identifies areas of special environmental, natural resource or open space significance. These Natural Areas should not be developed with parcel size less than 35 acres because of natural resource conditions. The considerations include shoreline conservation, flooding, wetland conservation, wildlife habitats, unique aesthetic features, cultural and historic sites, existing and proposed parks, and State Forest and Wildlife Areas. The delineation of lands with these characteristics often falls into a linear pattern, hence the reference to environmental areas as corridors.

Mapping Criteria:

- Slopes that are 12% or greater should be identified
- Woodland areas that are greater than 10 acres and 300 acres
- Areas designated as Wetlands
- Areas that are designated as Floodplain
- Buffers of 150 ft. from Streams and Rivers
- Buffers of 500 ft from Lake Michigan
- Existing Recreational Areas
- Properties that are in the Managed Forest Law

Growth Areas

This plan clearly identifies areas of non-agricultural use, including a mix of, industrial, commercial, transportation and residential use. Growth areas include unincorporated villages, existing concentrations of rural non-farming housing outside of unincorporated villages and areas proposed to be developed with rural non-farm uses.

Mapping Criteria:

- Single-Family and Two-Family Home densities shall be 1 acre in size
- Slopes that are 12% or greater should be identified
- Areas should be placed within ¼ mile of County and State Highways

Recreation Areas

The map clearly identifies areas of recreational value.

Mapping Criteria:

- Slopes that are 12% or greater should be identified
- Woodland areas that are greater than 10 acres and 300 acres
- Areas designated as Wetlands
- Areas that are designated as Floodplain
- Buffers of 150 ft. from Streams and Rivers
- Buffers of 500 ft from Lake Michigan
- Existing Recreational Areas
- Properties that are in the Managed Forest Law

Transition Areas

The town's plan clearly designates transition areas that are identified for future development. The amount of land designated as transition areas does not exceed what is reasonably needed to accommodate foreseeable development and growth during the next 20 years. No transition area may consist of fewer than 35 contiguous acres and owners of farmland in transition areas may qualify for farmland preservation tax credits if their land is zoned for "exclusive agricultural - Transition".

Mapping Criteria:

- Slopes that are 12% or greater should be identified
- Woodland areas that are greater than 10 acres
- Participants of the Farmland Preservation shall be indicated

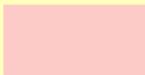
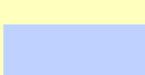


