



COMPREHENSIVE PLAN

2022 – 2042

TOWN OF KOSSUTH
MANITOWOC COUNTY, WISCONSIN

TOWN CHAIRPERSON: Ralph Schuh

SUPERVISORS: Gerry Paul
Jim Koch

CLERK: Sandy Menges

TREASURER: Judy Fierst

CONSTABLE: Travis Groelle

ASSESSOR: Troy Zacharias

TOWN PLAN COMMISSION: Ralph Schuh, Chairperson
Bruce Klemm
Steve Tesarik
Ron Zube
Brian Georgenson
Bill Neuman
Vacancy

TOWN OF KOSSUTH

COMPREHENSIVE PLAN

2022 – 2042

Prepared for:

Town of Kossuth
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Prepared by:

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Adopted: April 11, 2022

The preparation of this document was financed through contract #21024-05 between the Town of Kossuth and the Bay-Lake Regional Planning Commission. Portions of the transportation element and land use element of this plan were underwritten by the Commission's Regional Transportation Planning Program which is funded by the Wisconsin Department of Transportation. Portions of the economic development element were underwritten by the Commission's Economic Development Program which is funded by the Economic Development Administration.

RESOLUTION NO. 2022-004

TOWN OF KOSSUTH PLAN COMMISSION
ADOPTION OF THE
TOWN OF KOSSUTH COMPREHENSIVE PLAN 2022-2042

WHEREAS, Wisconsin Statutes 62.23 authorizes the adoption of a Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development of the Town of Kossuth;

AND WHEREAS, the Comprehensive Plan has been prepared by the Bay-Lake Regional Planning Commission, which contains proposals, programs, descriptions, maps, and explanatory matter regarding natural resources, population, housing, economic development, transportation, land use, public facilities, outdoor recreation, and future land use plan for the 20-year planning period;

AND WHEREAS, the Comprehensive Plan has been prepared in accordance with the elements of a plan as defined in Wisconsin Statutes 66.1001;

AND WHEREAS, the draft Comprehensive Plan was prepared by the Kossuth Plan Commission as directed by the Kossuth Town Board;

AND WHEREAS, this draft Comprehensive Plan was thoroughly reviewed by the Kossuth Plan Commission to ensure the document incorporates the needs of the Town and will serve to guide the Town of Kossuth in recommending or making future land use decisions;

NOW, THEREFORE BE IT RESOLVED the Kossuth Plan Commission hereby recommends to the Kossuth Town Board that the *Town of Kossuth Comprehensive Plan 2022-2042* be adopted by the Town of Kossuth Town Board pursuant to Wisconsin Statutes Sections 62.23 and 66.1001(4).

Dated this 29th day of March, 2022.

Resolution introduced and adoption moved by Ron Zube.

Motion for adoption seconded by Brian Georgensen

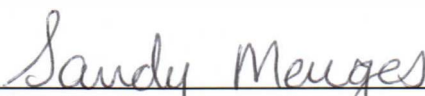
Voting Aye: 4 Nay: 0

APPROVED:



Plan Commission Chair

ATTEST:



Planning Commission Secretary

TOWN OF KOSSUTH
ORDINANCE NO. 2022-001

An Ordinance to Adopt a Comprehensive Plan Pursuant to
Wisconsin Statutes Section 66.1001

WHEREAS, the Town of Kossuth approved a contract with the Bay-Lake Regional Planning Commission to prepare a Comprehensive Plan update for the Town of Kossuth under the guidelines of Section 66.1001 Wisconsin Statutes; and

WHEREAS, the project included a public participation plan for gathering public input during the preparation of the *Town of Kossuth Comprehensive Plan 2022-2042*, which addressed provisions for the required distribution of the proposed elements of the Comprehensive Plan and provided an opportunity for written comments to be submitted by the public and for the Town to respond to such comments; and

WHEREAS, the Kossuth Plan Commission held a public hearing on March 29, 2022, which was preceded by a Class 1 Notice as described in Wisconsin Statutes Chapter 985 that was published at least 30 days before the hearing was held and included all of the following information:

1. The date, time and location of the hearing;
2. A summary of the proposed Comprehensive Plan;
3. The name of the individual employed by Kossuth who may provide additional information regarding the proposed ordinance;
4. Information relating to where and when the proposed Comprehensive Plan could be inspected before the hearing and how a copy of the Plan could be obtained; and,

WHEREAS, on March 29, 2022, the Kossuth Plan Commission recommended to the Kossuth Town Board adoption of the *Town of Kossuth Comprehensive Plan 2022-2042* by resolution with that vote recorded in the official minutes of the Plan Commission; and

WHEREAS, the Kossuth Town Board, having carefully reviewed the recommendation of the Kossuth Plan Commission, having determined that all procedural requirements and notice have been satisfied, having given the matter due consideration, including consideration of the plan elements relating to issues and opportunities, natural, agricultural and cultural resources, population and housing, economic development, transportation, utilities and community facilities, intergovernmental cooperation, land use and implementation, and having determined that the Comprehensive Plan will serve the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of Kossuth, which will in accordance with existing and future needs, best promote the public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the Kossuth Town Board, Manitowoc County, Wisconsin, DOES ORDAIN AS FOLLOWS:

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

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

1. The Clerk of every local governmental unit that is adjacent to Kossuth;
2. The Wisconsin Department of Administration;
3. The Bay-Lake Regional Planning Commission; and
4. The public library that serves Kossuth.

Section 3: SEVERABILITY. Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms in conflict.

Section 4: EFFECTIVE DATE. This ordinance will take effect immediately upon passage and publication as provided by law

Adopted this 11 th day of April 2022, by a majority vote of the members of the Kossuth Town Board.


Town Board Chairperson

Attest:

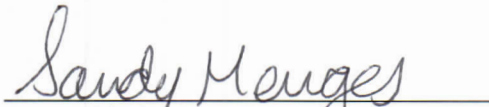

Town Clerk

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CHAPTER 1. INTRODUCTION

Purpose of the Comprehensive Plan

The *Town of Kossuth Comprehensive Plan 2022-2042* is a legal document that provides the policy framework for which town officials will base their development decisions. Over the next 20 years, the town (see Map 1 and Map 2) will need to address land use issues that will likely have an impact on various aspects of community. This comprehensive plan will serve as a guide to ensure decisions regarding future land uses are consistent and consider housing development, the provision of public services, environmental protection, transportation expansion, and economic development.

The 20-Year Land Use Plan (Map 11) designates areas of the town for preferred land use activities and is the desired goal to be achieved through the implementation of this comprehensive plan. The 20-Year Land Use Plan map, along with the town's development strategies, shall be used in conjunction with Manitowoc County's zoning ordinances, local land use ordinances, supporting planning materials, and other implementation tools to make informed land use decisions in the Town of Kossuth over the next 20 years.

State Planning Legislation

As outlined in the Comprehensive Planning legislation, s.66.1001, Wis. Stats., the *Town of Kossuth Comprehensive Plan 2022-2042* addresses the required nine plan elements: (1) issues and opportunities; (2) agriculture, natural, and cultural resources; (3) transportation; (4) utilities and community facilities; (5) housing; (6) economic development; (7) land use; (8) intergovernmental cooperation; and (9) implementation.

The comprehensive planning legislation (s.66.1001, Wis. Stats.) further states:

“Beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with that local governmental unit's comprehensive plan:

- (a) Official mapping established or amended under s. 62.23 (6).
- (b) Local subdivision regulation under s. 236.45 or 236.46.
- (c) County zoning ordinances enacted or amended under s. 59.69.
- (d) City or village zoning ordinances enacted or amended under s. 62.23 (7).
- (e) Town zoning ordinances enacted or amended under s. 60.61 or 60.62.
- (f) Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231.”

How to Use This Plan

The Town of Kossuth comprehensive plan is designed to utilize two documents for decision-making. The *Town of Kossuth Comprehensive Plan 2022-2042* and the *Manitowoc County 20-Year Comprehensive Plan*.

The *Town of Kossuth Comprehensive Plan 2022-2042*, adopted in 2022, describes how the Town of Kossuth envisions itself developing over the next 20 years. It includes detailed background information, town development/preservation strategies, land use projections, a 20-Year Land Use Plan (future land use map), and a comprehensive plan implementation guide.

- **Chapter 1: Introduction.** The first chapter contains an overview of the purpose of the plan. It provides context about state planning legislation, describes the plan development process, and outlines the town’s planning vision statement.
- **Chapter 2: Issues and Opportunities.** The second chapter identifies town specific background information and assesses key planning data. Importantly, it identifies this plan’s goals, objectives, and policies.
- **Chapter 3: Future Land Use Plan.** The third chapter illustrates the town’s future land use recommendations through a 20-Year Land Use Plan.
- **Chapter 4: Implementation.** The final chapter in this plan discusses intergovernmental cooperation programs to facilitate joint planning and decision-making processes with other government units. It contains a guide to implement the Town’s comprehensive plan by prioritizing projects and identifying stakeholders.

The *Manitowoc County 20-Year Comprehensive Plan*, which was developed in 2020, contains background information and data for Manitowoc County that served as a basis in the creation of the town’s development strategies and 20-Year Land Use Plan in 2022.

- **Demographics.** This chapter presents countywide historic demographic information along with future population projections.
- **Housing.** This chapter presents countywide housing supply data along with future housing projections.
- **Land Use Inventory and Environmental Landscape.** This chapter provides a detailed description of the county’s existing land use and unique features that comprise its physical landscape.
- **Future Land Use.** This chapter provides future land use strategies and needs, along with a vision for the development and preservation of Manitowoc County over the next 20 years.
- **Economic Development.** This chapter highlights labor force statistics; economic composition; and provides an analysis of existing and future economic conditions for the local communities and Manitowoc County.
- **Transportation.** This chapter describes the county’s existing multi-modal transportation system.
- **Utilities and Community Facilities.** This chapter inventories all local and countywide utilities and facilities including schools and emergency services.

- **Intergovernmental Cooperation.** This chapter describes the county’s working relationship with the local jurisdictions and identifies programs to facilitate joint planning and decision-making processes with other government units.
- **Implementation.** This chapter provides a detailed inventory of existing land uses for Manitowoc County as well as an implementation action plan.
- **Strategies and Recommendations.** This chapter contains goals and objectives that serve as a guide to assist with the implementation of the county’s comprehensive plan.

Plan Development Process

Town’s Comprehensive Plan was updated in 2022. The process involved the following steps:

- Technical analysis, using data from multiple sources including the State of Wisconsin, the U.S. Census Bureau, and other publicly available data from public and private sources.
- Review of accomplishments since the adoption of the previous comprehensive plan (2009).
- Informational meetings with the Town Board.
- Public review and an open house to educate the public and stakeholders about the plan, as well as gather feedback on the plan’s content.

Vision for the Town of Kossuth

The following is the Town of Kossuth 20-year vision statement:

In the year 2042, the Town of Kossuth is envisioned as a town which has maintained its rural character while providing a mix of agricultural, residential, and business uses by controlling growth and making wise decisions about future land uses.

CHAPTER 2. ISSUES AND OPPORTUNITIES

This chapter summarizes the town’s existing resources along with its unique community features. It presents historic trends and forecasts to provide a fact base to establish planning goals, objectives, and policies.

Community Inventory

History and Description of Planning Area

As early as 1840, a well-worn trail existed through the town over which Native Americans and Indigenous groups frequently traveled, carrying copper from the north to the Milwaukee area. In 1852, Kossuth, including what is now the Town of Cooperstown, was set off from Manitowoc Rapids. The community was named in honor of the Hungarian Revolutionary War General Kossuth. Originally the land in Kossuth was covered with dense forest of pine, maple, and other timber. Settlers toiled for many years to clear the land and create the farm fields of today.

The Town of Kossuth planning area is in north-central Manitowoc County. The Village of Francis Creek is in the center of the town and a portion of the Village of Kellnersville is situated in the northwest corner of the town. The town of Kossuth encompasses an area of approximately 39 square miles, or 24,719 acres, making it the largest town in Manitowoc County based on area. Interstate Highway 43 travels north/south through the center of the town.

Past Planning Efforts

This comprehensive plan serves as an update to the town’s first plan, entitled *Town of Kossuth 2022 Comprehensive Land Use Plan*, which was completed in 2002.

Communities surrounding the Town of Kossuth also have comprehensive plans that reference future development/preservation intentions. It is important to note that comprehensive plans from surrounding communities should be revisited from time to time to track their implementation progress or to identify ways to take advantage of shared development and preservation goals.

Community Resources

Natural Resources

Natural resources are features that define local communities, contribute to providing a clean and abundant supply of groundwater; are a source for economic development opportunities; plus comprise an environment essential to maintaining healthy and diverse communities.

A summary of the natural resources located within the Town of Kossuth are highlighted below with a brief explanation of their importance when planning for the town’s future. Expanded definitions and countywide maps of these natural resources can be found the *Manitowoc County 20-Year Comprehensive Plan*.

Geology and Soils

- The Niagara Dolomite bedrock formation underlies the entire Town of Kossuth and nearly all of Manitowoc County. The formation consists of sedimentary rocks that are solidified marine sediments which slope toward Lake Michigan.

- Sinkholes are a common Karst feature in the Town of Kossuth. Sinkholes are depressions in the land surface that form due to the dissolution of the bedrock, and the subsequent collapse of overlying soil and rock. One of the primary concerns regarding sinkholes is that they provide a direct pathway for surface water to move into the subsurface. This increases the probability of a higher concentration of contaminants being transported directly into the groundwater supply rather than being filtered by overlying soil. Known locations of the sinkholes in the town are shown in Map 3.
- Due to the amount of Karst geology in the area, the WDNR has established “special well casing depth areas” within the Town of Kossuth (see Map 3). For more information on the requirements of these areas, contact the WDNR.
- Most of the town is covered by soils that formed in glacial till. Small portions of the town, especially near the water features, are dominated by soils that are underlain by outwash deposits, glacial drift, and lacustrine deposits.
- Most of the soil in the town is clayey, however lands that are adjacent to the river corridors consist of loamy (i.e., sand and silt) and sandy soils.
- Most of the town’s landscape is nearly level to sloping, however areas adjacent to river features within the town are considered nearly level to moderately steep (see Map 4).
- Limitations on development (e.g., private septic, basements, etc.) based on soil types may be due to the wetness, slope, or permeability of the soils within the town.

Overall, bedrock type, overlying soil composition and depth to bedrock can impact excavation, foundations, location and effectiveness of site wastewater treatment systems, provisions of a clean and abundant supply of groundwater, and residential and industrial development locations.

Nonmetallic Mineral Resources

Sand, gravel, and crushed stone are the primary minerals mined in the area. In generally, these materials are needed for constructing the sub-base for roads as well as comprise the primary components in concrete for the building of foundations, basement walls, and sidewalks.

There is a large and expanding limestone quarry located in the Town of Kossuth (pictured right). The quarry received a conditional use permit to operate, which required the quarry operators to establish a well protection district around the quarry. The Town should continue to monitor well and ground water contamination surrounding the quarry.



Water Resources

Town of Kossuth contains several water resources such as the Branch River, Francis Creek, Kriwanek Creek, Little Manitowoc River, and West Twin River. These water features help provide quality habitat for waterfowl and other wildlife. In addition, the surface waters in the town offer recreational activities such as fishing. Map 5 shows the surface waters of the Town of Kossuth.

The Town of Kossuth is located within four watersheds: West Twin River, Branch River, Lower Manitowoc River, and East Twin River watersheds. These watersheds are part of the Lake Michigan Basin. Deposition of sediment and runoff into the drainage basins can greatly impact an area's water resources.

All the water used by the Town of Kossuth residents/businesses comes from groundwater via private wells. It is important to protect the drinking water wells from potential pollutants such as fertilizers, pesticides, chemical spills, leaking underground storage tanks, and existing land uses.

For more information regarding the area's water resources see the *Manitowoc County 20-Year Comprehensive Plan*.

Woodlands

There are a total of 4,967 acres of woodlands within the Town of Kossuth (see Exhibit 3). These woodlands cover approximately 20 percent of the town. Woodlands land cover provides aesthetic views, wildlife habitat, and multiple recreational choices. Woodlands also maintain watershed cover, provide shade, serve as a windbreak, help reduce soil erosion, act as a noise barrier, and screen unsightly developments.

Environmental Corridors

Additional areas of environmental significance are considered segments of an environmental corridor. An environmental corridor is a portion of the landscape that contains and connects natural areas; green space; and scenic, historic, scientific, recreational, and cultural resources. The following criteria were utilized in delineating environmental corridors when developing this comprehensive plan for the Town of Kossuth:

- wetlands (2 acres or greater) with a 50-foot buffer.
- 100-year floodplains.
- steep slope (12% or greater).
- surface waters with a 75-foot building setback.

