

2018 Comprehensive Plan



Town of Grant
Portage County, Wisconsin

Town of Grant

2018 Comprehensive Plan

Adopted by the Grant Town Plan Commission September 25, 2018

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Introduction

Welcome to the Town of Grant Comprehensive Plan. This Comprehensive Plan is the centerpiece of the community planning process, stating our community's development goals and outlining public policies for guiding future growth. It establishes an identifiable destination that allows both the governing body and private interests to plan and budget with an idea as to the direction the Town may move in the future, and helps to ensure that future growth is not only anticipated, but planned for. The Plan functions as a practical guide to coordinate day-to-day decisions so they make sense in the future.

The Portage County Comprehensive Planning Process and the Town of Grant

The first Town of Grant Comprehensive Plan was completed as a part of a larger, County-wide planning project. In November of 2000, the Portage County Planning and Zoning Department submitted an application for a State of Wisconsin Planning Grant to help fund the creation of County-wide Comprehensive Plans that would meet the newly enacted State Statute requirements for long range planning (see SS 66.1001). The Statute stipulates that by January 1, 2010, all Towns, Villages, Cities, and Counties that make decisions regulating land use will need to base those decisions on an adopted Comprehensive Plan. In January 2001, grant funds totaling \$504,000 were awarded to Portage County to assist with the County-wide project. Two separate "large area" plan documents were developed: an Urban Area plan which encompasses the City of Stevens Point, Villages of Park Ridge, Whiting and Plover, and a portion of the unincorporated Towns of Hull, Stockton, Plover, Linwood and Carson; and the Portage County Comprehensive Plan, which includes each of the seventeen unincorporated Towns (Alban, Almond, Amherst, Belmont, Buena Vista, Carson, Dewey, Eau Pleine, Grant, Hull, Lanark, Linwood, New Hope, Pine Grove, Plover, Sharon, Stockton) and six incorporated rural Villages (Almond, Amherst, Amherst Junction, Junction City, Nelsonville, Rosholt) that make up the rest of the County. In addition to the large area plans, the project included the adoption of a Comprehensive Plan for each of the County's 27 individual units of government.

In June of 2001, a committee made up of representatives from each unit of government within Portage County was appointed to draft these plan documents. The ***Portage County Comprehensive Planning Joint Steering Committee*** adopted a "Public Participation Plan" on July 25, 2001. The Participation Plan detailed the different ways that residents of the County would be invited and encouraged to participate in the formulation of the Comprehensive Plans. The Town of Grant also adopted the Public Participation Plan on September 17, 2001 (Appendix A).

The first step in soliciting public involvement was a County-wide opinion survey, which was conducted in the second half of September 2001. Over 30,000 surveys were mailed, with an intended target of one for every household within the County. Over 6,600 of the households responded, a return rate of approximately 22%. The survey responses provided information on residents' feelings in the areas of: County trends and land use; housing; utilities and community facilities; ag, natural and cultural resources; commerce and employment; transportation; and quality of life within the County. The Town of Grant was well represented in the survey results (see Appendix B). In order to follow-up and build on the information gathered in the survey, a series of Hopes and Concerns Workshops were held in various locations around Portage County. A wide variety of County residents participated in the Workshops. To include as many groups as possible, workshops were scheduled in Towns and Villages across the County, as well as junior

high and high schools, UW-Stevens Point (with both faculty and students), and the Lincoln Center.

After completion of the Hopes & Concerns workshops all of the response information was forwarded to the Portage County Comprehensive Planning Joint Steering Committee, who used a series of meetings to boil the information down to 44 summarizing “issue statements”. This list then became the basis for a series of six visioning sessions held across Portage County during the spring of 2002. Again, all of the public input was returned to the Joint Steering Committee for review and discussion. An Urban Area Vision Statement and a Rural Area Vision Statement were approved in the fall of 2002. These Vision Statements were used as a foundation for the Urban Area and Rural Area Comprehensive Plans, respectively, and their ideas resonate throughout the individual local unit plans.

State Statute 66.1001 (Appendix C) defines minimum requirements for what content should be included within a Comprehensive Plan. These requirements include nine “elements” or chapters describing: *issues and opportunities; housing; transportation; utilities and community facilities; agricultural, natural and cultural resources; economic development; intergovernmental cooperation, land use; and implementation*. The Town of Grant continues to use the required elements as an outline for its Plan document.

CHAPTER 1 Issues and Opportunities for Comprehensive Planning in the Town of Grant

66.1001(2)(a) Wisconsin Statutes:

Issues and Opportunities Element. Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

Section 1.1 Description and Brief History of Planning Area

The Town of Grant is the largest of the 17 Towns in Portage County in terms of geographic size, encompassing an area of approximately 45,618 acres, or 71.28 square miles. The Town as a political unit includes all of congressional Townships T21N R7E and T22N R7E. Grant is located in the southwest corner of Portage County about 12 miles southwest of Stevens Point and is bordered on the west by Wood County (Towns of Saratoga and Grand Rapids), the north by the Town of Plover, the east by Towns of Plover, Buena Vista and Pine Grove, and the south by Adams County (Town of Leola).

The following excerpt is taken from the Online Archives of the Portage County Historical Society:

The Town of Grant was formed from the southern half of the Town of Linwood on April 1, 1864, by a resolution of the Portage County Board of Supervisors. Four days later, Wales R. Lamberton became the first town chairman when he was elected in the town's first annual meeting. According to Malcolm Rosholt, author of "Our County Our Story," the town was probably named after Gen. Ulysses S. Grant, the northern commander during the Civil War. The Grant Town Hall, located on County Road WW east of Kellner, was constructed in 1904 and refurbished in 1988.

