



# Town of Manitowoc Rapids

Manitowoc County, Wisconsin

## TOWN OF MANITOWOC RAPIDS



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## 20-YEAR COMPREHENSIVE PLAN Update 2016

### Future Land Use Strategy

The following land use strategy is the result of the Town of Manitowoc Rapids making the necessary updates from its initial plan in 2002 to ensure that the comprehensive plan will effectively guide the town's future land use planning efforts. The land use classifications depicted on the Future Land Use Plan map reveal a strategy for type, location, and development for future growth and preservation in the Town of Manitowoc Rapids over the next 20 years.



**RESIDENTIAL:** The Town of Manitowoc Rapids Residential classification identifies preferred areas for orderly and efficient residential growth adjacent to the City of Manitowoc. Residential densities may vary in these areas. In the event that developments are planned for, or granted access to, current adequate public or community wastewater treatment and water supply systems, the town may approve higher residential densities. Conversely, residential developments without access to the aforementioned public services are envisioned to be designed for larger lot sizes and experience more spacious living.



**RURAL RESIDENTIAL:** The Rural Residential classification identifies preferred locations for single family residential growth on larger lots that are located adjacent to or near, major travel corridors, recreation lands, and public services. Concentrated housing developments are encouraged to provide quality rural housing while minimizing adverse impacts on agriculture, maintaining rural character, and protecting valuable environmental features.



**BRANCH RURAL CENTER:** This classification is envisioned to provide for limited growth including mixed use development, while promoting residential and business infill and redevelopment within and around the existing community of Branch.



**PLANNED UNIT DEVELOPMENT:** The intent of the Planned Unit Development (PUD) category is to support agriculture as the preferred land use in these identified areas. In the event of proposed non-agricultural development, it should be planned collectively with adjacent properties. If non-agricultural development is considered, the PUD could accommodate a mix of uses at various densities. PUDs should be subject to intergovernmental cooperative agreements between the Town of Manitowoc Rapids and the City of Manitowoc.



**PLANNED COMMERCIAL DISTRICT:** This classification designates areas for future commercial development that are meant to be planned and coordinated regardless of parcel ownership. Future commercial development will be subject to design standards including building appearance, signage, landscaping, lighting, parking, and access standards.



**INDUSTRIAL:** This category identifies areas preferred for light industrial development within and adjacent to existing industrial growth such as the Manitowoc County Industrial Park and City of Manitowoc I-43 Industrial Park.



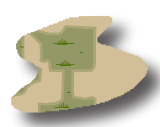
**GOVERNMENTAL/INSTITUTIONAL:** This classification identifies the Manitowoc Rapids Town Hall/public works garage, as well as the Holy Family Convent facilities.



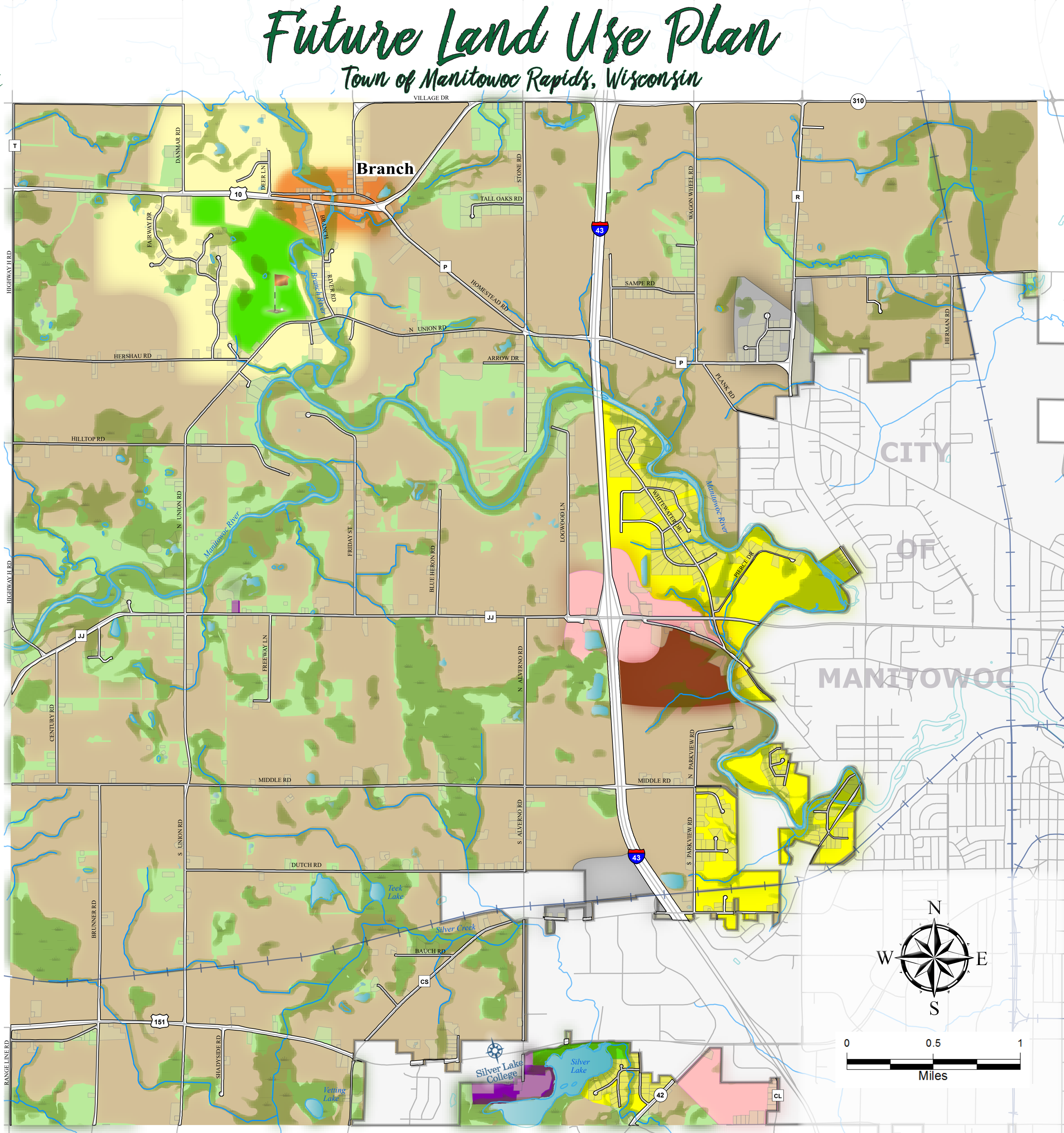
**AGRICULTURE & WOODLANDS:** These areas are primarily agriculture-related, woodlands, and open space land uses. Proposed non-farm developments or low density growth proposals should not significantly impact prime agricultural lands, agricultural productivity, or cause fragmentation of large woodland and open space areas.