Within this plan, each of these individual features that make up the environmental corridor is referred to as a “plan determinant.” Map 6 presents the plan determinants within the Town of Kossuth.

Environmental corridors, along with other identified areas of environmental significance, should be taken into consideration when making future development decisions in the town. Environmental corridors serve a vital role in protecting local water quality; serving as buffers between different land uses; controlling, moderating, and storing floodwaters; providing nutrient and sediment filtration; and providing wildlife habitat and recreational opportunities.

For more information regarding environmental corridors, wetlands, floodplains, soils, significant natural features, and surface waters please see the *Manitowoc County 20-Year Comprehensive Plan*.

Agricultural Resources

Prime agricultural soils are considered areas of land that contain the best combination of physical and chemical characteristics for growing crops. Prime agricultural soils are scattered throughout the Town of Kossuth as presented in Map 7.

According to Kossuth’s 2021 land use inventory (presented in Exhibit 3 and Map 10), the town contains approximately 15,152 acres of agricultural land, which comprise 61 percent of the town’s land. Agriculture plays an important role in the economic, cultural, and social structure of the Town of Kossuth and Manitowoc County. In this regard, it will be important to preserve these areas for continued farming activities.

Economic Attributes

The Town of Kossuth has several businesses creating local employment opportunities and services for residents and visitors to the area. According to Kossuth’s 2021 land use inventory, there were 42 acres of commercial land and 335 acres of industrial land use within the town. The town’s large agricultural operations also employ a sizable workforce.

Parks and Recreation

The Town of Kossuth does not maintain any public park facilities. Residents of the town may use the various parks found in the Villages of Francis Creek and Kellnersville or other surrounding areas for their recreational needs.

Devil’s River State Trail is the former rail grade in the town which was turned into a “rails-to-trails” bicycle and pedestrian facility. This county-operated 14-mile trail runs from the community of Rockwood in the Town of Kossuth to the Village of Denmark in Brown County. A trailhead in Kossuth is pictured on the right.



Cultural Features

Cultural resources are typically sites, features, and/or objects of some importance to a culture or a community for scientific, aesthetic, traditional, educational, religious, archaeological, architectural, and historic reasons. According to the Wisconsin Architecture and Historical Inventory (<http://www.wisconsinhistory.org>), the Town of Kossuth contains 15 sites considered to have historic significance. These properties are listed in Exhibit 1 (the reference number in the exhibit corresponds to the state record reference number in their inventory).

Exhibit 1. State Record of Historic Properties, Town of Kossuth, as of 2021

REF.	Description	Location
66007	Side Gabled House (1975)	Stone Rd., 0.25 mi. S Rockwood Rd.
65998	Concrete Bridge (1911)	Meadow Ln. under railroad
66011	Gabled Ell House	County Highway R at County Highway Y
65999	House	Francis Creek Rd., 0.25 mi. N of Meadow Ln.*
66005	Dutch Colonial Revival House	Berringer Rd., 0.5 mi. W County Highway Q
65124	Barn	Hilltop Rd., 0.5 mi. E of County Highway T
65126	Two Story Cube House	County Highway Q, 1.25 mi. S of County Highway V
65128	Side Gabled House	Rockwood Rd. at Stone Rd.
66013	School (one to six rooms)	County Highway R, 0.25 mi. SE County Highway Y
139959	Gabled Ell House (1880)	4702 County Highway R and 4724 County Highway Q
66004	St. Augustine Church	Riefs Mills Rd., 0.5 mi. E County Highway T
65133	Georgian Revival House	Rockwood Rd., 0.67 mi. West of Wagonwheel Rd.
65125	Italianate House	1/8 Mi. S of Riefs Mills Rd., and 0.5 mi. E of County Highway T in Riefs Mills
139979	Gabled Ell Agricultural Complex (1880)	4729 County Trunk Highway Q

Source: The Wisconsin Historical Society.

* Note: property location, as listed in the state's inventory, is likely an error as Francis Creek Road does not intersect with Meadow Ln.).

Additional buildings, features, or sites (e.g., cemeteries) within the town also hold historic importance and may be considered for preservation if any redevelopment opportunities arise.

Transportation Characteristics

The Town of Kossuth contains over 100 miles of roadway. Exhibit 2 lists the mileage of roads managed by the Town of Kossuth, while Map 8 illustrates the transportation network and functional classification of roads.

The Town of Kossuth's principal arterials are Interstate Highway 43 and State Trunk Highway 10, and its minor arterial is State Trunk Highway 310. The function of an arterial is to move traffic over medium to long distances, often between regions as well as between major economic centers.

The Town contains or is bounded by several county highways that serve as major and minor collector streets. They include County Highway B, K, Q, R, T, V, and Y. Collector roads collect traffic from local roads.

Exhibit 2. Road Miles by Classification, Town of Kossuth and Adjacent Villages, 2021

Functional Classification	Total Miles		
	Town of Kossuth	Village of Francis Creek	Village of Kellnersville
Primary Arterial	15.66	0.09	0.00
Minor Arterial	2.27	0.00	0.00
Major Collector	17.37	3.05	1.51
Minor Collector	9.39	0.00	0.54
Local	65.51	4.78	0.95
Total	110.21	7.92	3.00

Source: WISLR (2021).

The town should continue to ensure that its transportation amenities are maintained and improved to allow for safe and efficient movement of not only vehicles, but also for bike and pedestrian traffic. The Town should continue to plan for capital projects and transportation maintenance through its capital improvement program and continue pursue grants to implement these projects.

Rail Service

Rail service found in the Town of Kossuth is provided by the Canadian National (CN). The rail line stretches from the community of Rockwood and travels south out of the town into the City of Manitowoc and then to the Village of Cleveland.



Utilities and Community Facilities

An inventory and assessment of existing facilities helps to determine if there may be condition and capacity issues to meet current and future development needs. Information about the community and public facilities in the Town of Kossuth is outlined below and referenced in Map 9.

- **Town Hall:** Kossuth’s Town Hall is located at 129 Packer Drive in the Village of Francis Creek. The building serves as space for conducting town functions such as administration, meetings, elections, and other organizational meetings.
- **Electric Utilities:** The Town of Kossuth is supplied with adequate electric service. Currently most of the town is supplied with natural gas service. Natural gas service to the remaining residents/businesses is dependent on citizen interest and density of potential customers.
- **Sanitary Utilities:** The Kossuth Sanitary District is located around the community of Rockwood and used to collect and treat waste from properties within the district. Properties which are not located in the Sanitary District maintain private onsite sewage systems.
- **Water Utilities:** The Central Brown County Water Authority pipeline runs through the Town of Kossuth. This 65-mile water pipeline transports Lake Michigan water from the City of Manitowoc to several City of Green Bay suburbs. Drinking water is supplied through individual or shared wells that are owned and maintained by property owner(s).
- **Garbage and Recycling Services:** Residents and businesses can dispose of their waste at the Town of Kossuth waste and recycling drop-off site, which is located on Stone Road. Residents and businesses can also contract with a private garbage hauler for collection of refuse.
- **Police Services:** The Manitowoc County Sheriff’s Department, stationed in Manitowoc (city), provides police services to Kossuth.
- **Fire Protection:** Kossuth is served by four volunteer fire departments. The Rockwood Fire Department, located at 5401 CTH R in the Town of Kossuth, provides service to the southeastern portion of the town. Francis Creek Fire Department covers northeastern Kossuth. Kellnersville Fire Department protects the northwest portion of the town. The Branch Fire Department provides coverage for the southwestern corner of the town.
- **Rescue Services:** The Town of Kossuth receives rescue services from Manitowoc Rescue and Mishicot Ambulance. Manitowoc Rescue provides service to most of the town, while Mishicot Ambulance covers the northeastern portion of the town. Francis Creek, Kellnersville, and Branch First Responders also provide emergency services for the town. Protective services are considered adequate.



- **School Districts:** The Town of Kossuth is part of three public school districts: Manitowoc Public School District, Mishicot School District, and Reedsville School District. Several private schooling options are also available in nearby communities. Furthermore, the Kossuth is part of the Lakeshore Technical College (LTC) District of the Wisconsin Technical College System.
- **Healthcare Facilities:** Given the town's proximity to the City of Manitowoc and City of Green Bay, residents have a choice of receiving medical treatment from Aurora Medical Center in the City of Two Rivers; Holy Family Memorial Medical Center in the City of Manitowoc; and/or the Aurora Bay Care, Bellin, St. Mary's I, and St. Vincent's hospitals in the City of Green Bay. Other medical clinics, dental offices, assisted living centers, nursing and rehabilitation facilities are in various nearby communities, providing services to the town along with Manitowoc County residents.
- **Cable Services:** Residents and businesses have access to cable services and internet, but these services are inadequate to meet the community's needs. Many areas of the town are unserved or underserved. This poses an immense challenge for the Town particularly as demographics and the economy continues to change, and as work from home and home-based businesses become more common. Many residents in town also use satellite providers for television and internet service. Local telephone service is available throughout the town.

Existing Land Use Inventory

In 2021, the Bay-Lake Regional Planning Commission updated the Town of Kossuth's existing land use inventory. Exhibit 3 presents the distribution of the town's acreage by land use type. Map 10 displays the existing land use inventory.

Exhibit 3. Existing Land Use Inventory, Town of Kossuth, 2021

Land Use Category	Acreage	Share of Total Acreage
Agriculture	15,152	61.26%
Woodlands	4,967	20.08%
Natural Area	1,317	5.33%
Residential	1,275	5.16%
Right-Of-Way	1,054	4.26%
Industrial	335	1.35%
Open Land	155	0.63%
Water	148	0.60%
Communication/Utilities	122	0.49%
Park and Recreation	82	0.33%
Institutional/Governmental	67	0.27%
Transportation	15	0.06%
Commercial	42	0.17%
Multi-Family	1	0.01%
Total	24,732	100%

Source: Bay-Lake Regional Planning Commission, 2021.

Trends and Forecasts

Population

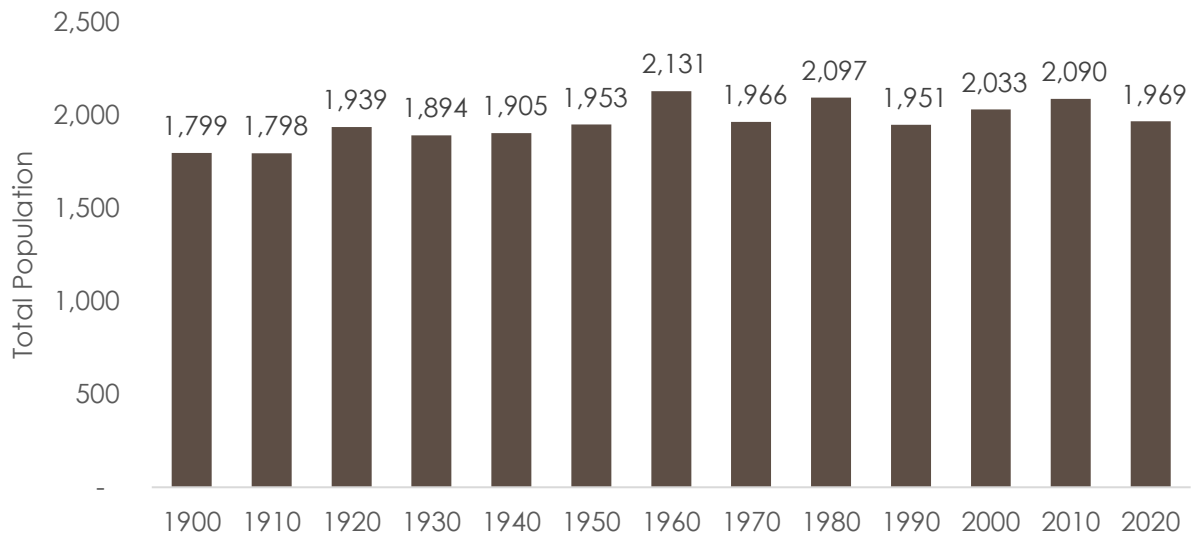
Historic Population Trends

Over the last several decades, the Town of Kossuth's population has fluctuated slightly, but generally remained relatively stable. In 2020, the town's population was 1,969, down from 2,033 people in 2000 (Exhibit 4).

Exhibit 5 compares the Town of Kossuth's historic population trends to nearby and overlapping jurisdictions. It shows that the population of Kossuth, Manitowoc County, and surrounding villages experienced a decline in population from 2000 to 2020. In this time, Kossuth's population declined by an average annual growth rate (AAGR) of -0.16 percent, which represents a marginally faster rate of decline than the county overall (-0.09 percent).

Despite a generally stable population base, residents living in the Town of Kossuth are getting older.¹ The median age in Kossuth increased by 12 years (31 percent), from 38.4 years in 2000 to 50.4 years in 2019. In this time, the Town of Kossuth's senior population (individuals aged 60 and older) increased by 78 percent, from 285 people in 2000 to 506 people in 2019. Residents under 20 declined by 46 percent (274 people), residents aged 20 to 39 declined 45 percent (222 people), and residents aged 40 to 59 increased by only five percent (35 people).

Exhibit 4. Historic Population Trends, Town of Kossuth, 1900 to 2020



Source: U.S. Census, Decennial Census (1900 through 2020).

¹ U.S. Bureau of the Census, Decennial Census (2000) and ACS 5-year estimates (2015-2019).

Exhibit 5. Historic Population Trends, Town of Kossuth, Comparison Areas, 1970 to 2020

	Wisconsin	Manitowoc County	Town of Kossuth	Village of Francis Creek (1960)	Village of Kellnersville (1971)
1970	4,417,731	82,294	1,966	492	n/a
1980	4,705,642	82,918	2,097	589	369
1990	4,891,769	80,421	1,951	562	350
2000	5,363,675	82,887	2,033	681	374
2010	5,686,986	81,442	2,090	669	332
2020	5,893,718	81,359	1,969	659	307
Change 2000 to 2020					
Number	530,043	-1,528	-64	-22	-67
Percent	10%	-2%	-3%	-3%	-18%
AAGR	0.47%	-0.09%	-0.16%	-0.16%	-0.98%

Source: U.S. Census, Decennial Census (1970 through 2020).

Population Projections

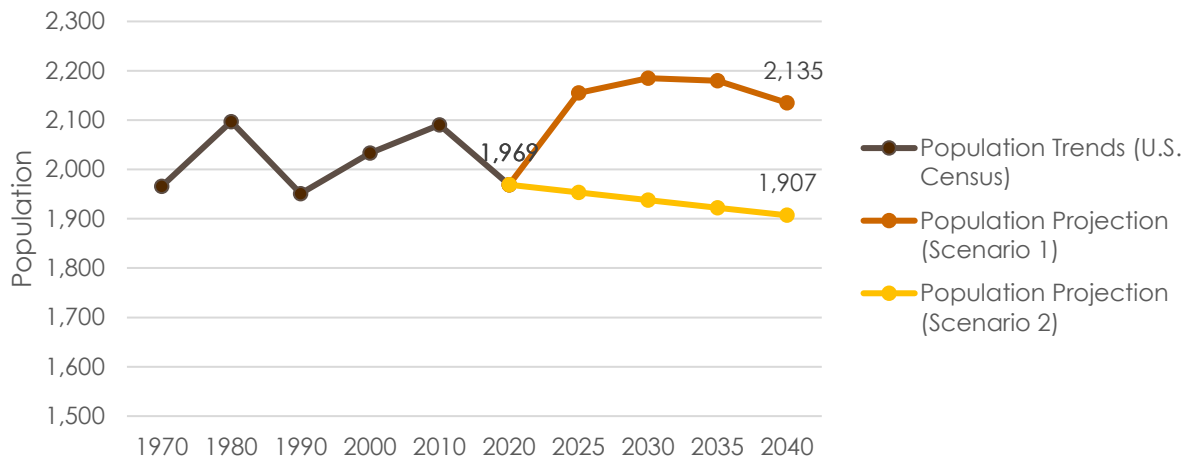
This section documents the Town of Kossuth's population projections for the 2020 to 2040 period. Population projections can help the Town plan for its future needs related to housing, utilities, transportation, recreation, and several other population-influenced services. Exhibit 6 presents two population forecast scenarios which rely on the following sources and assumptions:

- **Scenario 1.** The population projection for Scenario 1 is based on data provided by Wisconsin's Demographic Services Center. The Center forecasts that the Town's population may grow to 2,135 people by 2040, representing growth of 166 people from 2020 to 2040.
- **Scenario 2.** The population projection for Scenario 2 is based on historic trends. The Bay-Lake RPC applied the Town's 2000 to 2020 AAGR of -0.16 percent (see Exhibit 5) to the Town's existing population base of 1,969 people (2020). Accordingly, Scenario 2 forecasts that the Town's population may decline to 1,907 people by 2040, representing a loss of 62 people from 2020 to 2040.