TOWN OF MISHICOT

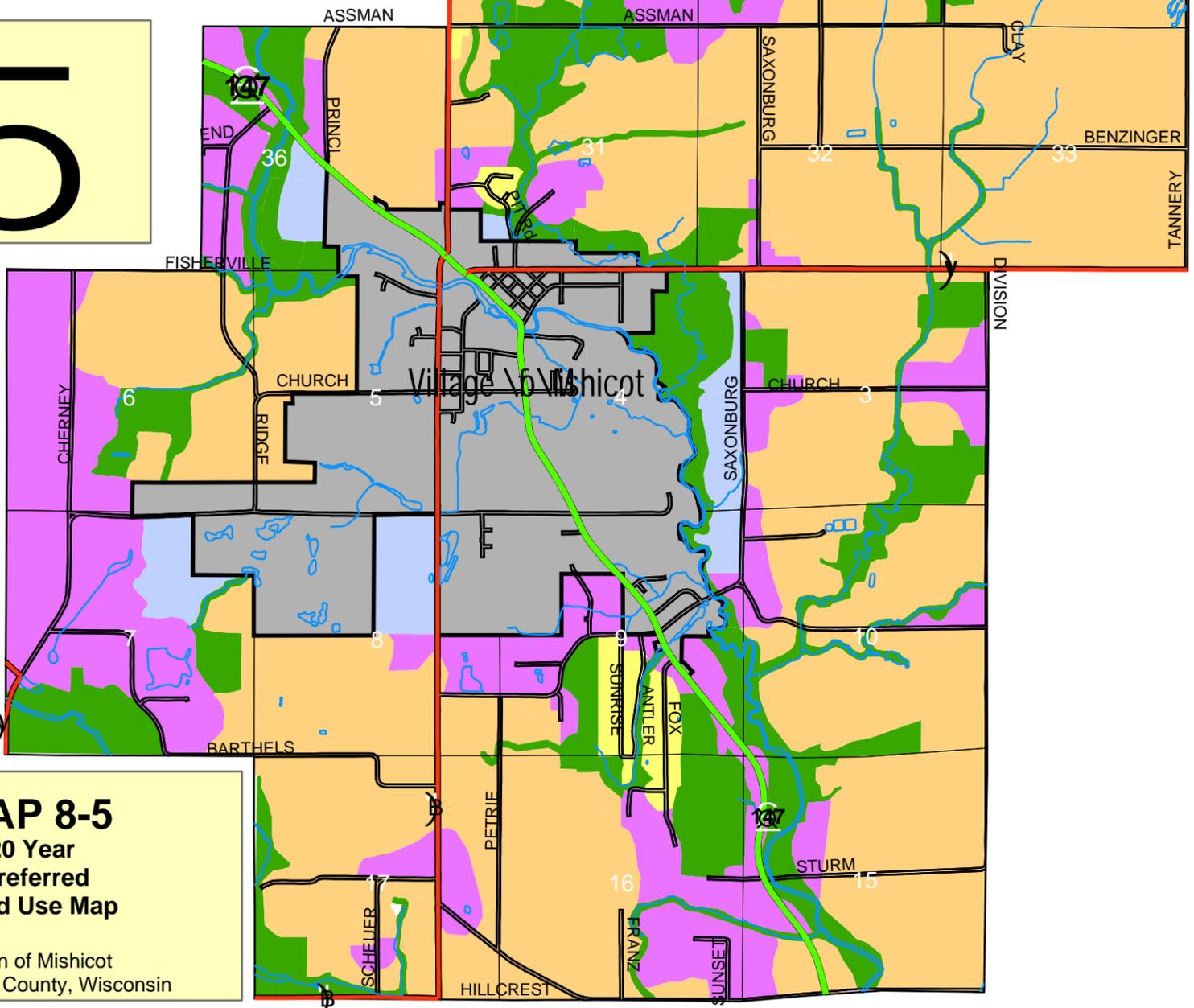
20 YEAR PREFERRED LAND USE MAP

Prepared by:
Manitowoc County
Planning and Parks

Legend

-  GROWTH AREA
-  NATURAL AREA
-  OTHER AGRICULTURAL AREA
-  PRIME AGRICULTURAL AREA
-  RURAL RESIDENTIAL AREA
-  TRANSITION AREA

5



MAP 8-5 20 Year Preferred Land Use Map

Town of Mishicot
Manitowoc County, Wisconsin

Chapter 9: **IMPLEMENTATION ELEMENT**

9-1 Plan Recommendations

Adoption alone does not ensure that this plan will accomplish its intended goals. Its effectiveness depends upon the commitment of Local residents, and Town and County officials to follow through with the goals, objectives, strategies and recommendations contained in this plan.

The following recommendations will be required for the successful implementations of the plan. While the Town of Mishicot relies heavily on Manitowoc County to administer various controls in the town, it is essential that the Town take an active role in making necessary recommendations to these processes.

ACTION PLAN RECOMMENDATIONS:

- ◆ Formally adopt this plan following the procedures set forth in Wis. Stat. 66.1001(4). The procedure requires that the plan be adopted by ordinance with a majority vote of the Mishicot Town Board after a resolution from the Town Planning Committee.

Who: Town board

When: Summer 2003

- ◆ Update demographic information included in this plan within three years of its adoption, such as population, population forecast, housing and economic information based upon the 2000 Census.

Who: Town Planning Committee / Town board

When: Fall 2005

- ◆ Complete a comprehensive review of this plan a minimum of every ten (10) years starting on the date of adoption.

Who: Town Planning Committee / Town board

When: Fall 2012

- ◆ Keep intact the Town Land Use Committee to make recommendations to the Town Board that ensure future land use decisions are consistent with this plan and procedures listed in Wis. Stat. 66.1001(3).