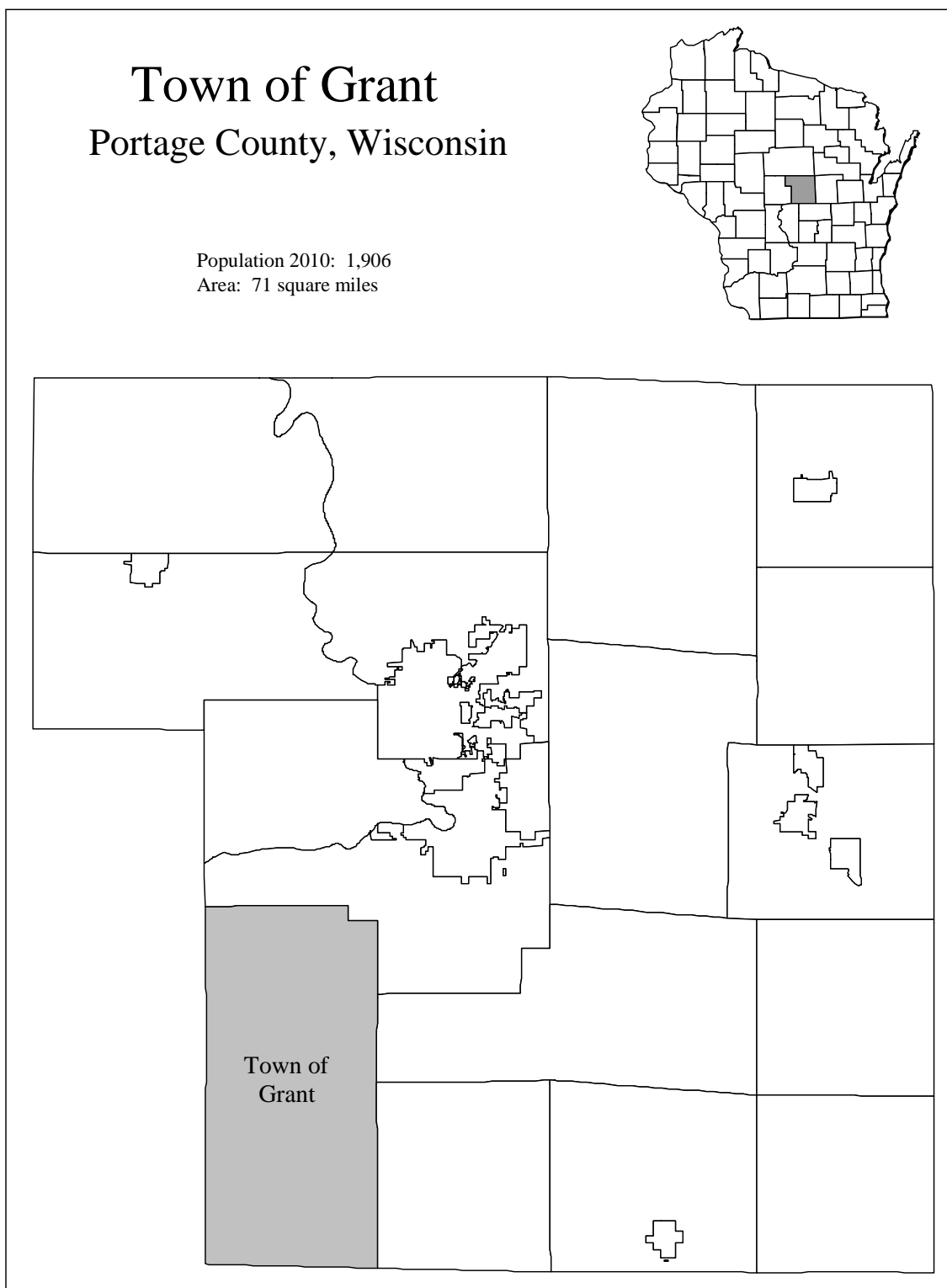
Kellner is the only community to develop within the Town of Grant. The unincorporated community grew because a passenger depot and freight car siding were constructed in 1901 when the Chicago & Northwestern Railway extended railroad tracks through the town. The tracks are now abandoned.

Kellner's well-known St. John Lutheran Church was 150 years old in 2015. Formed on December 6, 1865, the original name of the church was Evangelical Lutheran St. John's Church of the Town of Grant. Nineteen families organized their own church one year after Grant officially became a town. Today the church has over 550 members.

The Town of Grant was made up of many pine forests, but it also included a large amount of wetland and swamp. The State Legislature formed the Portage County Drainage District in 1890, and in 1905 the Drainage District constructed ditches to drain the swamps for farmland.

In August 2014, the Town of Grant celebrated its sesquicentennial. A comprehensive history of the Town is outlined in a book entitled "From Where They Came to Where We Are" by Dorothy Raasch.

Figure1.1 Map of Grant Area



Section 1.2 Past Planning In Grant

A. 1981 Development Guide

In the late 1970's, the Town of Grant Planning Committee began working with the Portage County Planning Department to draft the first development guide for the Town of Grant. This initial document represented a pioneering effort on the part of elected officials and the local Planning Committee members. The intent of the plan was to serve as a formal statement of Town/County policies regarding land use. In addition, the Plan was intended to serve as a guide in updating the Town's zoning map, to reflect changing conditions and needs.

B. 1997 Development Guide Update

In 1997, the Town of Grant Planning Committee requested the assistance of the Portage County Planning and Zoning Department in updating specific sections of the Town's 1981 Development Guide. The purpose of the update was to provide the Town Planning Committee with a more current data base, in preparation for their anticipated rewrite of the Town's Zoning Ordinance.