Exhibit 6. Population Projection Scenarios, Town of Kossuth, 2020 to 2040

	Population Projection	
	Scenario 1	Scenario 2
2020	1,969	1,969
2025	2,155	1,953
2030	2,185	1,938
2035	2,180	1,922
2040	2,135	1,907
Change (2020 to 2040)		
Number	166	-62
Percent	8%	-3%
AAGR	0.41%	-0.16%

Source: U.S. Census (2000 and 2020) and Wisconsin Demographic Services Center (2025, 2030, 2035, 2040).

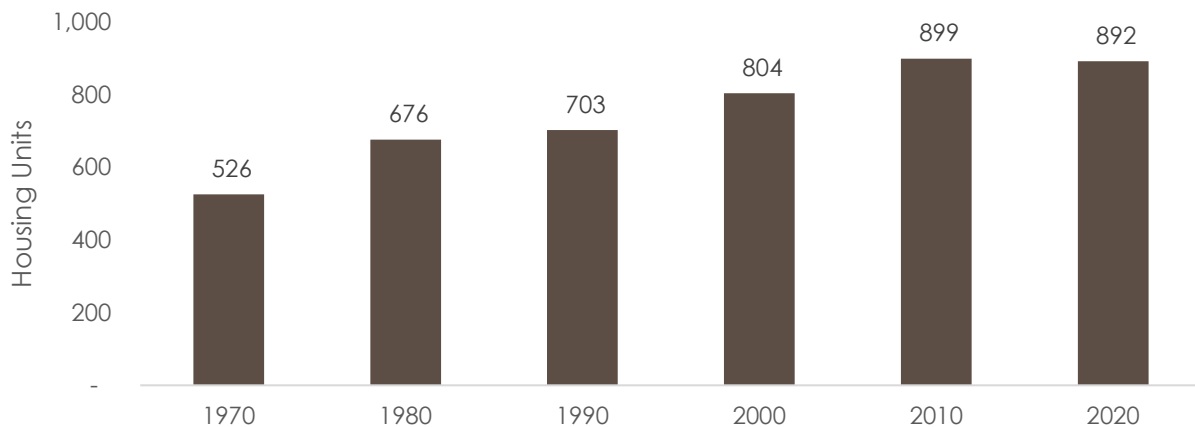
Exhibit 7. Population Trends and Projections, Town of Kossuth, 2020 to 2040

Source: U.S. Census (2000 and 2020) and Wisconsin Demographic Services Center (2025, 2030, 2035, 2040).

Housing

Housing Trends and Characteristics

While the population trends have fluctuated slightly since 1970, the town has generally received a gradual increase in housing units (Exhibit 8). Between 2000 and 2020, the number of housing units in Town of Kossuth has increased by 88 dwelling units (11 percent), representing an average delivery of about 4.4 dwelling units per year.

Exhibit 8. Housing Unit Trends, Town of Kossuth, 1970 through 2020

Source: U.S. Census, Decennial Census (1970, 1980, 1990, 2000, 2010, and 2020).

Additional characteristics of Kossuth's housing market (ACS 2015-2019) are as follows:

- Most of the town's housing stock is single-family housing (98 percent). The share of multifamily housing (two percent) is composed of duplexes, triplexes, and quadplexes.
- About 60 percent of the town's housing stock was built prior to 1980. Only about three percent of the town's housing stock was built in 2010 or after.

- Of the town's occupied housing units, about 96 percent are owner-occupied and four percent are renter occupied.
- The median value of all owner-occupied homes (with and without a mortgage) was \$180,100.
- The median housing cost for homeowners was \$1,309 per month (for households with a mortgage) or \$467 per month (for households without a mortgage).
- While only a small share of households rent in Kossuth, the median rent was about \$841 per month. The asking rent for nearly all rental units in Kossuth was between \$500 and \$999 per month.



Housing Forecast

To accommodate the community's housing needs, the Town of Kossuth will need a better understanding of future demand for housing over the planning period. Accordingly, Exhibit 9 presents a housing forecast, based on population projections developed by Wisconsin's Demographic Service Center (see Scenario 1 in Exhibit 6).

Exhibit 9 shows that housing demand will be influenced by 166 new people and an average household size of 2.25 persons per household. This analysis also factors in additional housing demand to account for a five percent residential vacancy rate.

In summary, the Town of Kossuth may plan for demand of about 78 new dwelling units. If this housing forecast were delivered linearly, about four new housing units would be needed per year.

Exhibit 9. Housing Forecast, Town of Kossuth, 2020 to 2040

Housing Forecast	
Population Growth	166
Average Household Size	2.25
New Occupied Dwelling Units	74
Vacancy Rate (%)	5.0
New Vacant Dwelling Units	4
Total New Dwelling Units (2020 to 2040)	78

Source: U.S. Census (2020). Wisconsin Demographic Services Center (2040). U.S. Census, ACS 5-year estimates (2015-2019).

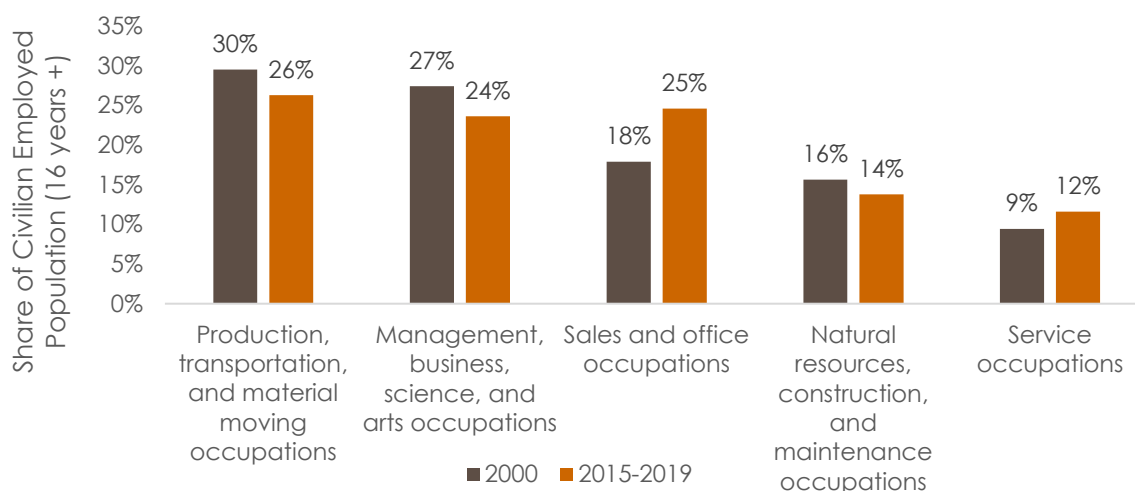
Economy

The Town of Kossuth's economy is influenced by several factors including its land supply, access to Interstate 43, and access to a diverse workforce in Kossuth and the greater Manitowoc County region. The following characteristics shed light on the town's local economy:²

- Of Kossuth's population (aged 16 years of age and older), 64.9 percent participated in the civilian labor force, 1.7 percent were unemployed, and 3.5 percent of workers worked from home.
- Median household income for Kossuth households was \$66,750, compared to \$56,612 in Manitowoc County. Between 2000 and 2019, median household incomes increased by \$13,278, from \$53,472 in 2000 to \$66,750 in 2019.
- About 28 percent of Kossuth residents (25 years of age or older) had an associate degree, bachelor's degree, or graduate/professional degree, compared to 32 percent of residents in Manitowoc County overall.
- About 75 percent of workers (aged 16 years of age or older) who live in Kossuth had a commute time of 29 minutes or less. About 21 percent of workers had a commute time of 14 minutes or less, 52 percent had a commute time of 15 minutes to 29 minutes, and 26 percent had a commute time of 30 minutes or longer.

Exhibit 10 shows the occupations of civilian employed residents (aged 16 years and older) in Kossuth. The data show that in 2019, about 26 percent of the population worked in production, transportation, and material moving occupations (down from 30 percent in 2000). From 2000 to 2019, the share of people working in sales and office as well as service occupations increased (by seven and two percent respectively).

Exhibit 10. Civilian Employees (16 Years+) by Occupation, Town of Kossuth, 2000, 2015-2019



Source: U.S. Census, Decennial Census (2000) and ACS 5-Year Estimates (2015-2019).

² Source: U.S. Census, ACS 5-Year Estimates (2015-2019). U.S. Census, Decennial Census 2000 (when 2000 is noted).

Exhibit 11 shows Kossuth’s civilian employees (aged 16 and older) by industry. It shows that Kossuth had 693 civilian employees in 2019. In 2019, the industries with the greatest number of civilian employees were (1) manufacturing; (2) educational services, health care, and social assistance; and (3) construction. These industries accounted for 420 civilian employees in Kossuth, or 61 percent of the total civilian employment base.

Exhibit 11. Civilian Employees (16 Years+) by Industry, Town of Kossuth, 2015-2019

Industry	Total Employment	Share of Employment
Manufacturing	206	30%
Educational services, health care, & social assistance	115	17%
Construction	99	14%
Transportation, warehousing, & utilities	67	10%
Finance, insurance, real estate, rental, & leasing	45	6%
Professional, scientific, management, administrative, & waste management services	43	6%
Retail trade	34	5%
Public administration	34	5%
Wholesale trade	21	3%
Information	11	2%
Other services, except public administration	9	1%
Agriculture, forestry, fishing, hunting, & mining	9	1%
Arts, entertainment, recreation, accommodation, & food services	0	0%
Total	693	100%

Source: U.S. Census, ACS 5-Year Estimates (2019).

The Town of Kossuth is impacted by regional economic trends. Accordingly, Exhibit 12 shows the economic base of Manitowoc County. Notably, it shows that total jobs in Manitowoc County declined by 2,267 jobs between 2010 and 2020. In that time, jobs in Manufacturing declined the most (by 826 jobs) and jobs in Administrative and Support and Waste Management and Remediation Services increased the most (by 500 jobs).

Exhibit 12. Regional Economic Base Influencing Kossuth, Manitowoc County, 2010 and 2020

Industry	Jobs (2020)	Average Earning/Job (2020)	Change in Jobs (2010 to 2020)
Administrative and Support and Waste Management and Remediation Services	1,580	\$45,321	500
Management of Companies and Enterprises	545	\$105,791	251
Transportation and Warehousing	1,240	\$60,353	79
Educational Services	413	\$21,473	23
Arts, Entertainment, and Recreation	330	\$29,140	19
Mining, Quarrying, and Oil and Gas Extraction	64	\$76,599	11
Finance and Insurance	839	\$78,237	6
Professional, Scientific, and Technical Services	806	\$67,071	(9)
Other Services (except Public Administration)	1,645	\$26,481	(38)
Construction	1,645	\$65,165	(51)
Real Estate and Rental and Leasing	242	\$41,779	(64)
Utilities	549	\$194,922	(83)
Retail Trade	3,556	\$34,572	(130)
Agriculture, Forestry, Fishing and Hunting	2,185	\$44,699	(140)
Information	170	\$40,692	(174)
Wholesale Trade	743	\$69,341	(214)
Accommodation and Food Services	2,305	\$17,285	(290)
Health Care and Social Assistance	4,222	\$58,476	(561)
Government	3,935	\$67,013	(574)
Manufacturing	8,976	\$63,821	(826)
Total	35,990	\$56,052	(2,267)

Source: EMSI.

Commuting Patterns

According to Census on the Map (2019), of the 372 people working in Kossuth, 89 percent (330 people) commuted into Kossuth from other areas while 11 percent (42 people) lived and worked in Kossuth. About 1,122 people live in Kossuth, but commute to other areas for work.

Community Finances

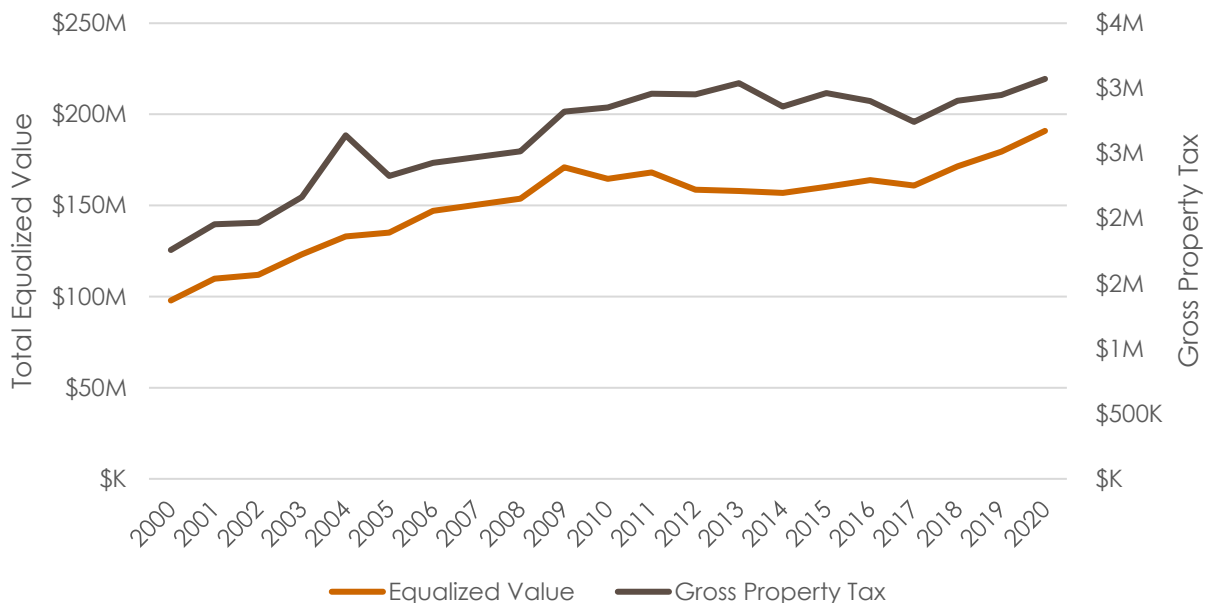
Exhibit 13 presents community finance figures to gain an understanding of fiscal conditions for the Town. The exhibit shows:

- **‘Total equalized value’** which is the estimated value of all taxable real and personal property in Kossuth.
- **‘Gross property tax’** which is the local property tax revenue that the Town of Kossuth collects annually.

Data show that the town’s value increased by 95 percent between 2000 and 2020, and by 16 percent between 2010 and 2020. In this time, the Town of Kossuth’s collected portion of gross property tax revenues also increased (but to a lesser extent) – by 75 percent between 2000 and 2020, and by eight percent between 2010 to 2020.

From 2015 to 2020, gross property tax revenue collected for Kossuth ranged between 2.4 and 2.6 percent of the total gross property tax revenue collected in Manitowoc County overall. For example, in 2020 the Town of Kossuth collected about \$2.9 million in tax levy (see Exhibit 13), which represented 2.6 percent of the total tax levy collected in Manitowoc County overall (i.e., \$116.3 million).

Exhibit 13. Equalized Value and Gross Property Tax Levy, Town of Kossuth, 2000 - 2020



Source: Wisconsin Department of Revenue, City, Village and Town Taxes, (2000 through 2020).

Evaluation of Environmentally Contaminated Sites³

Wisconsin's Department of Natural Resource (WDNR)'s Bureau for Remediation and Redevelopment Tracking System (BRRTS) inventories environmentally contaminated sites located in communities throughout the state. Many of the sites they list have had, or are planning to have, some type of remediation – extensive or otherwise. The goal of remediation is to make these areas available for redevelopment opportunities.

According to WDNR's tracking system, there are 12 listed sites in the Town of Kossuth. All but one site is classified as closed by the WDNR, meaning they are eligible for redevelopment, while one site remains open for cleanup.

Exhibit 14. Remediation and Redevelopment Sites, Town of Kossuth, November 2021

Property Listing	Listing Type
Mobile 310 Mart	Closed Site
Knollwood Memorial Park	Closed Site, Continuing Obligations Apply
Chase Property	Closed Site, Continuing Obligations Apply
Wanek Brothers Const Co	Closed Site
Kadile Property	Open Site
Vanderbloemen, AL Property	Closed Site
Goszs Bar	Closed Site
Rockwell Lime Co	Closed Site
Country Visions Coop - Rockwood	Closed Site, Continuing Obligations Apply
Schenian Steven – Whey Spill	Closed Site, Continuing Obligations Apply
Gulseth Const	Closed Site
Yanda Gravel Pit	Closed Site

Source: Wisconsin Department of Natural Resources, RR Sites Map (2021).

³ Visit the WDNR website, at <https://dnr.wisconsin.gov/topic/Brownfields/botw.html>, for more information regarding environmentally contaminated sites in the Town of Kossuth, and surrounding areas.