Who: Town board

When: Ongoing



- ◆ Have a representative on the land use committee be the local point of contact for questions and concerns regarding land use issues within the town.

Who: Town board

When: Ongoing

- ◆ Coordinate with Manitowoc County to ensure that new zoning standards are adopted to address the land use designations detail on the Town of Mishicot 2022 Land Use Map.

Who: Town Planning Committee / Town board

When: Fall 2005

- ◆ Develop a detailed packet of information regarding building within the Town of Mishicot to include, contact lists and other pertinent information regarding living in the Town of Mishicot. This information should be readily available to the public, and provided whenever a town building permit is issued.

Who: Town Planning Committee

When: Fall 2004

- ◆ Work closely with the surrounding townships and villages to explore opportunities for streamlining like services such as recycling, policing, fire protection, etc.

Who: Town Planning Committee

When: Ongoing

- ◆ Develop and adopt driveway access standards for town roads, which addresses dimensional standards that ensure efficient emergency vehicle access.

Who: Town Board

When: 2003

9-2 Process for Updating Plan

Under the "Smart Growth" legislation, (Wis. Stats. 66.1001(2)(I)), "A comprehensive plan under this subsection shall be updated no less than once every 10 years". Furthermore, 66.1001(4) sets specific procedures that shall be consistent with the adoption and/or amendment of a comprehensive plan. For an entire copy of Wis. Stats. 66.1001 (Smart Growth) see Appendix A.

Over the course of the 20 year planning period there may be incidents that have not been planned for, such as large road projects or large industrial developments. If such an incident occurs, it is recommended that the plan be updated to reflect the changes sooner than every ten years.



9-3 Intended Land Use Management Area Recommendations

Prime Agriculture Areas (orange)

These areas include the best agricultural lands within the town. They qualify for Farmland Preservation credit and are to be preserved for agricultural uses. These areas were chosen on basis of soil types, topography, and agricultural productivity.

Management objectives

1. Require farmers who wish to expand large agricultural operations to establish buffers between the farming operation and nearby residential uses. These buffers could include, but not limited to, trees, shrubs, earth berms, fencing, and odor control measures.
2. Consider making large farming operations, which expand above a designated number of animal units, to apply for a conditional use permit which could address potential land use conflicts.
3. The 2022 land use map should be utilized to preserve large core areas of productive farmland throughout the town.
4. Areas on the 2022 land use map have been identified on a town wide scale. In reviewing rezoning requests on an property basis, it can be assumed that not all of the Land Use Management areas are comprised solely of the initial designation.
5. There are numerous "Voluntary Programs" administered through government agencies for protecting agricultural uses and resources.
6. These areas require 35 contiguous acres with zoning standards that preserve land for agricultural uses.
7. Recognize the "right to farm" in these areas.

<i>Correlated Zoning Districts (in corresponding order)</i>	<i>Minimum Acreage required</i>
A-3 Agricultural District	35.00
PA-Prime Agriculture District	20.00
GA-General Agriculture District	10.00
NA-Natural Area District	20.00
Other zoning districts as related to an existing lot of record.	



Other Agriculture Areas (purple)

Areas not designated as prime agricultural or transition areas. These areas include a mix of agricultural, open space and rural residential uses. These areas do not qualify for Farmland Preservation.

Management objectives

1. These areas could be developed with a parcel from 5 to 35 acres with zoning standards that preserve agricultural production and open spaces throughout the town.
2. Areas which may provide low-density rural residential development with a goal of maintaining rural character.
3. Promote the use of conservation subdivisions by;
 - a. Setting open space requirements for new multi-lot development.
 - b. Encouraging developers to preserve open space with “density bonuses”. This would allow the same number of lots at smaller sizes for development if the remaining balance of the property remains open space.

<i>Correlated Zoning Districts (in corresponding order)</i>	<i>Minimum Acreage required</i>
A-3 Agricultural District	35.00
PA-Prime Agriculture District	20.00
NA-Natural Area District	20.00
GA-General Agriculture District	10.00
A-2 Agricultural District	5.00
ES-Estate Residential District	5.00
SE-Small Estate Residential District	2.50
A-1 Agricultural District	1.00
Other zoning districts as related to an existing lot of record.	