**PARK & RECREATION:** This category details the Branch community recreation lands, Silver Lake County Park, Pinecrest Historical Village, and the Golf Course at Branch River.



**ENVIRONMENTAL CORRIDORS:** This overlay category is intended to protect the town's valuable environmental resources (e.g., wetlands, floodplains, slopes 12% or greater, and shoreland areas). The town should encourage efforts to minimize adverse impacts on these locations, especially areas that are vulnerable to future development.



### Future Land Needs

The estimated acreage needed for potential future development within the Town of Manitowoc Rapids through the year 2040 in 5-year increments is illustrated in the following chart.

- Future residential development was projected utilizing 2013 WDOA Household Projections at an average two (2) acres per development. Commercial and industrial projections were developed based on existing residential development ratios.
- The conversion of agricultural lands to non-farm uses in the Town of Manitowoc Rapids is envisioned to be minimal over the 20-year planning period. Future non-farm developments are recommended to locate near existing development where adequate facilities and services already exist or may be available in the near future.

YEAR	RESIDENTIAL		COMMERCIAL		INDUSTRIAL	
	ACRES	TOTAL	ACRES	TOTAL	ACRES	TOTAL
2020	42.0	42.0	1.6	1.6	1.1	1.1
2025	30.0	72.0	1.1	2.7	0.8	1.9
2030	18.0	90.0	0.7	3.4	0.5	2.4
2035*	-	90.0	-	3.4	-	2.4
2040*	-	90.0	-	3.4	-	2.4

\*Note: As identified in the Household Forecast table of the "Housing" section of this plan, the town is not projected to experience any new household growth between the years of 2030 and 2040. As a result, it is estimated that no additional town lands would be needed for new development.



### Action Plan

The following actions are intended to be used as a general guide by local elected officials, the Town Plan Commission, or other entities assigned by the Town Board, to implement the goals and objectives found within this Town of Manitowoc Rapids 20-Year Comprehensive Plan Update.

- Administer the comprehensive plan's strategies/recommendations and monitor/update the statistical projections within the comprehensive plan. Conduct a minor update of plan's components every 3 to 5 years and a complete update of the plan every 10 years per Wis. Stats. § 66.1001. Also, consider an annual report on the implementation and effectiveness of the town's comprehensive plan.
- Work with Manitowoc County to ensure that the Manitowoc County Code, primarily Chapter 8: General Zoning, can properly implement the goals and objectives of the Town of Manitowoc Rapids 20-Year Comprehensive Plan.
- Conduct an annual review of, and amend as necessary, existing town regulations to coincide with the comprehensive plan. Also, consider the development of other town specific ordinances (e.g., land division, design review, nuisance, etc.) that could assist with the implementation of the Town of Manitowoc Rapids 20-Year Comprehensive Plan.
- Consider cooperative efforts with the City of Manitowoc, Manitowoc County, and adjacent towns regarding topics such as land use planning, official mapping, sewer service area planning, provision of coordinated public services and facilities, and plan implementation.

#### Base Map Features

- Interstate Highway
- US Highway
- State Highway
- County Highway
- Local Road
- Railroad
- Existing Development
- Surface Water