Local Employment Projections

Despite decline in the total number of jobs in Manitowoc County between 2010 and 2020, Wisconsin's Department of Workforce Development projects that employment in the Bay Area Region (in which Kossuth is located) will grow at an average annual growth rate of 0.35 percent between 2018 and 2028. The Town of Kossuth can monitor business growth and development to better track future employment trends to determine if the Town following historic trends of Manitowoc County or future projections for the larger Bay Area Region.

According to the Wisconsin Department of Workforce Development's occupational projections for the state between 2018 and 2028, the following are the top 10 occupations forecast to have the greatest number of total openings:

- Food and Beverage Serving Workers
- Retail Sales Workers
- Personal Care and Service Workers
- Information and Record Clerks
- Material Moving Workers
- Motor Vehicle Operators
- Construction Trade Workers
- Business Operations Specialists
- Production Occupations
- Office and Administrative Support Workers

Lakeshore Technical College, University of Wisconsin-Manitowoc, and other nearby institutions of higher education will be instrumental in educating the area's workforce for these growing fields.



Goals, Objectives, and Policies

The Town of Kossuth Plan Commission, with cooperation from Manitowoc County, will be directly responsible for, or oversee the implementation of most of the development strategies (goals, objectives, and policies) with the Town Board ensuring the plan is implemented in a timely manner. Each of the town's general goals is followed by a detailed list of objectives and policies. Since many planning issues are interrelated, the objectives and policies related to one goal may be like those stated in other areas.

The following statements describe the town's intent regarding growth, development, and preservation over the next 20 years.

Land Use

GOALS: (1) Maintain the rural and agricultural character of the Town of Kossuth. (2) Encourage land uses, densities and regulations that promote efficient development patterns at relatively low municipal costs. (3) Balance individual property rights with township interests and goals.

Objective 1: Preserve environmental and agricultural features by developing practices and policies pursuant to the Town's goals and objectives.

Policies:

1. Support and encourage smart growth strategies.

Objective 2: Ensure the town's land use is developed/preserved according to the strategies described in the town's Future Land Use Plan (Chapter 3 of this document).

Policies:

1. Continue to work with stakeholders and the community to ensure future land uses correspond to the community's vision for the town.
2. Plan for an adequate supply of service land, of various land use types, to meet future land and development needs.

Community Planning

GOAL: Uphold the goals and objectives of the Town of Kossuth's comprehensive plan.

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

Policies:

1. Allow this 20-year comprehensive plan to be consulted by the Town Plan Commission, Town Board, and other units of government, before making any decision regarding land use and land use policies.
2. Ensure that all growth and development occur in a planned and coordinated manner that will maintain or improve the quality of life associated with the rural character of the town.

Objective 2: Implement and maintain a Land Use Planning Commission, composed of town residents who will regularly meet to review proposed changes in land use and work with the Town Board and adjacent governmental units.

Policies:

1. Review existing town and Manitowoc County ordinances as they relate to the implementation of this plan.
2. Hold Town Plan Commission meetings/working sessions to review the adopted 20-year comprehensive plan and make amendments to accommodate changing conditions.
3. Review and update the land use plan at least every 10 years.

Intergovernmental Cooperation

GOAL: Encourage coordination and cooperation among nearby units of government (Villages of Francis Creek and Kellnersville; and the Townships of Gibson, Mishicot, Two Rivers, Cooperstown, Franklin, and Manitowoc Rapids).

Objective 1: Work cooperatively with surrounding municipalities that makes decisions impacting the town and surrounding area

Policies:

1. Work with communities to address possible boundary issues to minimize conflicts.
2. Adopt a policy of cooperative boundary agreements on the expansion of the Villages of Francis Creek and Kellnersville.
3. Work to maintain services provided through other units of government.
4. Encourage improved participation with neighboring communities regarding meetings, workshops, mutual planning activities, etc.
5. Promote cooperation and communication with the Manitowoc Public, Mishicot, and Reedsville school districts, along with Lakeshore Technical College (LTC) to collectively support quality educational opportunities.
6. Use the Wisconsin Towns Association (WTA) for publications and participation in cooperative training programs to assist the town and its officials.

Natural Resources

GOAL: Provide a safe, clean, and orderly natural environment for the residents of the Town of Kossuth that preserves and protects key natural resources and features.

Objective 1: Preserve and protect the role and beauty of the natural landscape, including features such as, wildlife habitat, streams, lakes, woodlands, open spaces, floodplains, and steep slopes.

Policies:

1. Protect, restore, and enhance natural areas that are woodlands, wetlands, and floodplains.
2. Carefully plan development adjacent to rivers, creeks, and wetlands and steep slopes.
3. Encourage sound management practices of the town's woodlands and wetlands.

4. Support the preservation of natural corridors for species movement between significant natural areas.
5. Preserve current recreational areas and encourage future development and acquisition of new areas.

Objective 2: Maintain and protect groundwater and surface water quality within the town. Develop an understanding of ground water sensitivity and land use practices detrimental to ground water protection.

Policies:

1. Develop an overview of groundwater sensitive areas (sinkholes) and regulate the siting of residential and other practices that jeopardize ground water resources (i.e., petroleum storage, pesticide and fertilizer application, large livestock operations).
2. Consider techniques for erosion control (e.g., buffer strips, easements, land use controls, flood controls, etc.).
3. Educate the public on the various land use practices that can contaminate the groundwater by emphasizing that it is not just one or two land use activities that are prevalent in the town, but that everyone in the community must be accountable for their actions, regardless of how miniscule it may seem.

Objective 3: Ensure that present and future mining sites will not adversely affect surrounding land uses.

Policies:

1. Consider inventorying mineral resources for potential future mining activities.
2. Ensure mining operations show that they can compensate for any negative impact (e.g., noise, odors, impacts on groundwater and local roads) on the neighboring properties or other portions of the town and surrounding areas prior to approval by the Town Board and prior to approval by Manitowoc County under Conditional Use permitting.
3. Reclaim mines that have ceased operation in accordance with Manitowoc County's *Nonmetallic Mining Reclamation Ordinance*; and Section NR 135.32, Wisconsin Administrative Code and Section 59.51, Wisconsin Statutes.

Agricultural Resources

GOAL: Preserve the most productive farmland in the town for continued agricultural use and protect the existing farm operations from conflicts with incompatible uses.

Objective 1: Preserve agricultural lands important to farming operations.

Policies:

1. Address a plan to assist agricultural owners to keep their land in agriculture.
2. Establish guidelines to protect existing agricultural operations and rural character.
3. Advocate for the use of sound agricultural and soil conservation methods to minimize surface and groundwater contamination and soil erosion.

4. Direct development to smaller and less productive farmlands before developing areas that are larger and more productive.
5. Discourage development on soils that have been identified as “prime agricultural areas” thus encouraging the use of these lands for farming purposes only.

Objective 2: Prevent conflicts between residential and agricultural uses by assessing large livestock operations in the township and providing buffers thereof.

Policies:

1. Explore the option of establishing a mandatory buffer strip and/or setback between farm operations and adjacent residential developments to minimize conflicts of farming operations on residential living.
2. Advocate cooperation agreements with neighboring communities on all land development types within the planning area to limit locating incompatible land uses adjacent to one another.
3. Consider clustering and conservation designs for future housing developments to preserve contiguous lands for future farming.
4. Consider providing information to homebuyers of what to expect when moving into an agricultural community (e.g., odors, hours of operation, slow moving vehicles, etc.).

Historical and Cultural Resources

GOAL: Preserve cultural, historic, and archaeological sites.

Objective 1: Identify and support the preservation and maintenance of historic and archaeological sites.

Policies:

1. Continue to support the town’s agricultural heritage.
2. Consider combining historical assets with recreational activities.

Housing

GOAL: Provide adequate housing and a range of housing choices that meets the needs of Town residents of all income levels, age groups and special needs.

Objective 1: Develop policies that provide a range of housing choices to meet the needs of all income levels and of all age groups and persons with special needs.

Policies:

1. Develop a plan that provides for comfortable living of all residents considering changing income and relevant economic changes.
2. Promote redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential structures.
3. Support housing developments for all persons including low and moderate income, elderly, and residents with special needs.
4. Support orderly development within the town, with higher densities around the Village of Francis Creek to provide additional housing choices.

5. Work with the State of Wisconsin, Manitowoc County, and the Bay-Lake Regional Planning Commission (BLRPC) to monitor the town's population characteristics and to stay informed of changing demographics and characteristics within the town.
6. Work with Manitowoc County to apply for grants and become involved in programs to address the town's housing needs.

Objective 2: Support planning efforts so that new housing is developed in areas that does not negatively impact the town's rural environment.

Policies:

1. Allow residential and commercial growth that follow existing development patterns in designated areas without impacting ground water and other water resources.
2. Discourage development on prime agricultural lands and in natural areas.
3. Discourage residential development that consumes disproportionate tracts of land for incompatible uses.
4. Explore development ideas that encourage responsible use of land and minimize potential negative impacts on natural or unique areas.
5. Encourage the infilling of existing vacant residential property where appropriate.
6. Continue to ensure that new residential construction and additions/repairs remains compliant with State building codes and county zoning standards. As part of this process, work with the Manitowoc County to mitigate a current issue developing related to "garage" construction with living quarters that are skirting the intent of current code requirements.

Economic Development

GOALS: (1) Promote the retention, expansion, and stabilization of the current economic base. (2) Support the creation of a range of employment opportunities at a regional and local level, while protecting and enhancing the town's agricultural and environmental assets.

Objective 1: Encourage future businesses to locate in areas which may enhance and promote the town's rural nature.

Policies:

1. Limit commercial development to the I-43 corridor or in specified areas with a similar development pattern.
2. Encourage large industries to locate in areas where municipal sewer and water exist. With the Town's limited resources, it may be necessary for larger industries to locate in incorporated areas of Manitowoc County.
3. Monitor any commercial or industrial developments that occur adjacent to the town to ensure that growth is compatible with the town's rural nature and to lessen potential conflicts.
4. Control the amount of signage, lighting, landscaping, buffering, and access of business sites located in the town especially along major corridors and areas of scenic importance.

5. Allow “at home” businesses to locate within the town until such a time as a zoning change is needed.

Objective 2: Preserve and enhance the town’s environmental, agricultural, and recreational assets.

Policies:

1. Protect economically productive areas, including farmland.
2. Consider development techniques (e.g., Conservation Subdivisions) that preserve the agricultural lands and open spaces in the town.
3. Encourage buffers for new developments to limit negative views, noises, and smells from an agricultural operation.

Transportation

GOALS: (1) Provide a transportation system that provides mobility, convenience, and safety. (2) Provide a transportation system that meets the needs of all citizens, including persons who are transit-dependent and/or disabled.

Objective 1: Promote a transportation system that is consistent with surrounding land uses and can readily adapt to changes in transportation demand and technology.

Policies:

1. Maintain and upgrade (snow removal, ditches, paving etc.) existing roads, the Highway 310 corridor to encourage commercial development, and Interstate 43.
2. Address transportation needs on a scheduled basis to include economic conditions in the township as well as incorporated areas within the township.
3. Continue the Town’s Road Pavement Maintenance Program (i.e., Pavement Surface and Evaluation Rating system, a.k.a. PASER).
4. Continue the Town’s Five-Year Highway Maintenance Plan.
5. Encourage convenient and efficient vehicular movement near all commercial, industrial, and public facility locations.
6. Reduce accident exposure and provide for safer travel on the transportation system.
7. Promote alternative means of travel to reduce automotive dependency.
8. Provide bicyclists and pedestrians with a comfortable margin of safety on streets and roads by ensuring compliance with American Association of State Highway and Transportation Officials (AASHTO) and Manual of Uniform Traffic Control Devices (MUTCD) guidelines and standards.
9. Provide bicycle routing signage which directs bicyclists to suitable roads without significantly compromising the directness of the route.

Utilities and Community Facilities

GOAL: Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal utility costs.

Objective 1: Provide adequate infrastructure and public services and a supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

Policies:

1. Monitor resident satisfaction regarding services.
2. Promote coordination and cooperation with adjacent villages and townships to maintain and expand public utilities and community facilities.
3. Continue to encourage the concept of “mutual aid agreements” for public services being provided (e.g., emergency medical, fire, etc.).
4. Remain informed upon any of the service providers’ needs to re-locate/upgrade their services.
5. Provide safe and convenient ADA (Americans with Disabilities Act) accessibility to all public buildings.
6. Monitor the adequacy of the medical services, elderly care services and childcare services within the area.
7. Explore broadband improvements and monitor the adequacy of the service over time.
8. Consider the development of renewable energy sources such as wind power, biomass, and solar.
9. Explore the use of shared on-site wastewater treatment systems to allow for the consolidation of development and preservation of land resources.
10. Work with adjacent communities, Manitowoc County, Manitowoc Public, Mishicot, and Reedsville school districts and other jurisdictions to maximize the joint use of community facilities to reduce costs, promote efficiency in use, and avoid duplication and overbuilding of services.
11. Provide input into the updates to the Manitowoc County Comprehensive Outdoor Recreation Plan.
12. Discuss any future trailway development with residents as well as affected property owners.
13. Take advantage of the town’s natural features to enhance recreational opportunities and eco-tourism.

CHAPTER 3. FUTURE LAND USE PLAN

Chapter 3 highlights the town’s future land use plan, known as the 20-Year Land Use Plan. The 20-Year Land Use Plan builds upon the town’s existing land use issues to establish a planning strategy and map which will guide the location and density of future development, while preserving various natural resources.

State Planning Criteria

Planning criteria give the community a sense in which to base their land use recommendations. The following state planning criteria are based upon Smart Growth principles, encouraged in community plans:

- Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encourage neighborhood designs that support a range of transportation choices.
- Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protect economically productive areas, including farmland and forests.
- Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.
- Preserve cultural, historic, and archaeological sites.
- Encourage coordination and cooperation among nearby units of government.
- Build community identity by revitalizing main streets and enforcing design standards.
- Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.
- Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future needs for residential, commercial, and industrial uses.
- Promote 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.
- Balance individual property rights with community interests and goals.
- Plan and develop land uses that create or preserve varied and unique urban and rural communities.
- Provide 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.

Land Use Trends and Forecasts

Existing Land Use Issues and Conflicts

- Annexation of land into adjacent villages.
- Development pressures on agricultural land and natural features, along with development infringing on environmental corridors which may impact surface and groundwater quality.
- Conversion of agricultural lands to non-farm uses.
- Incompatibilities between farm and non-agricultural developments.
- Lack of cooperation with the surrounding communities regarding development patterns near municipal boundaries.

Anticipated Land Use Trends

- The Town of Kossuth will continue to balance development with the preservation of natural and cultural features, environmental assets, and recreational areas.
- Villages will continue to annex the Town of Kossuth's land.
- The Town may see future demand for subdivisions.
- The Town will continue to work with surrounding communities and Manitowoc County to conduct cooperative planning efforts to ensure efficient and cost-effective development patterns.
- Agricultural lands may continue to be preserved until a more productive use is considered viable.

Development Considerations

- The Town of Kossuth should closely monitor all public utility costs and supporting services associated with future development.
- Future developers should be aware of the town's geologic features (e.g., sinkholes) when determining where development should be located and to protect the town's drinking water supply.
- Farming practices relating to manure management should continue to be monitored and regulated by the Manitowoc County Soil and Water Conservation Department.
- Due to the amount of Karst geology in the area, "special well casing depth areas" should be noted, as established by the WDNR in the Town of Kossuth. For more information on the requirements of these areas contact the WDNR.
- Consider which roads are currently capable of handling increased traffic flows and those that may need to be upgraded to accommodate future growth.
- Continue to work cooperatively with surrounding communities and Manitowoc County to provide quality, cost-effective services. Proposed developments should be reviewed by the fire department and emergency service providers to ensure development can accommodate access requirements.

- The price of developable lands may vary depending on the surrounding land uses, location, access, services, along with other subjective factors. Land prices in the town will continue to fluctuate as the market continues to change.

Future Land Use Projections

Wisconsin Statutes require comprehensive plans to include land use projections in five-year increments for future residential, commercial, industrial, and agricultural uses in the community over the 20-year planning period. The Town of Kossuth's future land use projections can be viewed in Exhibit 15.