“Section 2.0 - Analysis of Existing Planning and Development Factors” and “Section 3.0 - Growth Projections” were selected for updating since they represent the background or statistical portions of the document, which were felt to be particularly outdated. Other sections of the Development Guide, such as goals and policies, action/ implementation programs and short/long term needs, were considered lower priorities for updating, in terms of their relevance to the amendment of the Town Zoning Ordinance. However, it was recommended that the Town's Development Guide be comprehensively updated in the future, as Town planning needs demand and County work-program priorities allow.

C. 2004 Comprehensive Zoning Ordinance Amendment and Land Use Map Amendment

The Town of Grant Planning Commission and Town Board began working with Portage County Planning and Zoning Department staff in the latter part of 2001 to revise and update the Town's Zoning Ordinance. According to the Wisconsin Comprehensive Planning law (ss.66.1001), beginning on January 1, 2010, a local unit of government's zoning ordinance must be consistent with that unit's Comprehensive Plan; therefore, Planning and Zoning Department staff advised the Town of Grant that they should update their Land Use Plan so that the Zoning Ordinance would be consistent with the Town's Plan. This consistency provides a stronger legal framework for making decisions regarding zoning of lands within the Town of Grant. As the Town was already in the process of working with Portage County as part of a multi-jurisdictional Comprehensive Planning process, Grant officials viewed its updated Land Use Plan as an Interim Plan until the completion of its own Comprehensive Plan.

The Town Plan Commission held at least 48 public meetings between November, 2001 and March 9, 2004 when the amended Zoning Ordinance was approved by the Town Board. Prior to Town Board approval, two public hearings were held on January 6, 2004, and February 18, 2004. These public hearings led to minor revisions that were then forwarded to the Town Board by the Plan Commission.

County planning staff also met with the Town Plan Commission on a monthly basis beginning in January, 2003 to assist the Commission in amending the Land Use Plan map, mapping categories, and applicable Land Use and Zoning criteria. At least 11 public meetings were held by the Plan Commission regarding the proposed Land Use Plan amendments, culminating in a public hearing conducted on March 30, 2004 by the Town to receive citizen input. The Town Board approved the Land Use Plan changes at its April 8, 2004 meeting.

D. Other Town Zoning Ordinance Amendments

Additional amendments to the Town Zoning Ordinance took place in 2006, 2008, 2010, and 2016. The most recent amendment in 2016 added a new Farmland Preservation Overlay Zoning District (A-1a) that is compliant with the State's Farmland Preservation Program for purposes of preserving productive farmland and allowing landowners to participate in the tax credit program. The Zoning Map was subsequently amended to overlay the A-1a Zoning District on top of the existing Exclusive Agriculture Zoning District (A-1). A public hearing was held on November 9, 2016, followed by Town Board approval of the Zoning Ordinance amendments at its December 14, 2016 meeting. The State Department of Agriculture Trade and Consumer Protection (DATCP) certified the Zoning Ordinance on December 29, 2016.

Section 1.3 Initial Comprehensive Planning Process and Current Update

As mentioned in the introduction to this document, this Town of Grant Comprehensive Plan update had its beginning as a part of the County-wide planning project started in June 2001. The work during the first 18 months of the County-wide project, performed primarily by the Portage County Comprehensive Planning Joint Steering Committee, centered on public participation, visioning, and the generation of preliminary goal suggestions for the nine required Plan elements. This information was then forwarded to all local units of government in the fall of 2002. Utilizing the information provided by the Joint Steering Committee, the Town of Grant Plan Commission began the Town Comprehensive Planning process in earnest in January 2003. The Plan Commission met on a regular basis through mid-2005 to put together the first complete preliminary draft of the plan. The Comprehensive Planning process involved several basic steps:

The first step involved research. Activities included acquiring a thorough knowledge of the existing community setting, identifying problems that require solutions, and analyzing critical factors that need to be changed before progress can be made toward community goals, and establishing goals and objectives for growth and development.

The second step involved the formation of planning policy. Planning policies recommend a course of action that will accommodate expected change, produce desired change, and prevent undesirable change.

The next steps involved the selection of a preferred development alternative for guiding future growth. The Land Use Element relates how the Town is expected to grow, and generally identifies how development should proceed in the future to achieve community goals. It proposes the most efficient use of land within the financial capabilities of the community by identifying where residential, and other anticipated land uses should occur.

The final step involved implementation of the plan and programs that will influence the day-to-day decisions made by government officials, private enterprise, and individuals. Plan implementation provides the means by which community goals can be achieved. Three major tools of implementation are the Town Zoning Ordinance, subdivision regulations, and capital improvements program.

The Comprehensive Plan is the primary link between the past, the present, and the future, making it perhaps the best resource for achieving continuity over a period of time. It is to be used as a guide by those making decisions with regard to the development of the community. The Comprehensive Plan must also remain flexible so that it can be modified to reflect the processes of actual development and the changing attitudes and priorities of the community. To maintain an updated Comprehensive Plan, new information must be continually gathered and studied to

determine trends and reevaluate projections, forecasts, and plans. Even policy recommendations, which are relatively permanent statements, may require periodic review to determine their appropriateness and suitability in relation to the direction and character of community development at that time. A well thought-out and updated Comprehensive Plan, with a solid base of public involvement, is one of the most fruitful investments a local government can make. As a collection of policies and plans designed to guide future growth and development, it will help ensure continuity over time as changes occur within the Town of Grant.