Natural Areas (green)

These areas include shorelines, floodplains, wetlands, wildlife habitats, unique aesthetic features, existing and proposed parks, state forest and wildlife areas. These areas often fall into a linear pattern which are referred to as corridors.

Management objectives

1. These areas could be developed with a parcel from 20 to 35 acres with zoning standards that preserve the rural character and natural beauty of the town area.
2. There are numerous "Voluntary Programs" administered through government agencies for protecting natural areas and open spaces. Landowners should be educated about these programs through town, county and state efforts.
3. Preserve Natural Areas in linear patterns (corridors) to promote biodiversity among wildlife populations and reduce habitat fragmentation.

<i>Correlated Zoning Districts (in corresponding order)</i>	<i>Minimum Acreage required</i>
A-3 Agricultural District	35.00
NA-Natural Area District	20.00
PA-Prime Agriculture District	20.00
GA-General Agriculture District	10.00
Other zoning districts as related to an existing lot of record.	
 *LR-Lake Residential District	 20,000 sq. ft.
*C-1 Conservancy District	20,000 sq. ft.
*For areas with an existing development pattern and small established lot sizes which adjoin a lake or river, the following districts may be used.	



Rural Residential Areas (yellow)

Areas with existing residential development which are identified for residential uses in harmony with the rural character of the town area. These areas would be developed at densities greater than Other Agricultural Areas.

Management objectives

1. Require developers to establish buffers between conflicting uses. These buffers could include, but are not limited to, landscaping or providing sufficient open space between such uses.
2. Encourage developers to preserve open space with "density bonuses". This would allow the same number of lots at smaller sizes for development if the remaining balance of the property remains open space.
3. Create incentives for the "in fill" of existing residential areas.
4. The town should supply a "building packet" to include information the town, and other pertinent information regarding building and living with the Town of Mishicot.
5. These areas could be developed with a parcel from 1 to 5 acres.

<i>Correlated Zoning Districts (in corresponding order)</i>	<i>Minimum Acreage required</i>
ES-Estate Residential District	5.00
A-2 Agricultural District	5.00
SE-Small Estate Residential District	2.50
A-1 Agricultural District	1.00
R-1 Residential District	1.00
Other zoning districts as related to existing lots of record.	

*For areas with an existing development pattern and small established lot sizes which adjoin a lake or river, the following districts may be used.

LR-Lake Residential District	20,000 sq. ft.
C-1 Conservancy District	20,000 sq. ft.



Growth Areas (pink)

Areas that include unincorporated villages, existing concentrations of rural non-farm housing, and areas proposed to be developed with rural non-farm uses.

Management objectives

1. Require developers to establish buffers between residential and business uses. These buffers could include, but are not limited to, landscaping, earthen berms, fencing or providing sufficient open space between such uses.
2. Select zoning districts that require a conditional use permit for most business activity in these areas. This will ensure that proper conditions are placed which preserve the rural character of the town area.

<i>Correlated Zoning Districts (in corresponding order)</i>	<i>Minimum Acreage required</i>
A-1 Agricultural District	1.00
Other zoning districts as related to existing lots of record and uses.	

EXISTING ZONING DISTRICTS

Zoning District	Minimum Acreage required
ES - Estate Residential District	5.00
SE - Small Estate Residential District	2.50
LR - Lake Residential District	1/3
PA - Prime Agriculture District	20.00
GA - General Agriculture District	10.00
NA - Natural Area District	20.00
R-1 Residential District	1.00
R-2 Residential District	.50
R-3 Residential District	15,000 sq. ft.
A-1 Agricultural District	1.00
A-2 Agricultural District	5.00
A-3 Agricultural District	35.00
B-1 Business District	10,000 sq. ft.
B-2 Business District	20,000 sq. ft.
I-1 Industrial District	1.00
C-1 Conservancy District	20,000 sq. ft.