- **Residential Land Needed:** Projections for residential land (in acres) is based on the Town of Kossuth's housing forecast, as presented in Exhibit 9 and an average lot size assumption of 1.5 acres per dwelling unit. The projections were prepared assuming that new the delivery of new housing would primarily be accommodated as single-family detached homes. In summary, based on the Town's forecast for new housing (78 new dwelling units), the Town should plan for a residential land need of 52 acres.
- **Commercial Land Needed:** Projections for commercial land (in acres) is based on a ratio approach (residential acreage to commercial acreage, using data from the Town of Kossuth's 2021 existing land use inventory (see Exhibit 3)). According to the 2021 inventory, the Town of Kossuth had 30.4 residential acres for every one commercial acre. In summary, given the Town's projected need for 52 residential acres, the Town should plan for a commercial land need of 1.7 acres.
- **Industrial Land Needed.** Projections for industrial land (in acres) is also based on a ratio approach (residential acreage to industrial acreage, using data from the Town of Kossuth's 2021 existing land use inventory (see Exhibit 3)). According to the 2021 inventory, the Town of Kossuth had 3.8 residential acres for every one industrial acre. In summary, given the Town's projected need for 52 residential acres, the Town should plan for an industrial land need of 13.7 acres.
- **Agricultural Land Needed:** This analysis does not project that new agricultural lands will be needed over the planning period. This plan does, however, seek to preserve existing and prime agricultural lands within the Town of Kossuth by recommending that new residential, commercial, and industrial development locate near existing growth centers, where adequate facilities and services are more accessible. The consumption of agricultural lands may also be influenced by the strategies of neighboring comprehensive plans and zoning ordinances.

The results of the land need projections are documented in Exhibit 15. However, these projections only provide a single planning scenario. Development and the use of Kossuth's land supply should continue to be monitored and evaluated against these projections. In that, these projections:

- Should be reviewed with an understanding that more, or less, lands may be consumed over the planning period than this analysis forecasts.
- Are based on several planning assumptions (for purposes of conducting the analysis), which could reasonably be modified to achieve different conclusions.
- Do not reflect variables including: the political and economic climate, developer and property owner intent, transportation infrastructure (including frontage roads) and utility

(water/sewer) improvements over the planning period, changes in technology and broadband improvements, changing migration patterns, etc.

- Do not account for land needed for rights-of-way, yet lands must also be allocated for spaces like roads, power lines, recreation areas, etc. In most developments, these additional factors generally account for approximately 15 to 25 percent of the gross land area.
- Do not make assumptions about where development (and use of these lands) would occur.




Exhibit 15. Land Use Projections in 5-Year Increments, Town of Kossuth, 2022 to 2042






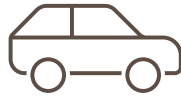

	Projected Land Need (Net Acres)				Total Land Need (Net Acres)
	FY 2022-2026	FY 2027-2031	FY 2032-2036	FY 2037 - 2041	
Residential Land Need	13.0	13.0	13.0	13.0	52.0
Commercial Land Need	0.4	0.4	0.4	0.4	1.7
Industrial Land Need	3.4	3.4	3.4	3.4	13.7
Total Net Acres Needed	16.8	16.8	16.8	16.8	67.4

Source: BLRPC.

Planning Goals

The following goals (as first presented Chapter 2, “Goals, Objectives, and Policies” section) describe the Town of Kossuth’s intentions regarding the overall growth and development during the next 20 years.

	Land Use	<ul style="list-style-type: none"> • Maintain the rural and agricultural character of the Town of Kossuth. • Encourage land uses, densities and regulations that promote efficient development patterns at relatively low municipal costs. • Balance individual property rights with township interests and goals.
	Community Planning	<ul style="list-style-type: none"> • Uphold the goals and objectives of the Town of Kossuth’s comprehensive plan.
	Intergovernmental Cooperation	<ul style="list-style-type: none"> • Encourage coordination and cooperation among nearby units of government (Villages of Francis Creek and Kellnersville; and the Townships of Gibson, Mishicot, Two Rivers, Cooperstown, Franklin, and Manitowoc Rapids).

	Natural Resources	<ul style="list-style-type: none"> • Provide a safe, clean, and orderly natural environment for the residents of the Town of Kossuth that preserves and protects key natural resources and features.
	Agricultural Resources	<ul style="list-style-type: none"> • Preserve the most productive farmland in the town for continued agricultural use and protect the existing farm operations from conflicts with incompatible uses.
	Historical and Cultural Resources	<ul style="list-style-type: none"> • Preserve cultural, historic, and archaeological sites.
	Housing	<ul style="list-style-type: none"> • Provide adequate housing and a range of housing choices that meets the needs of Town residents of all income levels, age groups and special needs.
	Economic Development	<ul style="list-style-type: none"> • Promote the retention, expansion, and stabilization of the current economic base. • Support the creation of a range of employment opportunities at a regional and local level, while protecting and enhancing the town's agricultural and environmental assets.
	Transportation	<ul style="list-style-type: none"> • Provide a transportation system that provides mobility, convenience, and safety. • Provide a transportation system that meets the needs of all citizens, including persons who are transit-dependent and/or disabled.
	Utilities and Community Facilities	<ul style="list-style-type: none"> • Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal utility costs.

Planning Strategy

This section of the plan details the recommended planning strategy for the town’s 20-year planning period. The strategy is organized by land use classifications.

Residential

Residential areas are generally located where substantial growth has already occurred and/or public sewer is available. It is the intent of this classification to promote orderly and efficient growth patterns while preserving the overall rural character of the Town of Kossuth.

1. **Developments concentrated in the southeastern portion of the town** are expected to be higher density developments and may have the potential to access public utilities and services. Directing development to more concentrated growth areas of the town should also help minimize the fragmentation of agricultural and open space lands.
2. **Single-family homes will be the primary development** in the designated residential areas within the town.
3. **Explore the possibility of infill development and rehabilitation/redevelopment of existing structures.** The practice of infilling assists in creating efficient development patterns. In addition, new infill should co-exist well with existing structures in terms of scale and design.
4. **New residential development types are encouraged to conform to surrounding uses.** Developments that are out of context due to size or use may detract from existing properties.
5. **Discourage developments in rural areas that may cause a hindrance to protective services.** Developments with long driveways and improper signage can be disruptive for fire, police, or rescue services.
6. **Cooperative planning activities with the villages of Francis Creek and Kellnersville** are encouraged to achieve consistency and limit conflicts. The town should work with the villages to determine a density that fits the character and future development patterns of the communities. In addition, the extraterritorial plat review boundaries for the villages of Mishicot and Whitelaw and the cities of Manitowoc and Two Rivers extend into portions of the Town of Kossuth. As a result, cooperative boundary agreements are encouraged to ensure each community’s cooperation regarding future development and the provision of services.
7. **Future residential development shall be sensitive to natural features.** Environmentally sensitive areas (i.e., woodlands, wetlands, floodplains, etc.) in new areas of residential development should be preserved.
8. **Be aware of the town’s geologic features** (e.g., sinkholes) as important components in determining where development should be located and to protect the town’s drinking water supply. Also keep in mind the “special well casing depth areas” that have been established by the WDNR in the town (see Map 3).
9. **Any residential development proposed for areas outside of the Residential designation on the 20-Year Land Use Plan should be evaluated on a list of criteria set by the town.** The following are examples of general criteria that should be analyzed by the Town Plan Commission and Town Board prior to deciding:
 - Inventory of surrounding land uses.

- Physical measurements and topography.
- Geology, hydrology, and vegetation.
- Structure, utility and roadway locations and dimensions.
- Effects on neighboring properties.
- Economic impacts.
- Natural resource impacts.
- Necessary permits from other agencies, etc.

Commercial and Industrial

With Interstate Highway 43 slicing through the town and rail access available in the southern portion of the town, Kossuth has attractive land for future businesses. Large businesses are expected to locate within nearby communities that have adequate infrastructure.

1. **If new commercial/industrial uses occur within the Town of Kossuth**, they are recommended to be concentrated in areas along STH 310, and the Interstate Highway 43 interchange at STH's 310/ USH10 versus being dispersed throughout the town.
 - **Industries are envisioned to locate near the Rockwood community** where rail is accessible, and I-43 is nearby. **The commercial developments are encouraged to locate closer to Interstate 43** to allow for ease of access for the transient traffic and to be visible from the highway.
 - **The Wisconsin Department of Transportation (WisDOT) maintains access controls for lands that abut State Highways.** As a result, recommended access options for designated commercial/industrial sites along STH 310/USH 10 would be the creation of frontage roads or joint driveways, if approved by WisDOT.
2. **Commercial/industrial uses throughout the town are envisioned to continue.** Those businesses that are in current commercial operations will continue to function throughout the 20-year planning period.
3. **Businesses locating within the Town of Kossuth should be compatible with the character of the town.** Any new commercial or industrial company must be consistent with the scale of the town and be environmentally friendly.
4. **Consider controlling the appearance of commercial/industrial structures.** The town should review the designs, signage, and landscaping of future commercial establishments through building scale and appearance.
5. **Monitor the expansion of existing commercial/industrial** establishments within the town to avoid incompatible land uses.
6. **The Town Plan Commission and Town Board must closely monitor the capacities of the infrastructure and community services** that accommodate new commercial/industrial development and weigh the future costs to benefits.
7. **Home-based businesses are envisioned to remain.** Improved technology makes working from the home a viable alternative to traditional employment. However, the town should work with Manitowoc County to ensure home occupational businesses do not outgrow their current location or become nuisances to adjoining landowners.

8. **Recognize the Mineral Resources Overlay** classification on the 20-Year Land Use Plan Map (see Map 11) as potential mining sites within the town that should be conserved for future mining consideration.
9. **Mining operations should show that they have little negative impact** on the neighboring properties or other portions of the town and surrounding areas. This adverse effects on groundwater and significant wear on local roads.
10. **The town should ensure any past, present, and future mining operations are properly closed and that negative impacts do not affect neighboring properties.** The town will monitor quarries for negative effects and work with surrounding towns and Manitowoc County to ensure they are reclaimed to a natural setting.

Governmental, Institutional, and Utilities

This classification identifies municipal buildings, religious facilities, etc. located in the Town of Kossuth.

1. **Continue to monitor services provided to town residents and businesses.** As development pressures grow, the town will continue to monitor the capacities of the existing utilities and services (e.g., fire, emergency, waste disposal, etc.) to ensure that the services provided are effective and efficient.
2. **Monitor the capacity of the Town of Kossuth Sanitary District** (see Map 9) as development pressures increase. Discuss possible expansions if necessary.
3. **Maintain the safety (Americans with Disabilities Act compliance), functionality, and visual appearance, of the existing governmental facilities.**
4. **Promote the use of shared on-site wastewater treatment systems where appropriate.** With developments in the rural portions of the town recommended for cluster-type developments, discuss shared on-site systems as an option with developers.
5. **Explore renewable energy options where feasible.** More homeowners are utilizing individual renewable energy systems for the power. Discuss any possible impacts to the town's landscape prior to allowing individual systems.
6. **The town should consider applying for grants and other aids to assist the town in providing needed services.** Grant and aid programs may be explored by the Town Board when considering improvements to any of the town services or facilities.

Transportation

The transportation classification system is shown in Map 8. The following recommendations suggest ways for the Town of Kossuth to maintain and enhance the area's transportation facilities while improving safety traffic movement in the town.

1. **Consider adopting an "Official Map"** to delineate future road extensions. The Official Map should be consulted when the Town Plan Commission and Town Board reviews development requests to ensure that all new developments conform to the Official Map.
2. **Work with the surrounding jurisdictions on proposed developments in their planning area.** An Area Development Plan would allow the town and surrounding government units to review and ensure that future roads are well designed to promote efficient traffic flow and to avoid unnecessary cul-de-sacs and loops that can increase the town's future maintenance costs or be disruptive for fire, police, or rescue services.

3. **Explore traffic calming techniques** at trouble intersections including accessibility throughout the town.
4. **It is recommended that the town develop driveway specifications** to include elements that ensure access to emergency vehicles and school buses if needed. These specifications should include widths, turnout locations etc.
5. **The utilization of the PASER (Pavement Surface Evaluation and Rating) program** will assist local officials in maintaining the roads in the future and ensure there is a cost-effective road management plan in place.

Agriculture

The Agricultural classification identifies areas to be preserved for intense agricultural uses. These lands were designated based on the quality of soils, existing farmland preservation participants, the location of large livestock operations and some woodland areas.

1. **Encourage the preservation of agricultural lands and the farmer's right to farm.** In addition, preserving farmland allows to the town to maintain its rural atmosphere.
2. **Advocate that agricultural land** adheres to adequate farming practices. It is important for these lands to continue to be under the best management practices for agricultural activities. Inappropriate agricultural practices can have an adverse impact on the quality of surface water and groundwater unless properly managed.
3. **Work with Manitowoc County and the State of Wisconsin to make willing participants aware of prime farmland protection programs** such as Farmland Preservation Program (FPP), Wetlands Reserve Program (WRP), and Conservation Reserve Program (CRP).
4. **Address the issue of large-scale farming operations.** To address the mega-farming issue, it is recommended that the town, along with UW-Extension, Manitowoc County, and other professional agencies develop a program to discuss several issues including the potential environmental, economic, and community character impacts that these corporate farms can have on the area.
5. **As development pressure increases, the town will need to weigh the cost of converting farmland into other intensive uses.** A preferred approach is to encourage property owners thinking about developing areas for development on lands that are least productive (based upon the Natural Resources Conservation Services (NRCS) map data).
6. **Future residential developments are encouraged to be directed toward the Residential classification.** To create orderly and efficient development patterns, in addition to providing efficient services, the town should encourage residential developments to the areas indicated on the 20-Year Land Use Plan Map (see Map 11).
7. **If residential development is permitted, low density development should be considered** if steps are taken to preserve agricultural and natural areas, viewsheds, open spaces and areas deemed important for the town to keep preserved. However, where appropriate, encourage new development techniques which maintain a balance between agricultural/woodland areas and new development. Use various development techniques such as conservation and cluster subdivisions (Exhibit 16) to protect the surrounding environmental features; to allow for more open space; to and preserve farmland, woodlands, and wildlife habitats within the town.
8. **Encourage natural buffers for development.** Adequate buffers are encouraged for future non-farming uses in these areas to lessen conflict with the agricultural operations.

Exhibit 16. Subdivision Designs**Traditional Subdivision Design****Conservation Subdivision Design**

Source: Arendt, R. G. 1996. Conservation design for subdivisions.

Park and Recreation

Recognize the importance of quality recreational facilities, trails, parks, and open spaces for Town of Kossuth residents found in the town or nearby communities.

1. **Review recommendations in Manitowoc County's Comprehensive Outdoor Recreation Plan** for the creation of new or expansion of existing recreational facilities in the town and neighboring communities.
2. **Continue upgrading park and recreation facilities to meet the needs of citizens with special needs along with providing opportunities for all ages of the population.** Ensure that the recreational facilities are properly maintained and are compliant with the (ADA) safety regulations.
3. **Help preserve the many natural features located within the town, maintain wildlife habitat, and provide for possible linkages to trails with existing natural areas and environmental corridors.**
4. **Work with Manitowoc County to promote recreational features and natural features such as the Devil's River Trail to enhance the town's recreational assets.**

Woodlands and Natural Areas

The Woodlands and Natural Areas classification is intended to achieve the goal of encouraging the preservation of woodlands and valuable open spaces within the Town of Kossuth. Benefits of preserving woodlands include maintaining/improving wildlife habitat and recreation opportunities, restoration of clean water resources, erosion prevention, etc.

1. **Utilize existing natural areas to enhance the character of the town.** Preserve large natural areas and/or features to enhance/retain buffers between incompatible uses while maintaining scenic views of the town.
2. **Work to preserve and maintain existing woodlots greater than 10 acres,** with special consideration being given to large continuous woodland over 300 acres. Lands adjacent to woodlands may be developed at the same or at higher densities by utilizing unique development options such as conservation subdivision designs or clustering.
3. **Encourage the replacement of woodlands (reforestation).** Efforts to replenish woodlands would be beneficial to the natural makeup of the area.
4. **Protect the town’s many natural features and open space areas of the town** to enhance the recreational opportunities in the community.
5. **Work with Manitowoc County Soil and Water Conservation Department** to establish strategies on sinkholes to protect ground water resources.

Environmental Corridors

Environmental corridors are represented by four elements including (1) 100-year floodplains as defined by the Federal Emergency Management Agency (FEMA); (2) WDNR wetlands with a 50-foot buffer; (3) steep slopes of 12 percent or greater; and (4) a 75-foot building setback from all navigable waterways.

These four elements provide limitations to development, plus the floodplains, wetlands and the 75-foot building setback are generally regulated by either the federal, state, or county government. Together, these elements represent the areas of the town that are most sensitive to development and are intended to be preserved.

1. **This plan recommends that the natural features within the town remain in their natural state.** The preservation and protection of these natural features within the Town of Kossuth will become increasingly important as population and development pressures increase. Many natural features are unsuitable for development, enhance the appearance of the town, or improve natural processes such as flood control, water retention, or groundwater recharge.
2. **Direct development away from environmental corridors as much as possible** - or design growth in a manner which will help minimize the negative effects on water resources, wildlife habitats and the overall character of the area.

Smart Growth Areas

According to s. 16.965, Wis. Stats., a “smart growth area” is “an area that will enable the development and redevelopment of lands within existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low utility and municipal and state governmental costs.”