This Plan update was initiated by the Town of Grant in January 2016 and follows the same planning steps as the 2005 Plan. When discussing how to begin the required full-scale review of this document (minimum of once every 10 years), Town officials made the decision to use the existing document as a solid base to start from. The Plan Commission proceeded Chapter by Chapter to verify and update existing background information, review and validate any issues identified in each of the Chapters, and review, validate, and revise the Goals, Objectives, and Policies accordingly.

Section 1.4 Demographic Trends

The demographic information in this Comprehensive Plan comes from the U.S. Census Bureau. Through the Census the name, sex, age, date of birth, race, ethnicity, relationship and housing tenure is collected on every individual in the United States every ten years. Starting with the 2010 Census, the method of collecting data beyond this primary information was changed. The more detailed demographic, housing, social, and economic information once collected during each Census is now collected annually by the American Community Survey (ACS), which began sampling in 2005.

ACS is a branch within the U.S. Census Bureau, designed to provide communities with reliable and timely data. The Survey is sent to a small percentage of the population each year on a rotating basis throughout the decade. Information for Towns is produced every year and is based on 5-year estimates. For example, the 2010-2014 ACS 5-year estimates are based on data collected from January 1, 2010 to December 31, 2014.

The tables and figures that follow use data from the decennial Census and ACS to compare the Town of Grant with Portage County. This data is available via the American Fact Finder search site at <http://factfinder2.census.gov/>. When looking at the tables and figures remember that they are in many cases estimates and not based on a complete count. For this reason, it is recommended that derived measures (percent's, means, medians, and rates) be compared rather than estimates of population totals. While ACS estimates may have some error, it is the most accurate measure of what is happening within the Town that is available.

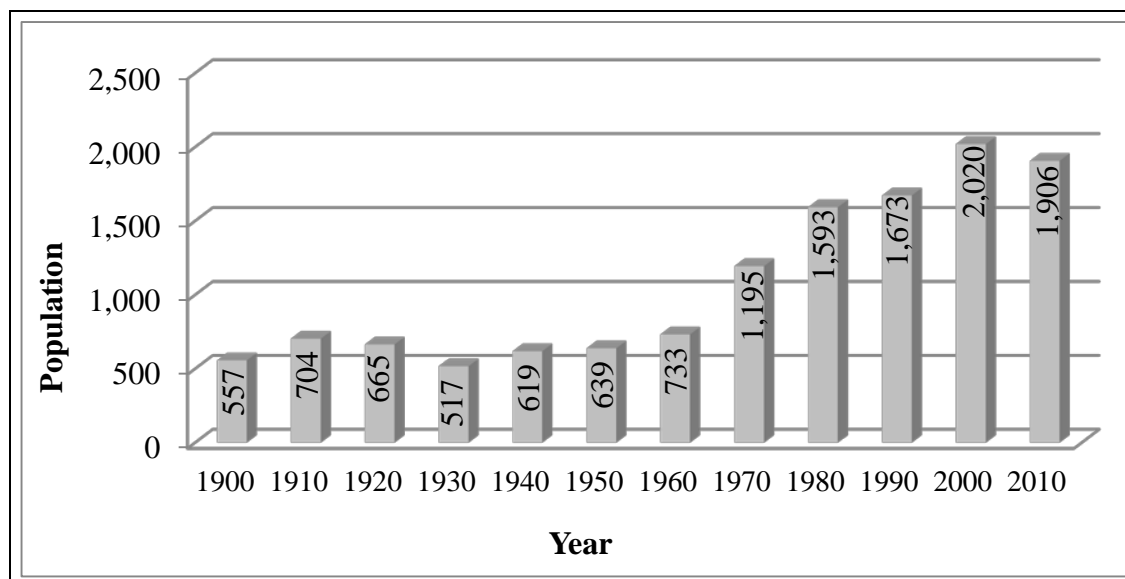
A. Population Growth

Census data reveal two major, historical population trends for the Town of Grant (Figure 1.2). The first major trend was a decline in the Town's population over a 20-year period from 1910 to 1930. This was characteristic of a rural-to-urban population movement that occurred during that period on a County, State and Nation-wide basis.

The second trend shows the Town experiencing a significant upturn in population, as urban residents began moving back to more rural areas. Once again, this change was characteristic of a broader urban-to-rural movement at the County, State and national levels. In Portage County, the impact of this migration back to the rural areas was greatest in those towns adjacent to the larger population centers such as Stevens Point and Wisconsin Rapids. Accordingly, towns such

as Hull, Plover and Grant experienced earlier and larger growth spurts than the more outlying towns. Thus, the decade of the 1930's marked the end of the Town of Grant's declining population and the beginning of a prolonged period of growth. This growth was highlighted by a 63% increase during the 1960's.

Figure 1.2: Town of Grant Population Change, 1900 to 2010



Source: U.S. Census Bureau, 1900 - 2010

Population growth continued through the 1990's, with an increase of nearly 70% for the thirty years (Table 1.2). After this growth spurt, the population has experienced a slight decline (5%) in the last decade. This reflects similar patterns for Towns that abut large cities and villages in the area such as Stevens Point, Plover and Wisconsin Rapids, but is far greater than those rural communities that surround the Town of Grant. Wisconsin Rapids will continue to be the major influence in population growth for Grant in the future. Table 1.1 shows how Grant and selected other communities are estimated by the State of Wisconsin to have grown over the 4-year period since the Census.