9-4 Ordinance Modification And Creation

General Zoning Ordinance

The Town of Mishicot adopted the Manitowoc County Comprehensive Zoning on May 3, 1965. Administered through the Manitowoc County Planning and Park Commission, this ordinance pertains to the regulating and restricting of the locations, construction and use of buildings, structures, and the use of land in the County of Manitowoc. It provides for the public health, safety and general welfare of the unincorporated areas of Manitowoc County. It is understood that the County's General Zoning Ordinance is outdated and in need of many revisions, or more likely, a complete re-write. With this issue at hand, Manitowoc County is in the process of creating some new districts that will serve as an update to the existing ordinance and be instituted in the future re-write.

Proposed change: It is recommended that the town encourage the county to update its' zoning ordinance taking into consideration the needs reflected in the Town of Mishicot's preferred land use map.

Building Codes

According to Wisconsin Statute, the Town of Mishicot may enact and enforce town building codes. To date, the town has no such code. Due to the minimal development throughout the township.

Proposed change: It is recommended that the town contract this responsibility, to a building inspector who is compensated through the owner.

Sanitary Codes

The State of Wisconsin recently completed a comprehensive revision of Comm. 83, dramatically changing the availability of options when treating on-site wastewater within the state. This sanitary code is administered by the Manitowoc County Planning and Parks Department.

Proposed change: No change is needed here.

Subdivision Ordinances

Mishicot's subdivision regulations are administered through the Manitowoc County Planning and Parks department under Chapter 12 of the Manitowoc County Code. These regulations were amended in 2001, increasing the size requirement from 5 acres to 15 acres for parcels creations requiring certified survey maps.

Proposed change: No change is needed here.

Shoreland/Floodplain Ordinance

The Town of Mishicot falls under the Jurisdiction of the Manitowoc County Shoreland/Floodplain Zoning Ordinance. Originally written in 1967, this ordinance is in the process of being re-written. In 1999, a citizen advisory group was formed to make recommendations to the Manitowoc County Land Conservation Committee and Zoning Committee regarding the classification and management of the County's lakes and streams. These recommendations will be used to update the County's Shoreland/Floodplain Zoning Ordinance which regulates areas within 1,000 feet of a lake and 300 feet of a river or stream.



Driveway Specifications Ordinance

With the increase in rural development more homes are being located on town roads. In addition, it appears the trend to find more secluded building sites has development occurring at a great distance from public road right-of-ways. With these access growing longer, emergency vehicles are finding it increasing difficult for access to these properties.

Proposed change: It is recommended that the town draft a driveway ordinance, which specifies design standards ensuring quick and easy access in emergency situations

Non-Metallic Mining Ordinance

Mishicot's non-metallic mining regulations are administered through the Manitowoc County Planning and Parks department under Chapter 21 of the Manitowoc County Code. These regulations were created in 2001, to comply with NR 135 of the Wisconsin Administrative Code. The purpose of this ordinance is to establish a local program to ensure the effective reclamation of non-metallic mining sites within Manitowoc County.

Proposed change: No change is needed.

Wireless Communication Facilities Ordinance

Mishicot's communication facilities regulations are administered through the Manitowoc County Planning and Parks department under Chapter 20 of the Manitowoc County Code. The purpose of this ordinance is to encourage the collocation of new and existing tower sites; to minimize the total number of towers throughout the county; to encourage the users of towers and antennas to configure them in a way that minimizes their adverse visual impact; to encourage the location of towers in non-residential areas; and to enhance the ability to provide communications services quickly, effectively, and efficiently.

Proposed change: No change is needed.

Official Map

The Town of Mishicot currently does not have an Official Map. The town should work with the Village of Mishicot on any updates or changes to the Village's Official Map.

Proposed change: No change is needed.

Sign Ordinance

Mishicot's signage regulations are administered through the Manitowoc County Planning and Parks department under Chapter 8, (General Zoning) of the Manitowoc County Code. These regulations are comprehensive, allowing only directional signs in the rural areas of Manitowoc County. The only place an off-site business sign would be permitted is in areas zoned for business.

Proposed change: No change is needed.