- Town of Kossuth future land use promotes infill development along with new growth that is adjacent to existing development and existing infrastructure. This allows for more orderly and efficient growth patterns along with adequate provision of services.
- In addition, areas adjacent to STH 310 and Interstate Highway 43 are attractive locations to concentrate future business development.
- Concentrating developments also helps the Town of Kossuth maintain its rural character by preserving the valuable agricultural lands and open spaces, along with the natural areas that make up the town’s landscape.

20-Year Land Use Plan

Exhibit 17 contains a summary of land uses, along with their approximate acreage totals, which have been designated on the Town of Kossuth 20-Year Land Use Plan Map (Map 11). It is important to note that the acreage estimates in 20-Year Land Use Plan are based on “big picture,” smart growth areas and not by individual parcel. This approach results in different acreage calculations than the acreage totals found in the 2021 existing land use inventory.

Exhibit 17. 20-Year Future Land Use Plan, Acreage Estimates, Town of Kossuth, 2042

Land Use Category	Acreage	Share of Total Acreage
Agricultural	15,690	63.4%
Woodlands/Natural Areas	4,569	18.5%
Residential	2,105	8.5%
Transportation	1,144	4.6%
Commercial/Industrial	573	2.3%
Existing Nonmetallic Mining	340	1.4%
Governmental/Institutional/Utilities	116	0.5%
Water Features	115	0.5%
Park/Recreation	82	0.3%
Total	24,734	100%

Source: Bay-Lake Regional Planning Commission.

CHAPTER 4. IMPLEMENTATION

This chapter discusses intergovernmental cooperation and a process for amending and updating the comprehensive plan. It also describes an approach to measure the town’s progress of accomplishing its planning goals.

Responsibilities of Local Officials

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

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

Intergovernmental Cooperation

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

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

Existing Intergovernmental Activities

Adjacent Governmental Units

Town of Kossuth is bordered by the towns of Cooperstown, Gibson, Mishicot, Two Rivers, Manitowoc, Manitowoc Rapids, Cato, and Franklin. In addition, the Village of Francis Creek is located within the town boundaries and the Village of Kellnersville shares borders with the Town of Kossuth.

Overall, the town has a good working relationship with the neighboring communities. To avoid potential incompatibilities and conflicts, the Town of Kossuth should be aware of land use policies and decisions in the surrounding communities, especially near common borders. Also, by sharing boundaries with two villages, the town may experience boundary changes from time-to-time due to annexations. As a result, boundary disputes may be possible.

The Town of Kossuth provides many services to town residents. Likewise, the surrounding communities offer much of the same or additional services.

- The Kossuth Town Hall is located at 129 Packer Drive in the Village of Francis Creek. The Town of Kossuth has a cost share agreement with the Village of Francis Creek for the Recycling and Transfer Station located at 8423 Stone Road.
- Kossuth rescue services are provided by Manitowoc Rescue and Mishicot Ambulance. Francis Creek, Kellnersville, and Branch First Responders can also provide emergency services to the town.
- Fire services for the town are provided by four volunteer fire departments: Rockwood Fire Department, Francis Creek Fire Department, Kellnersville Fire Department, and the Branch Fire Department.
- Residents have a choice of hospitals and other healthcare services found in the cities of Manitowoc, Two Rivers, or Green Bay due to the town's relative proximity to each.

School Districts

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

County

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

Law enforcement is also provided by the Manitowoc County Sheriff's Department, while the town is also covered by the county's Emergency Management planning.

Region

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

State

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

Inventory of Plans and Agreements

Cooperative Boundary Plan

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

Currently, the Town of Kossuth has not developed a cooperative boundary plan with any municipality.

Extraterritorial Subdivision regulation

Under Section 236.10 of the Statutes, a city or village may review, and approve or reject, subdivision plats located within its extraterritorial area if it has adopted a subdivision ordinance or an official map. Section 236.02 of the Statutes defines the extraterritorial plat review jurisdiction as the unincorporated area within three (3) miles of the corporate limits of a city of the first, second, or third class, or within 1.5 miles of the corporate limits of a city of the fourth class or a village.

The extraterritorial areas for the villages of Francis Creek, Kellnersville, Mishicot, and Whitelaw extend over portions of the Town of Kossuth. The scope of the village jurisdictions extends 1.5 miles from each village boundary.

The cities of Manitowoc and Two Rivers also maintain extraterritorial jurisdiction over portions of Kossuth. Since Manitowoc and Two Rivers are cities of the third class (i.e., population of 10,000 to 39,000 residents) the scope of their jurisdiction extends three (3) miles from each city boundary.

Extraterritorial Zoning

Under Section 62.23 (7a) of the Statutes, a city or village may enact an extraterritorial zoning ordinance and map for adjoining unincorporated areas lying within its extraterritorial area. The limits of extraterritorial zoning are the same as those specified in the extraterritorial subdivision regulation. However, extraterritorial zoning requires a joint procedure between the town and the villages and/or cities to develop and enact an extraterritorial zoning ordinance and map. Currently, extraterritorial zoning is not being administered in the Town of Kossuth.

Implementation of Local Land Use Controls

Manitowoc County General Zoning Ordinance

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

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

- The comprehensive plan's preferred land uses need to be compared to the zoning map to determine compatibility and realignment within various districts. The Town Plan Commission and Town Board should work closely with Manitowoc County to decide when re-zoning will occur, for it is not the intent of the zoning map to become a direct reflection of the comprehensive plan's 20-Year Land Use Plan Map (Map 11). The comprehensive plan is a vision for the future while zoning represents current use.
- Cooperate with Manitowoc County to develop/amend ordinances that encourage the protection of the town's natural features and aesthetic views.
- Additional ordinances may be developed by the town or Manitowoc County to meet the town's "vision statement" listed in Chapter 1 of the *Town of Kossuth Comprehensive Plan 2022-2042*.

Official Mapping

Under §62.23(6), the City Council/Village Board/Town Board (under village powers) "... may by ordinance or resolution adopt an official map showing the streets, highways, parkways, parks, and playgrounds laid out, adopted and established by law." Once an area is identified on an official map, no building permit may be issued for that site, unless the map is amended.

The official map serves several important functions:

1. It helps assure that when the city/village/town acquires lands for streets, or other uses, it will be at a lower vacant land price.
2. It establishes future streets that subdividers must adhere to unless the map is amended.
3. It makes potential buyers of land aware that land has been designated for public use.

The Official Map for the City of Manitowoc extends into the Town of Kossuth. Any new developments within the town must be consistent with the city's Official Map.

Shoreland/Floodplain Ordinance

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

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

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

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

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

Land Division / Subdivision Ordinance

A land division/subdivision ordinance, as authorized by s. 236, Wis. Stats., regulates the division of raw land into lots for the purpose of sale or building development. The town may regulate, by ordinance, the division of land within its boundary. The land division/subdivision ordinance is related to the general zoning ordinance as it regulates the type of development that takes place on a parcel and the land division/subdivision ordinance regulates how the parcel is created and made ready for development.

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

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

Other Ordinances and Regulations

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

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

Comprehensive Plan Internal Consistency

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

Any town ordinances or regulations listed in s.66.1001, Wis. Stats., which are not maintained and enforced by Manitowoc County need to be reviewed for consistency with the *Town of Kossuth Comprehensive Plan 2022-2042*. The town should also work cooperatively with Manitowoc County to ensure all land use ordinances and maps are updated to limit inconsistencies with the town's comprehensive plan.

Updating the Comprehensive Plan

This comprehensive plan shall be amended/updated following s. 66.1001 (4)(b) and the Town's adopted written procedures for fostering public participation. It is recommended that the Town's comprehensive plan be reviewed and updated by the Town Plan Commission based on the following schedule:

Annually

- Review the vision statement and future development strategies.
- Review new U.S. Census and American Community Survey data.
- Review implementation priorities and relevance of the development strategies.
- Update any changes to 20-Year Land Use Plan text or map.
- Ensure consistency with new or revised ordinances proposed by Manitowoc County.

Every Five Years

- Review WDOA population and housing projection data.
- Identify substantial changes over the past five years and any potential impacts to the community. Amend or update the plan to address impacts as necessary.
- Monitor outcomes of implemented development strategies and identify any possible needs for the 10-year update.
- Be aware of updates or the completion of other local, county, and regional plans.

Every Ten Years

- Update the comprehensive plan, as required per Wisconsin Statute 66.1001(2)(i).
- Conduct a review of the Town’s vision statement, 20-Year Land Use Plan map, future development strategy, and recommended land use actions.
- Review ordinances and other controls for consistency.

Implementation Work Plan

Town officials should establish a general process and timetable for addressing the development strategies that will ultimately lead to implementing this comprehensive plan. Steps to address the development strategies could include the following:

1. To ensure the comprehensive plan remains current, review this plan as a standing agenda item for at least two (2) Plan Commission meetings and a minimum of one (1) Town Board meeting per year. The review of the comprehensive plan should also include an assessment of the land use control tools (e.g., ordinances and regulations), as listed in this chapter.
2. The Plan Commission and Town Board should identify priority policies and programs that need to be addressed within the first 12-24 months. These priority strategies will lead to the implementation of additional policies and programs in subsequent years.
3. Town officials should work with stakeholders to assist in the implementation of the development strategies. A list of stakeholders is provided at the end of this chapter.
4. The Town of Kossuth has various tools available for the implementation of the community development strategies over the 20-year planning period. Within the *Manitowoc County 20-Year Comprehensive Plan*, there are comprehensive lists of financial and technical resources to implement many of the strategies listed for the housing, economic development, and transportation elements of the plan.
5. The implementation schedule should be evaluated and revised on an annual basis. Town officials will need to monitor the Community Inventory and Demographic Trends and Forecasts highlighted in Chapter 2 of this plan to ensure the development strategies address the changing conditions of the Town of Kossuth.

Priorities

1. Coordinate with Manitowoc County to ensure that new zoning standards are adopted to address the land use designations detailed on the Town of Kossuth 20-Year Land Use Plan map.
2. Consider developing a website and an informational packet detailing building within the Town of Kossuth to include, contact lists and other pertinent information regarding living in the

Town of Kossuth. This information should be readily available to the public and provided whenever a town building permit is issued.

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

Stakeholders

The Town of Kossuth can continue to work with its stakeholders to implement this comprehensive plan. Its stakeholders include:

- Manitowoc County
- Town of Cooperstown
- Town of Gibson
- Town of Mishicot
- Town of Two Rivers
- Town of Manitowoc
- Town of Manitowoc Rapids
- Town of Cato
- Town of Franklin
- Village of Francis Creek
- Village of Kellnersville
- Village of Mishicot
- Village of Whitelaw
- City of Manitowoc
- City of Two Rivers
- Manitowoc County Emergency Services
- Manitowoc County Highway Commission
- Manitowoc County Planning and Zoning Department
- Manitowoc County Soil and Water Conservation
- Manitowoc County UW-Extension
- Manitowoc Public School District
- Mishicot Public School District
- Reedsville Public School District
- Bay-Lake Regional Planning Commission
- Wisconsin Department of Commerce
- Wisconsin Department of Natural Resources
- Wisconsin Department of Transportation
- Wisconsin Housing and Economic Development Authority (WHEDA)
- Wisconsin Department of Administration
- Federal Emergency Management Agency (FEMA)
- United States Department of Agriculture, Natural Resources Conservation Service

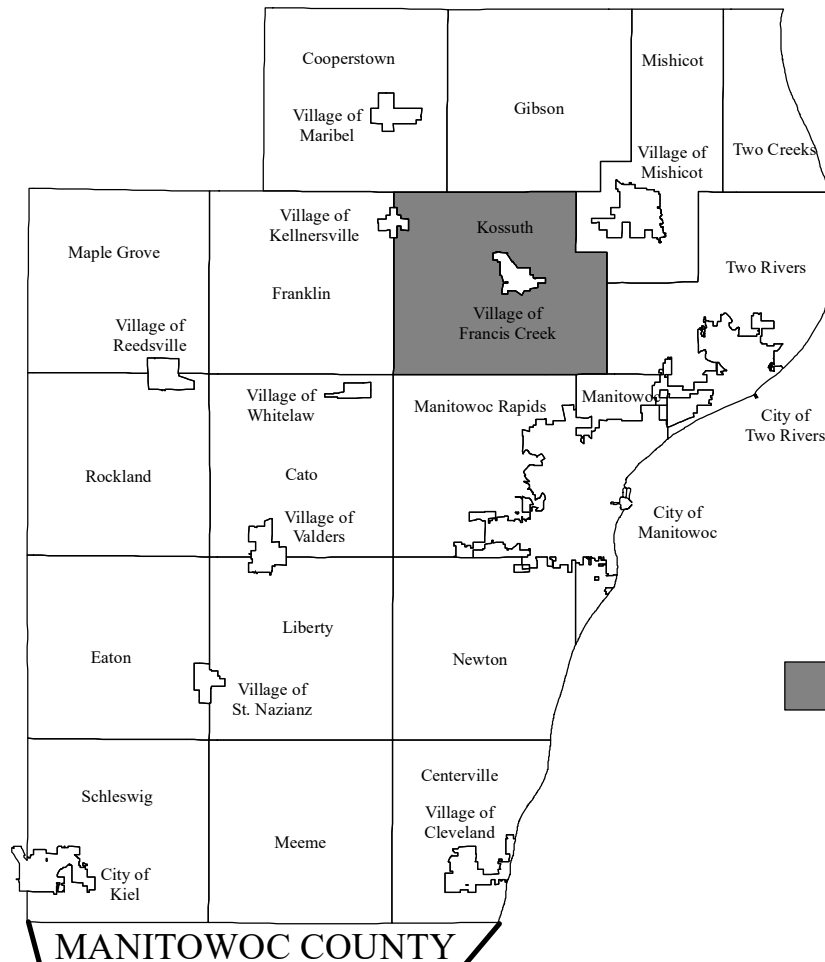


Appendix A: Maps

Location

Town of Kossuth

Manitowoc County, Wisconsin



MANITOWOC COUNTY

0 5 10 Miles

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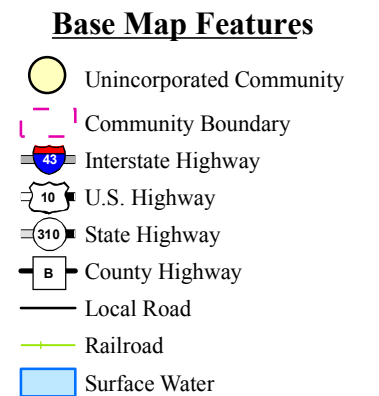
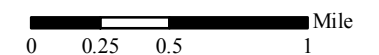
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. Bay-Lake RPC is not responsible for any inaccuracies herein contained.