Table 1.1: Grant Comparison Population Change, 1970 to 2010

	U.S. Census					State of Wisconsin Estimate 2015	1970-2010 Change	2010-2015 Change
	1970	1980	1980	2000	2010			
Town of Grant	1,195	1,593	1,673	2,020	1,906	1,917	59.5%	0.6%
Town of Buena Vista	827	1,023	1,170	1,187	1,198	1,204	44.9%	0.5%
Town of Pine Grove	6,749	762	949	904	937	935	-86.1%	-0.2%
Town of Plover	3,692	2,330	2,223	2,415	1,701	1,724	-53.9%	1.4%
Portage County	47,541	57,420	61,405	67,182	70,019	70,940	47.3%	1.3%

Source: U.S. Census Bureau, 1970 - 2010 Census and Wisconsin Department of Administration

Population growth is a combination of many factors including birth, death, in and out migration. By examining migration patterns for the residents of the Town of Grant, we can better understand the cause for the growth in the community is occurring (Table 1.2). Altogether, this information provides insight into the nature and pace of new residents moving into the Town.

Based on the 2010-2014 American Community Survey, 94% of the Town's residents lived in the same house the previous year. This indicates that long-term residents comprise the great majority of the total population.

Table 1.2: Place of Residence for Town Residents One Year Ago

	Same House		Different House, Portage County		Different House, Different County		Different State		Abroad	
	#	%	#	%	#	%	#	%	#	%
Town of Grant	1,737	94%	29	2%	79	4%	0	0%	0	0%
Town of Buena Vista	1,202	95%	56	4%	13	1%	10	0.8%	0	0%
Town of Pine Grove	851	93%	13	1%	52	6%	38	4%	0	0%
Town of Plover	1,577	91%	92	5%	67	4%	4	0.2%	0	0%
Portage County	56,691	81%	7,595	11%	5,289	8%	1,200	2%	97	0.1%

Source: U.S. Census Bureau, 2010-2014 American Community Survey

B. Age Distribution

Table 1.3 below details the number of Town residents that occupied specific age groups in each of the last three Census years, along with similar information for the County as a whole. Further insight into the nature of the Town's population change over time can be gained through examining how the different age groups change as they move through their life cycles. Age groups for the Town and County (or "cohorts" as they are called when tracking a group of same-aged people) have been displayed in the table in 10-year increments to more easily see how their numbers increase or decline over different Census years. The diagonal series of gray and white boxes within Table 1.3 indicate the path of each age cohort through the three census periods.

Table 1.3: Distribution of Population, by Ten-Year Age Groups

Age	Town of Grant			Portage County		
	1990	2000	2010	1990	2000	2010
Under 5 years	127 8%	117 6%	78 4%	4,266 7%	3,964 6%	3,891 6%
5 to 14 years	282 17%	348 17%	244 13%	9,080 15%	9,118 14%	8,095 12%
15 to 24 years	223 13%	217 11%	220 12%	13,081 21%	13,983 21%	14,038 20%
25 to 34 years	306 18%	233 12%	135 7%	9,897 16%	8,322 12%	8,431 12%
35 to 44 years	247 15%	424 21%	272 14%	8,690 14%	10,261 15%	7,991 11%
45 to 54 years	234 14%	284 14%	431 23%	5,489 9%	8,945 13%	10,180 15%
55 to 64 years	139 8%	223 11%	264 14%	4,299 7%	5,235 8%	8,438 12%
65 to 74 years	65 4%	120 6%	168 9%	3,610 6%	3,791 6%	4,723 7%
75 to 84 years	41 3%	42 2%	81 4%	2,273 4%	2,565 4%	2,846 4%
85 years and over	9 0.5%	12 0.6%	13 0.7%	720 1%	998 2%	1,386 2%
Total Population	1,673	2,020	1,906	61,405	67,182	70,019
Median Age	32.2	37.2	45.1	29.3	33.0	35.8

Source: U.S. Census Bureau, 1990, 2000 and 2010 Census

In 2000, approximately 17% of the Town's population fell within the 5-to-14 year old cohort. That cohort decreased 5% by the year 2010 (as the 5-to-14 year olds became 25-to-34 year olds). This pattern is typical for most rural towns in Portage County, and is most likely the result of young adults leaving home to attend college or to pursue jobs.

This chart indicates the presence of fewer families with young children, as demonstrated by a roughly 6% decrease in population aged 0 to 14 between 2000 and 2010. In addition, the 45 to 54 year olds, which is typically considered middle-aged, appear to be increasing more rapidly than the County as a whole. Between 2000 and 2010, this portion of the population increased by 9% for the Town of Grant and 2% for Portage County.

For Grant and Portage County, the populations within specific age cohorts for the older populations have been increasing in percentages over the years. The percentage of residents within Grant aged 65 and over has increased in each of the last three census counts. This is likely a result of greater longevity of the general population and in-migration of middle-aged residents to the Town who then remain here as they age.

The "median age" is the point where $\frac{1}{2}$ of the population lies above and $\frac{1}{2}$ lies below; the older this age is, the older the overall population for a place is becoming. In 2010, the median age for the Town of Grant was 45.1 years. The median age has increased by almost eight years since 2000 (37.2) and by thirteen years since 1990 (32.2). The County as a whole has seen its median age increase at a slower rate, approximately six years over the 20-year period.

C. Education Levels

Levels of educational attainment have followed a similar trend of improvement across Portage County (Table 1.4). The Town of Grant raised its' overall educational attainment during the 1990's. This was a result of the combination of in-migration, continued educational involvement by the existing residents of the Town and the passing of older residents that did not have the educational opportunities that we enjoy today. The number and percentage of Town of Grant residents age 25 and over who had less than a 9th grade education decreased dramatically between 1990 and 2010-2014 (from 17% down to 2%). The percentage of 25+ year old residents who completed some college, or completed a college degree program rose from 29% to 52% over the same period, which equals a 23% increase. This 10-year increase in attainment for Grant was almost the same as the gain for Portage County as a whole (39% to 58%, which equates to a 19% increase). In 2010-2014, the Town of Grant had a slightly lower percentage than the County overall of residents who completed 9th to 12th grade but did not receive a diploma. The percent of Grant residents within this category decreased by half, while Portage County experienced a 3% decline.