Source:

Manitowoc County, 2021;
Bay-Lake Regional Planning Commission, 2021.
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Update 2021\Maps



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[illegible]

Source: WDNR, 2005; WisDOT, 2007, 2008;
Manitowoc County, 2005, 2008;
Bay-Lake Regional Planning Commission, 2009.
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 Depth to Bedrock 0 in - 32 in
 Special Well Casing Depth Area (WDNR)
 Sinkhole*

Base Map Features

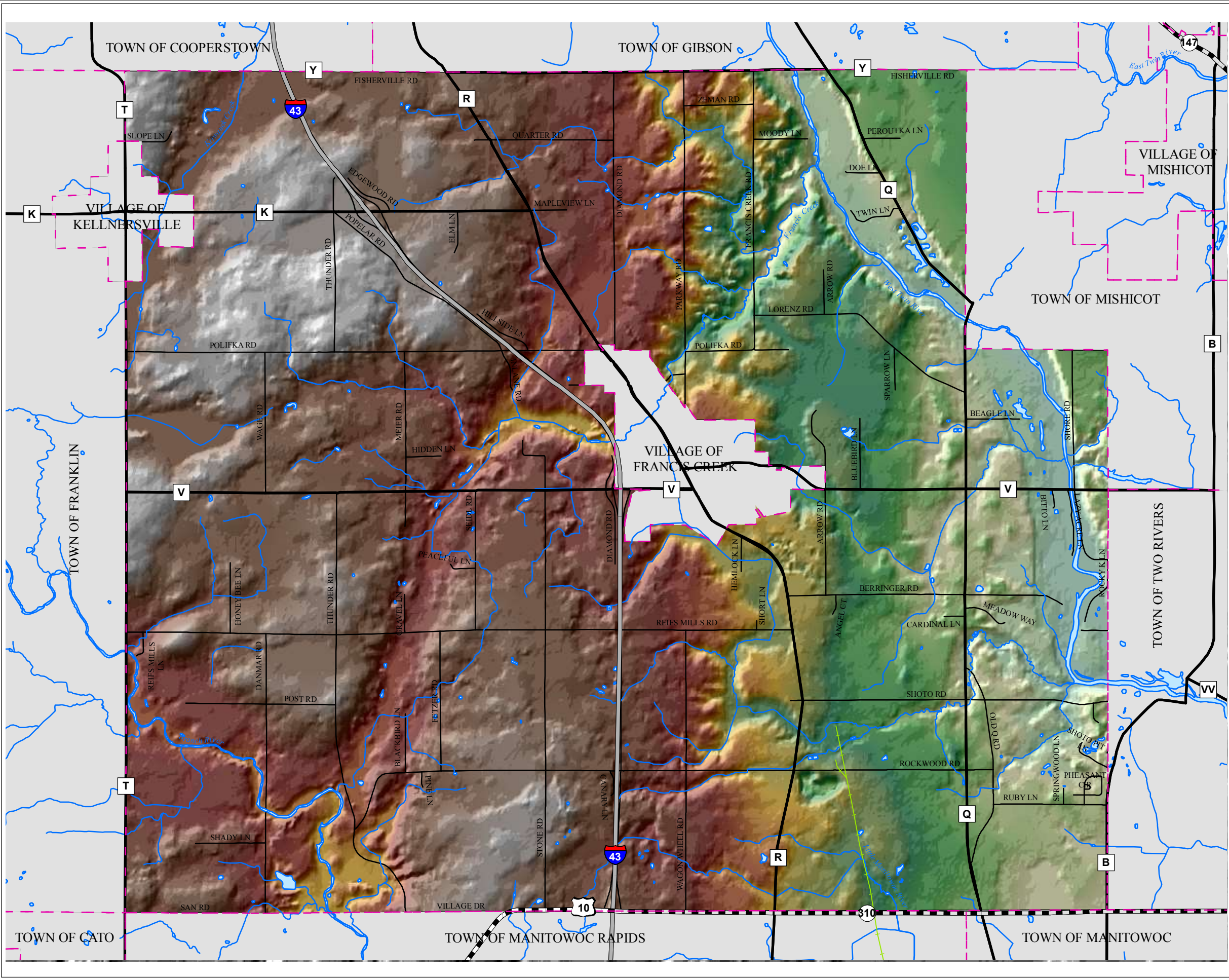
-  Community Boundary
 Interstate Highway
 U.S. Highway
 State Highway
 County Highway
 Local Road
 Railroad
 Surface Water



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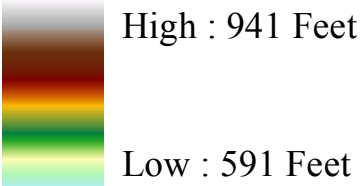


Map

Elevation

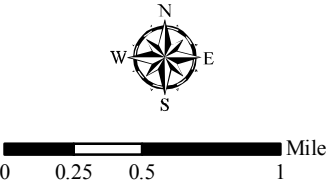
Town of Kossuth

Manitowoc County, Wisconsin



Base Map Features

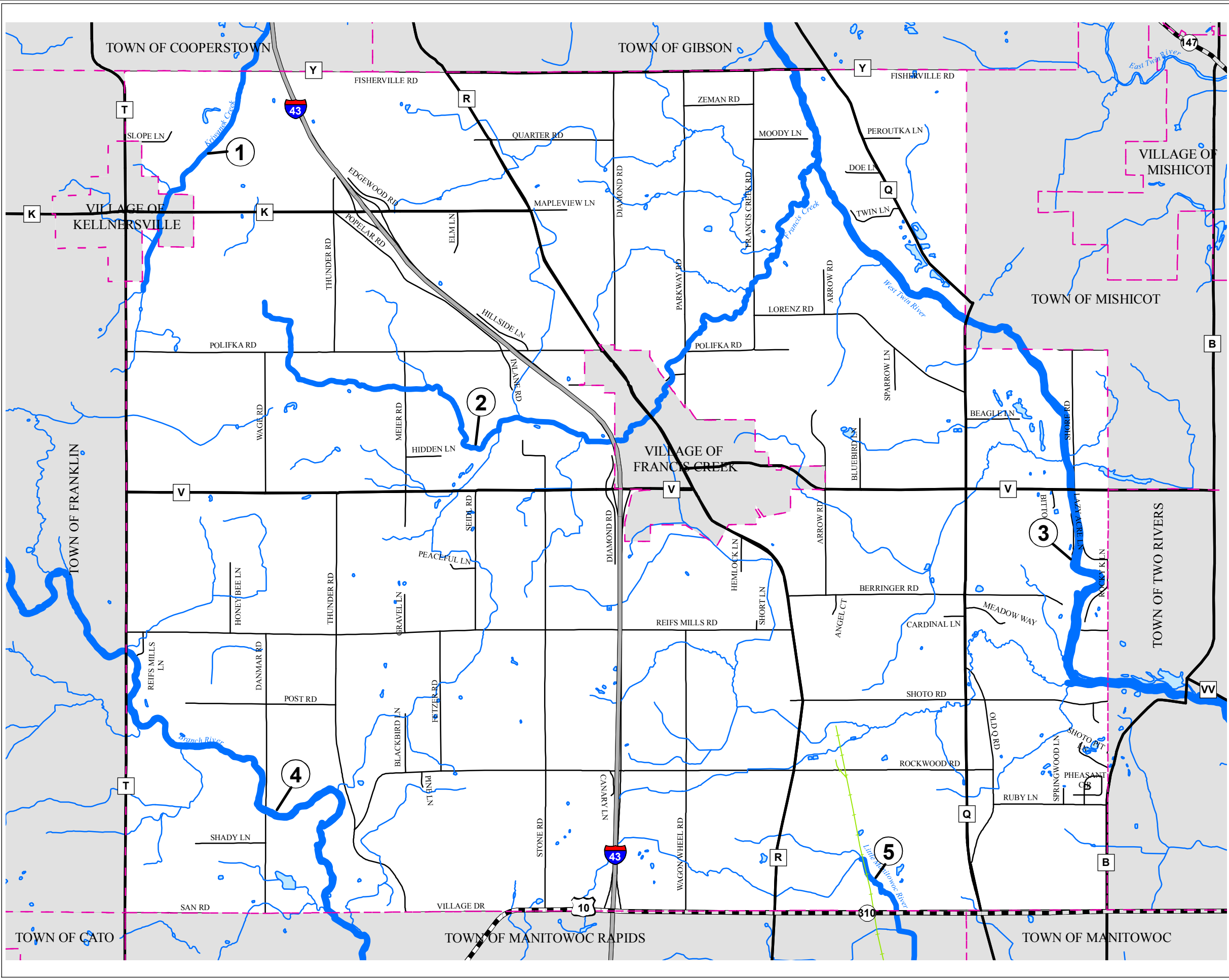
- Community Boundary
- Interstate Highway
- U.S. Highway
- State Highway
- County Highway
- Local Road
- Railroad
- Surface Water



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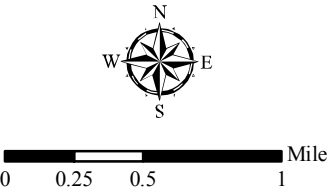
Map
Surface Water Features
Town of Kossuth
Manitowoc County, Wisconsin

Surface Water Feature

- 1. Kriwanek Creek
- 2. Francis Creek
- 3. West Twin River
- 4. Branch River
- 5. Little Manitowoc River

Base Map Features

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



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











Plan Determinants

Town of Kossuth

Manitowoc County, Wisconsin

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

Base Map Features

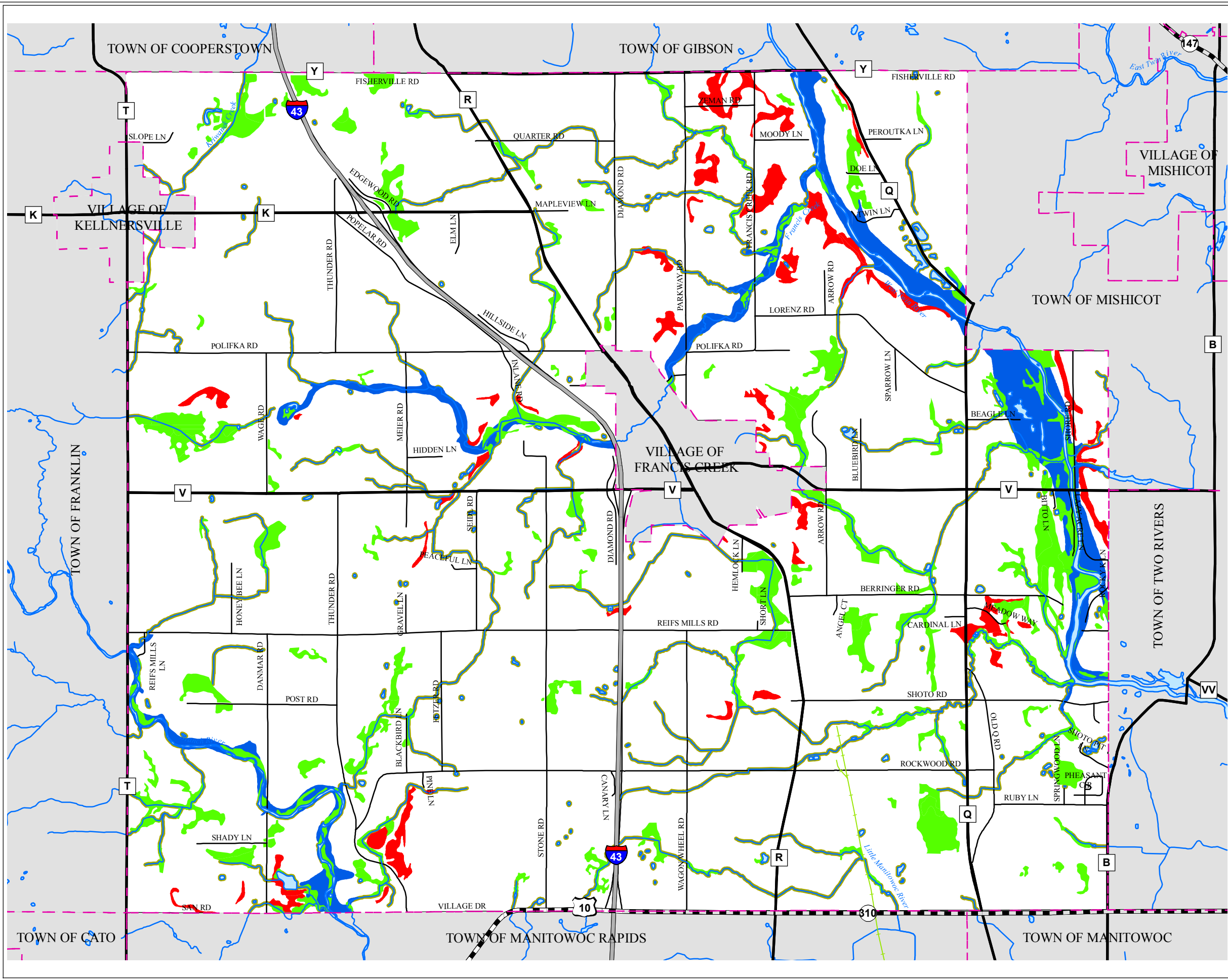
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-  Interstate Highway
-  U.S. Highway
-  State Highway
-  County Highway
-  Local Road
-  Railroad
-  Surface Water

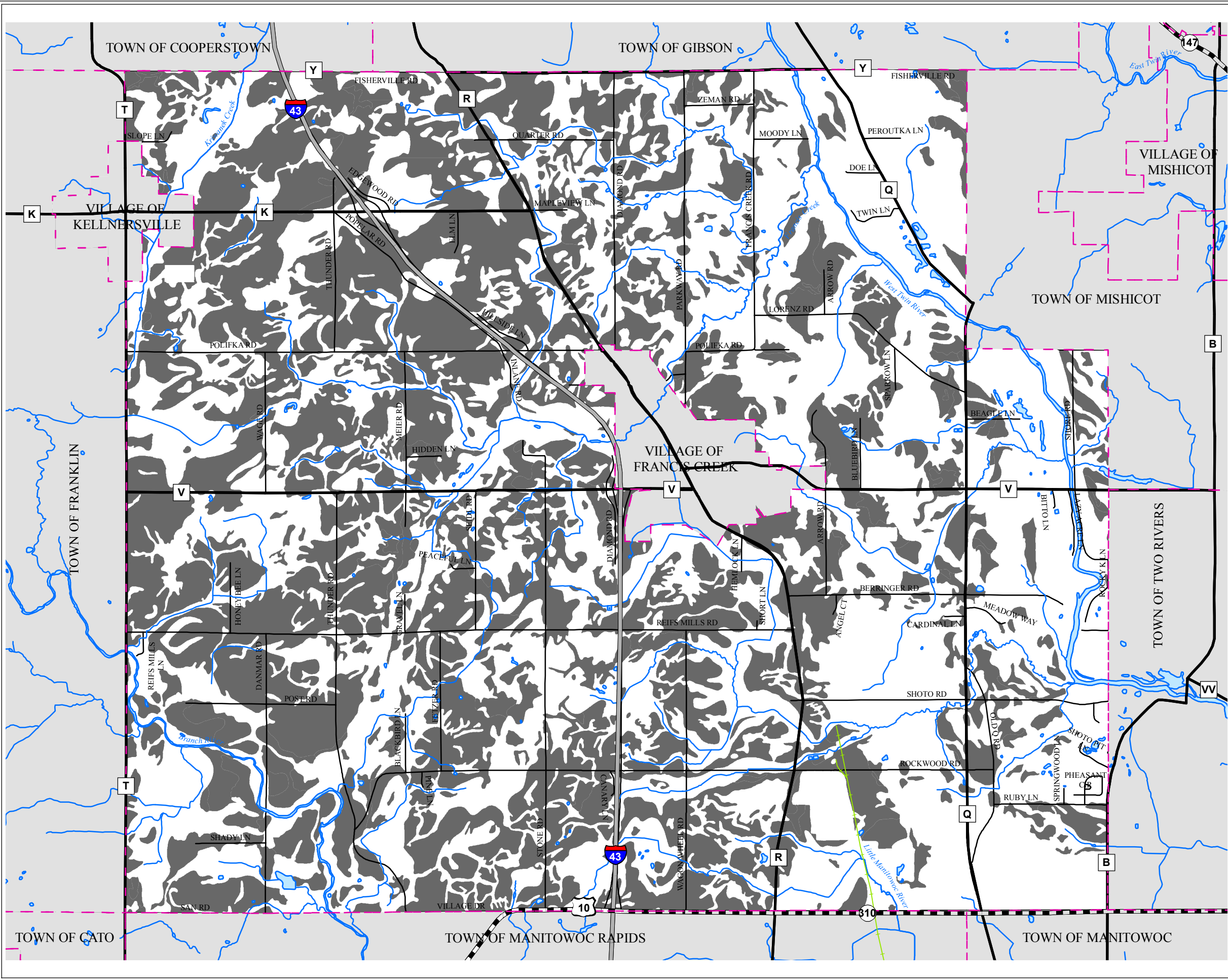


0 0.25 0.5 1 Mile

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







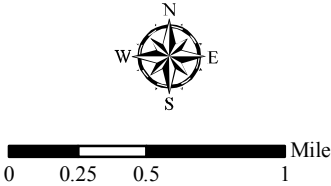


Map
Prime Agricultural Soils
 Town of Kossuth
 Manitowoc County, Wisconsin

 Prime Agricultural Soils

Base Map Features

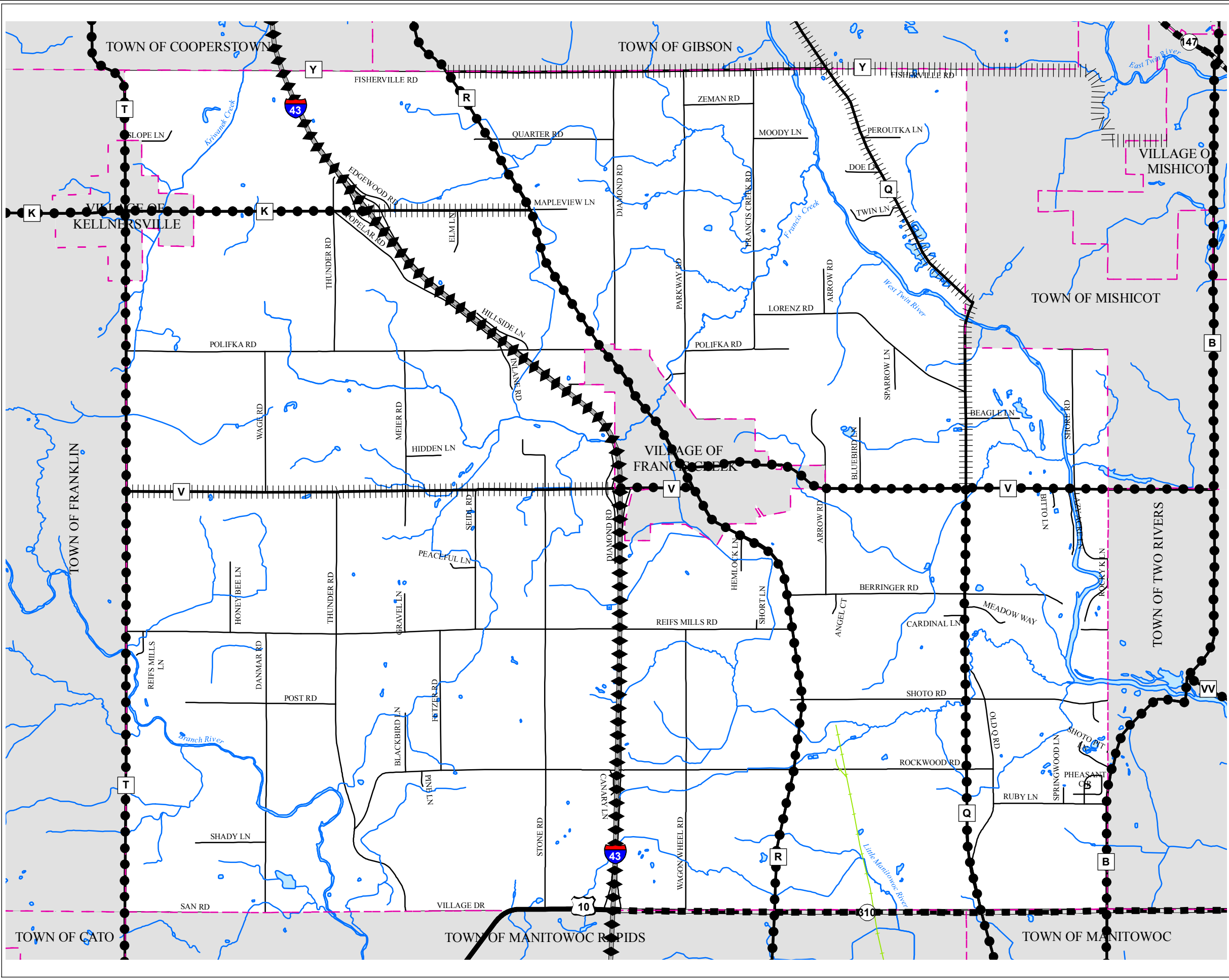
-  Community Boundary
-  Interstate Highway
-  U.S. Highway
-  State Highway
-  County Highway
-  Local Road
-  Railroad
-  Surface Water



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Source: WDNR, 2005; NRCS, 2005; WisDOT, 2007, 2008; Manitowoc County, 2008; Bay-Lake Regional Planning Commission, 2009.
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Map
Functional Classification

Town of Kossuth
Manitowoc County, Wisconsin

Road Categories

- ◆◆◆◆ Principal Arterial
- ■ ■ ■ Minor Arterial
- ● ● ● Major Collector
- ||||||| Minor Collector

Base Map Features

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



0 0.25 0.5 1 Mile

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Source: WDNR, 2005; WisDOT, 1996, 2007, 2008; Manitowoc County, 2008; Bay-Lake Regional Planning Commission, 2009. Q:\myfiles\manitowoc\County\Comp2007\



Public & Community Facilities

Town of Kossuth

Manitowoc County, Wisconsin

- Community Facility
- 1. Waste/Recycling Center
- 2. Kossuth Town Hall
- 3. Rockwood Fire Department
- 4. County Highway Shop

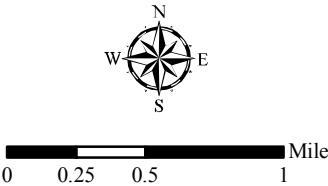
★★★ Central Brown County-Water Authority Pipeline

■ Kossuth Sanitary District #2 (Rockwood)

■ Devil's River State Trail

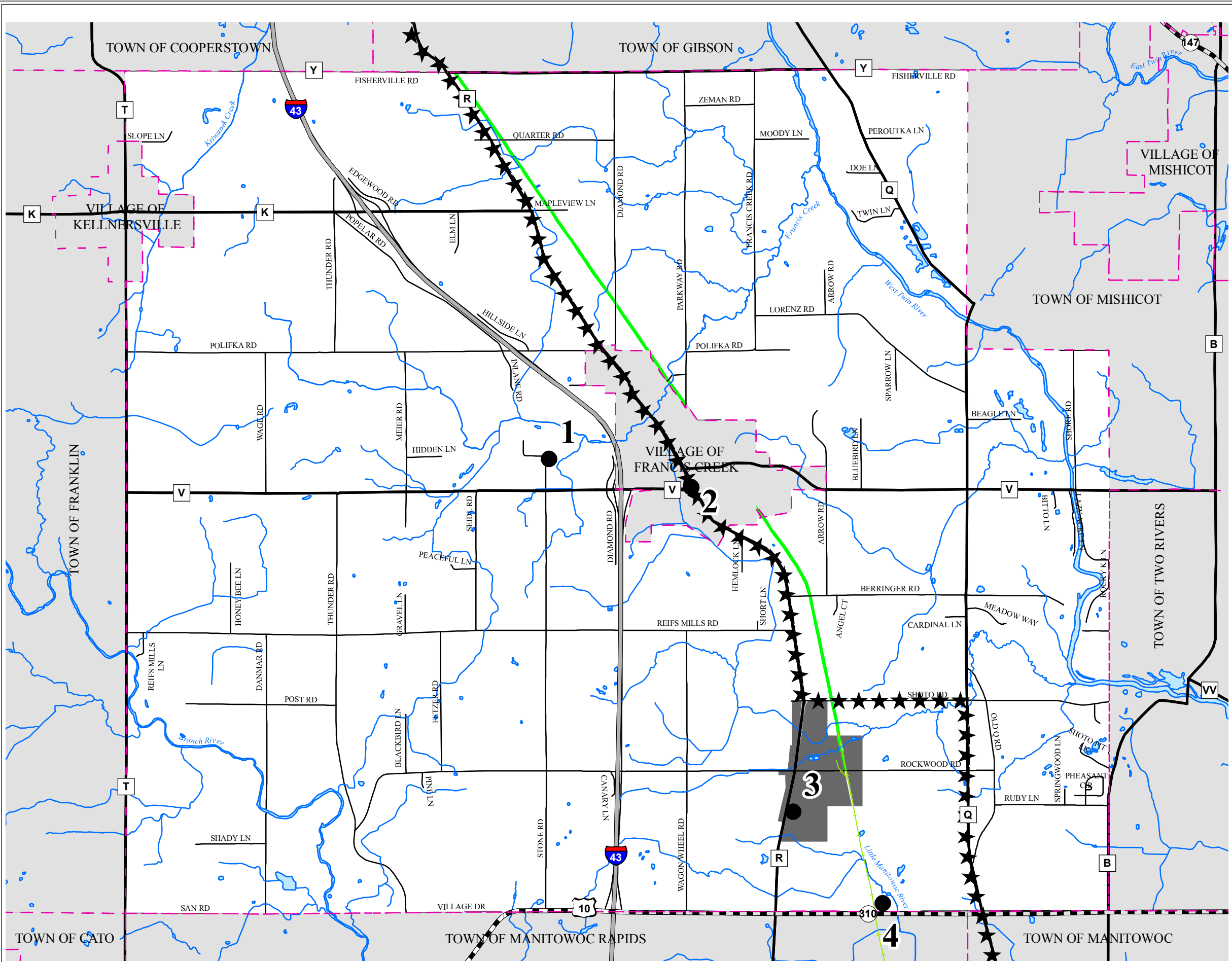
Base Map Features

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



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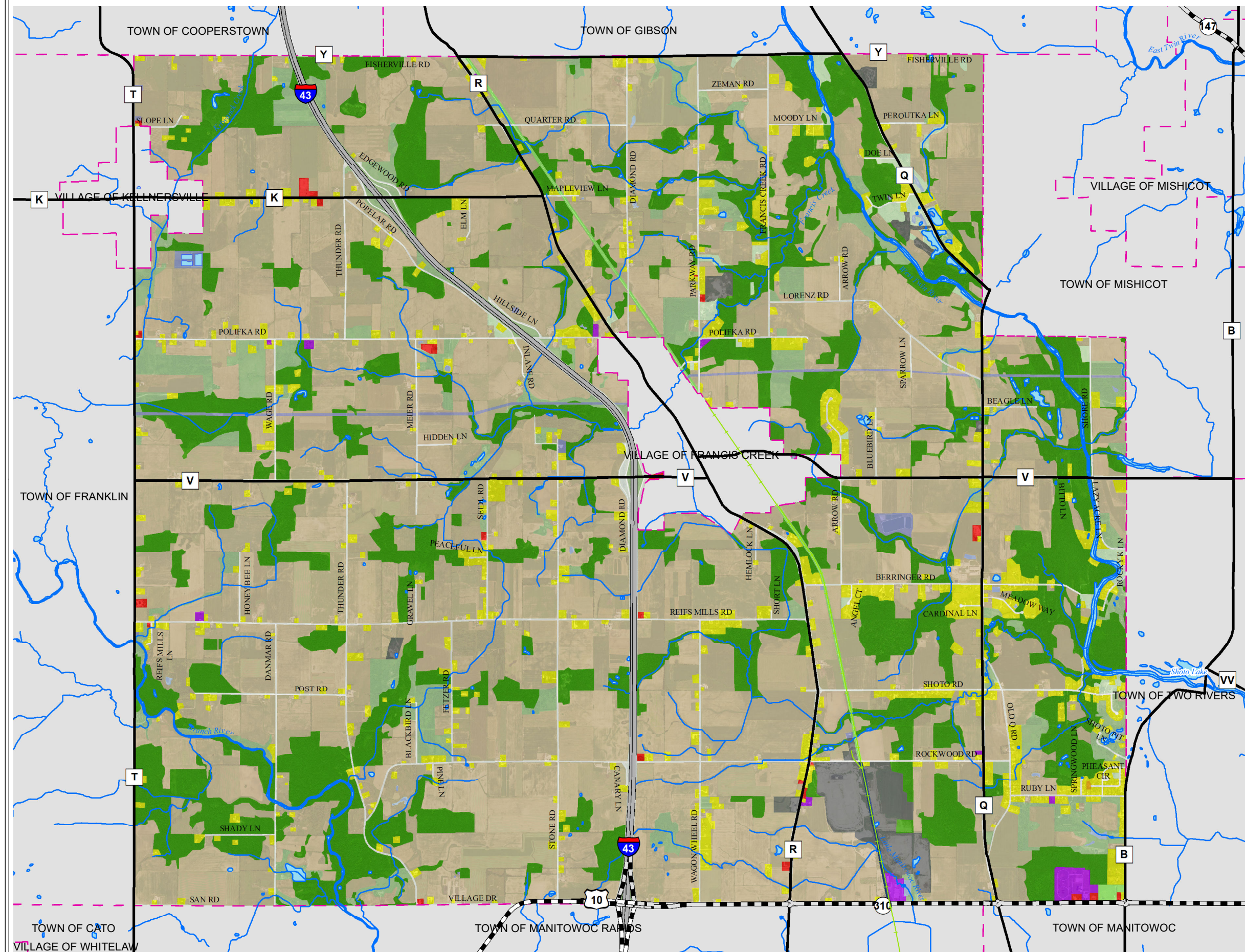
Source: WDNR, 2005; WisDOT, 2007, 2008; Manitowoc Public Utilities, 2008; Manitowoc County, 2008; Town of Kossuth, 2008; Bay-Lake Regional Planning Commission, 2009.
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Existing Land Use

Town of Kossuth

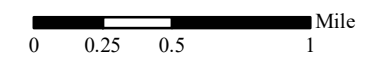
Manitowoc County, Wisconsin



- Residential
- Multi-Family
- Commercial
- Industrial
- Transportation
- Right-Of-Way
- Communication/Utilities
- Institutional/Governmental
- Agricultural
- Parks and Recreation
- Natural Area
- Water
- Open Lands
- Woodlands

Base Map Features

- Rail
- Interstate Highway
- U.S. Highway
- State Highway
- County Highway
- Community Boundary



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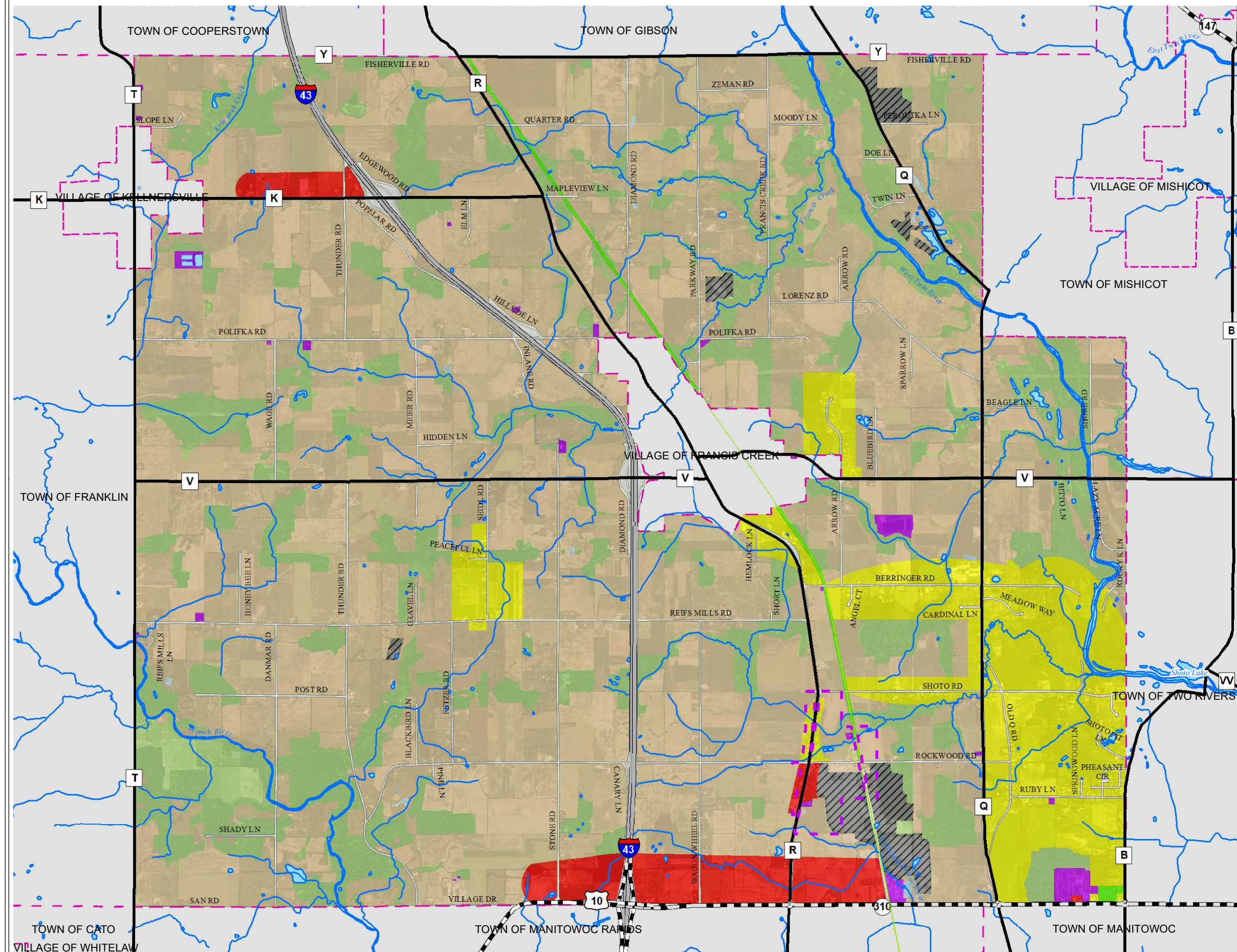
Source: WDNR, 2019; WisDOT, 2021; NAIP Imagery, 2015; Manitowoc County, 2021; Town of Kossuth, 2021; Bay-Lake RPC, 2021.
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20-Year Land Use Plan

Town of Kossuth

Manitowoc County, Wisconsin



- Residential
- Commerical/Industrial
- Existing Nonmetallic Mining
- Transportation
- Governmental/Institutional/Utilities
- Park/Recreation
- Woodlands/Natural Areas
- Agricultural
- Water Features

Base Map Features

- Community Boundary
- Kossuth Sanitary District #2
- Rail
- Interstate Highway
- U.S. Highway
- State Highway
- County Highway



0 0.25 0.5 1 Mile

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Source: WDNR, 2019; WisDOT, 2021;
NAIP Imagery, 2015; Manitowoc County, 2021;
Town of Kossuth, 2021; Bay-Lake RPC, 2021.
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Update 2021\Maps



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