Table 1.4: Comparison of Educational Attainment for Residents 25 Years and Older

Educational Attainment (Persons 25 years +)	Town of Grant			Portage County		
	1990	2000	2010-2014	1990	2000	2010-2014
Less Than 9 th Grade	100 17%	50 4%	29 2%	4,065 12%	2,420 6%	1,277 3%
9 th to 12 th Grade (No Diploma)	100 17%	119 9%	54 4%	3,029 9%	3,019 8%	2,261 5%
High School Graduate	237 39%	614 44%	550 41%	14,082 40%	14,952 37%	15,189 34%
Some College (No Degree)	70 12%	326 23%	321 24%	5,205 15%	7,572 19%	8,803 20%
Associate Degree	22 4%	130 9%	203 15%	1,922 5%	2,802 7%	4,238 10%
Bachelor's Degree	58 10%	105 8%	129 10%	4,594 13%	6,468 16%	8,575 19%
Graduate/ Professional Degree	15 3%	58 4%	43 3%	2,107 6%	2,910 7%	3,983 9%
Total	602	1,402	1,329	35,004	40,143	44,326

Source: U.S. Census Bureau, 1990 and 2000 Census, and 2010-2014 American Community Survey

D. Households and Income

The Town of Grant residential community is made up of different types of households. The U.S. Census defines a household simply as “including all of the people who occupy a housing unit”. People not living in households are classified as living in group quarters. “Family Households” consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. “Nonfamily Households” consist of people living alone and households which do not have any members related to the householder. Table 1.5 below details the changes in the make-up of Town of Grant households over the last 25 years, and compares them to the Portage County data. Married-couple households, traditionally the largest group within Grant, have seen their percentage of total households decrease slightly over the last 25 years. Single-father households within Grant have doubled in both number and percent of family households. By comparison the County as a whole has seen a slower increase. Single-mother households have maintained their percentage for both comparison areas. Grant’s non-family households have increased from approximately 14% of total households in 1990 to 27% in 2010-2014. The non-family percentage for Portage County has historically been higher than Grant.

The Persons Per Household (PPH) number for the Town of Grant and the County has continued a declining trend over the last 25 years.

Table 1.5: Household Type Comparison

Households by Type	Town of Grant			Portage County		
	1990	2000	2010-2014	1990	2000	2010-2014
Family Households (Percent of Total Household)	475 86%	581 80%	564 73%	14,883 70%	16,496 66%	17,454 62%
Married-Couple Families (Percent of Family Households)	432 91%	513 88%	487 86%	12,645 85%	13,808 84%	14,281 82%
Other Family, Male Householder (Percent of Family Households)	16 3%	32 6%	36 6%	602 4%	861 5%	1,115 6%
Other Family, Female Householder (Percent of Family Households)	27 6%	36 6%	41 7%	1,636 11%	1,827 11%	2,058 12%
Nonfamily Households (Percent of Total Households)	80 14%	145 20%	206 27%	6,423 30%	8,544 34%	10,500 38%
Householder Living Alone (Percent of Non-Family Households)	65 81%	111 77%	150 73%	4,679 73%	6,130 72%	7,712 73%
Householder 65 Years and Over (Percent of Non-Family Households)	22 28%	32 22%	49 24%	1,933 30%	2,196 26%	2,814 27%
Total Households	555	726	770	21,306	25,040	27,954
Persons Per Household	3.01	2.78	2.41	2.71	2.54	2.39

Source: U.S. Census Bureau, 1990 and 2000 Census, and 2010-2014 American Community Survey

Another instructive piece of information on the state of households within the Town is the level of income that each household achieves. Again the Census provides insight into the range of incomes present within Grant. Table 1.6 below describes how household incomes have changed in the last 25 years. It is a testimony to both the inflation of wages and the increased earning power of the residents of Grant that the percentage of households making greater than \$50,000 per year has increased from 58% in 1999 to 61% in 2010-2014, a percentage that exceeds the County overall (51%).

Median household income in Grant has increased from \$52,459 to \$62,969 over the same period and has consistently been greater than the County as a whole.

Table 1.6: Household Income Comparison

Household Income Per Year	Town of Grant			Portage County		
	1989	1999	2010-2014	1989	1999	2010-2014
Less Than \$10,000	38 7%	29 4%	19 2%	3,210 15%	1,767 7%	2,013 7%
\$10,000 to \$14,999	36 7%	16 2%	16 2%	1,978 9%	1,608 6%	1,669 6%
\$15,000 to \$24,999	86 16%	65 9%	64 8%	4,072 19%	3,174 13%	2,686 10%
\$25,000 to \$34,999	91 17%	84 11%	73 9%	3,654 17%	3,425 14%	2,940 11%
\$35,000 to \$49,999	152 28%	127 17%	128 17%	4,370 20%	4,484 18%	4,427 16%
\$50,000 to \$74,999	109 20%	265 35%	173 22%	2,983 14%	5,771 23%	5,871 21%
\$75,000 to \$99,999	30 5%	102 13%	166 22%	661 3%	2,820 11%	3,649 13%
\$100,000 to \$149,999	7 1%	60 8%	112 15%	274 1%	1,346 5%	3,339 12%
\$150,000 or More	0 0%	14 2%	19 2%	134 0.6%	717 3%	1,360 5%
Total Households	550	762	770	21,336	25,112	27,954
Median Household Income	\$37,308	\$52,459	\$62,969	\$28,686	\$43,487	\$50,837

Source: U.S. Census Bureau, 1990 and 2000 Census, and 2010-2014 American Community Survey

With the examination of income information, the Town of Grant should also assess the poverty status of its residents. “Poverty” is generally defined as a set of money income thresholds that vary by family size and composition to determine who is poor. If a family’s total income is less than that family’s threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically. That is, they are the same throughout the United States. However, the poverty thresholds are updated annually for inflation using the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes and does not include capital gains and non-cash benefits (such as public housing, food stamps, and Medicaid). Poverty is not defined for people in military barracks, institutional group quarters, or for unrelated children under age 15 (such as foster children).

Table 1.7 outlines poverty thresholds for 1980, 1990, 2000, and 2014. Table 1.8 lists the Census information on poverty for the total number of residents, persons aged 65 and above, and families within the Town of Grant and Portage County as a whole.

Table 1.7: Poverty Thresholds - 1980, 1990, 2000, and 2014

Size of Family Unit (Poverty Threshold)	Poverty Threshold			
	1980	1990	2000	2014
One Person	\$4,190	\$6,652	\$8,794	\$12,316
Two Persons	\$5,363	\$8,509	\$11,239	\$15,853
Three Persons	\$6,565	\$10,419	\$13,738	\$18,518
Four Persons	\$8,414	\$13,481	\$17,603	\$24,418
Five Persons	\$9,966	\$15,792	\$20,819	\$29,447
Six Persons	\$11,269	\$17,839	\$23,528	\$33,869
Seven Persons	\$12,761	\$20,241	\$26,754	\$38,971
Eight Persons	\$14,199	\$22,582	\$29,701	\$43,586
Nine Persons or More	\$16,896	\$26,848	\$35,060	\$52,430

Source: U.S. Census Bureau, 1990, 2000 and 2014 Poverty Thresholds by Size of Family and Number of Children (2014 poverty statistics were released on September 16, 2015)

Table 1.8: Percent in Poverty Comparison

Poverty Statistics For Selected Populations	Town of Grant			Portage County		
	1989	1999	2010-2014	1989	1999	2010-2014
Persons	1,656	2,039	1,856	57,805	63,744	66,882
Below poverty level	65	59	84	7,454	6,074	9,861
% below poverty	4%	3%	5%	13%	9%	15%
Persons 65 Years and Over	115	169	229	5,327	7,049	9,421
Below poverty level	5	8	18	740	561	717
% below poverty	4%	5%	8%	14%	8%	8%
Families	469	585	564	14,927	16,643	17,454
Below Poverty Level	14	11	13	1,051	725	1,222
% below poverty	3%	2%	2%	7%	4%	7%

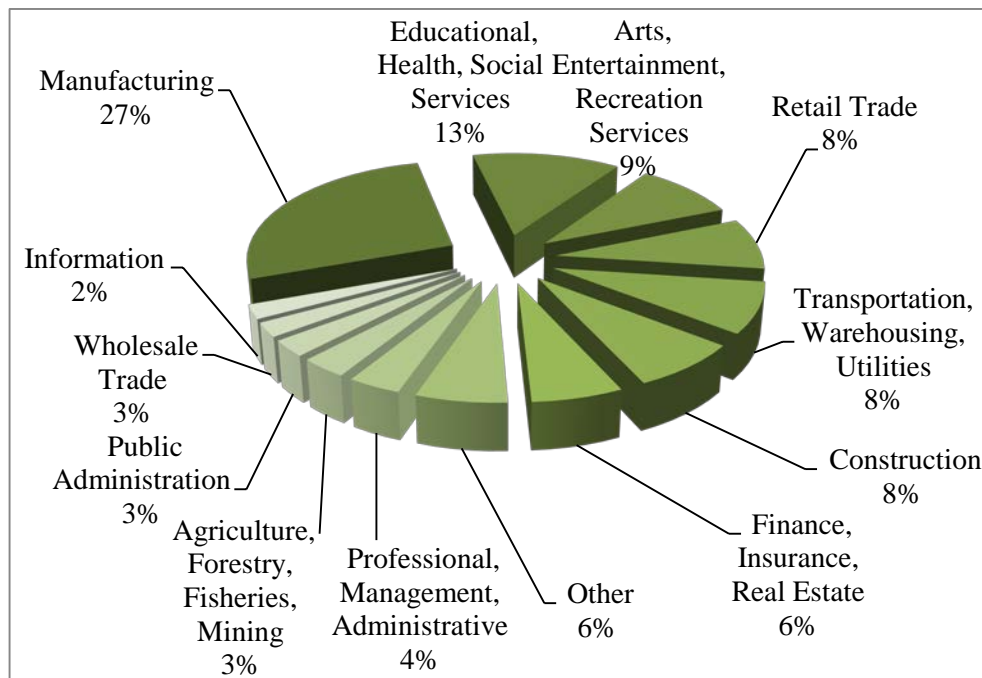
Source: U.S. Census Bureau, 1990 and 2000 Census, and 2010-2014 American Community Survey

According to Census figures, the Town of Grant has historically had a lower percentage of residents earning below the poverty level than the County as a whole. Since 1989, the Town poverty rate has risen for individuals (1%) and seniors (4%), contrary to the poverty rate of families, which has gone down (by 1%).

E. Employment Characteristics

The U.S. Census Bureau has changed the method of producing the statistics for the summary of employment by industry, creating a situation where comparison between the 1990, 2000, and 2010 Census is not possible. Figure 1.3 below summarizes employment by industry for 2010-2014, as provided by the American Community Survey. This information represents what type of industry that the working residents of Grant were employed by, and is not a listing of the employment currently located within the Town. The discussion of the Grant economy, including employment status for persons 16 years old and over, will take place within the Economic Development Element chapter of this Comprehensive Plan.

Figure 1.3: Summary of Employment by Industry, 2010-2014



Source: U.S. Census Bureau, 2010-2014 American Community Survey

Section 1.5 Forecasts

A. Population Projections

Population projections for States, Cities, Villages, and Towns are developed by the Wisconsin Department of Administration (DOA). The most recent population projections for the Town of Grant were created August 10, 2015. Based on those projections, the Town of Grant will grow to 1,935 residents by 2040. This represents a decrease of .2% over the 25 year period. It should be noted that population projections are “best guesses” and should be used with caution.

The Town of Grant Plan Commission has adopted the following projected population totals for the planning period:

Year 2015: 1940 Year 2020: 1955 Year 2030: 1970 Year 2040: 1935

B. Household Projections

Household projections for the Town of Grant are also based on projections from the Wisconsin Department of Administration. As with population, the projections were created in 2015. Based on these projections, the Town of Grant will grow to 798 households in 2040, and increase of 20 households.

The number of persons per household has been steadily declining in Grant, from 3.01 persons in 1990 to 2.41 persons in 2014. Based on the State population and household projections, the person per household in 2040 would be 2.42. Keep in mind that these numbers represent projections and should not be used as absolute.

The following are household projections for the Town of Grant:

Year 2015: 778 Year 2020: 790 Year 2030: 806 Year 2040: 798

C. Employment Projections

The economic base in the Town of Grant is mainly agricultural and the Town has a range of businesses relating to the agriculture industry. New businesses in the Town are anticipated to be primarily agriculture related businesses. The community supports the development of agriculture related businesses that are in harmony with existing land uses and are complimentary to the agricultural activities that currently exist in the Town. It also supports some commercial growth in the Kellner area. The Town projects a gain of approximately 3 to 4 home-based businesses per year over the planning period.

Section 1.6 Community Goals, Objectives and Policies

Goals, objectives and policies provide the framework for guiding future community development activities in the Town of Grant. A means of deriving goals and policies is through issue identification. Many of the issue statements in the various plan elements were purposefully framed as questions so that answering the questions would help plan commissioners form goal or policy statements. Goals are stated as desirable conditions to strive toward in the future. They are common ideals of the community that can be achieved through the actions of government leaders, private enterprise and individuals. Objectives are general targets to be achieved along the path of satisfying community goals. Policies are more specific recommendations or methods of action to accomplish these stated objectives. Together these three pieces express the uniqueness of the community while providing guidance for desirable patterns of growth and development.

CHAPTER 2 Housing Element

66.1001(2)(b) Wisconsin Statutes:

Housing Element. A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.

Section 2.1 Introduction

Shelter is one of the basic needs we have as humans on this earth. Beyond this obvious fact, it also represents, for the majority of us, the largest expenditure we will make during our lives. Because of the importance of housing in our community, the Town of Grant believes it is important to allow for an adequate supply of housing to meet the needs of all citizens. This chapter will look at different characteristics of the housing stock to help make sure that the needs of present and future residents are addressed by this plan.

The sections below include statistical data obtained from the U.S. Census Bureau through the decennial census and American Community Survey (ACS) (see Section 1.4 for further description). These tables and figures are a general indicator of housing occupancy, structure age, structural characteristics, value, and affordability. **When reviewing the tables and figures, know that they are in many cases estimates, and not based on a complete count.** The point is that the Census or ACS data is an estimate that may contain error, but it is the most accurate measure available for what is happening within the Town to date.

Section 2.2 Housing Inventory and Analysis

A. Occupancy Characteristics

Occupancy characteristics help indicate whether the current amount of housing stock is sufficient to meet existing demand. The Department of Housing and Urban Development recommends a minimum overall vacancy rate of 3% to assure adequate choices for consumers. An acceptable vacancy rate for owner-occupied housing is 1.5% while a vacancy rate of 5% is acceptable for rental units.

The vacancy rate for housing available for sale or rent, including seasonal, recreational and occasional use housing, has stayed below 5% over the past 25 years,. This is lower than the vacancy rate for the County overall (Table 2.1). Since 1990, Grant has seen the percent of owner-occupied units increase slightly in percentage (90% to 93%) while continuing to grow in the total number of housing units, a trend similar to Portage County as a whole.

Table 2.1: Housing Occupancy Characteristics

Occupancy	Town of Grant			Portage County		
	1990	2000	2010-2014	1990	2000	2010-2014
Occupied Housing Units (% of Total Housing Units)	555 95%	726 97%	770 98%	21,306 93%	25,040 94%	27,954 93%
Owner Occupied (% of Occupied Units)	501 90%	663 91%	715 93%	14,984 70%	17,750 71%	19,082 68%
Renter Occupied (% of Occupied Units)	54 10%	63 9%	55 7%	6,322 30%	7,290 29%	8,872 32%
Vacant Housing Units (% of Total Housing Units)	28 5%	22 3%	42 5%	1,604 7%	1,549 6%	2,270 8%
For seasonal, recreational, or occasional use (% of Total Housing Units)	12 2%	12 2%	23 3%	685 3%	557 2%	740 2%
Total Housing Units	583	748	812	22,910	26,589	30,224

Source: U.S. Census Bureau, 1990 and 2000 Census, and 2010-2014 American Community Survey

B. Age Characteristics

Age is often used as a measure of a houses condition; it should not, however, be the sole criteria since many older homes have either been remodeled or kept in a state of good repair to maintain their value. Approximately 73% percent of the houses in the Town of Grant were built after 1970, indicating a relatively newer housing stock when compared with the County (64%) as a whole.

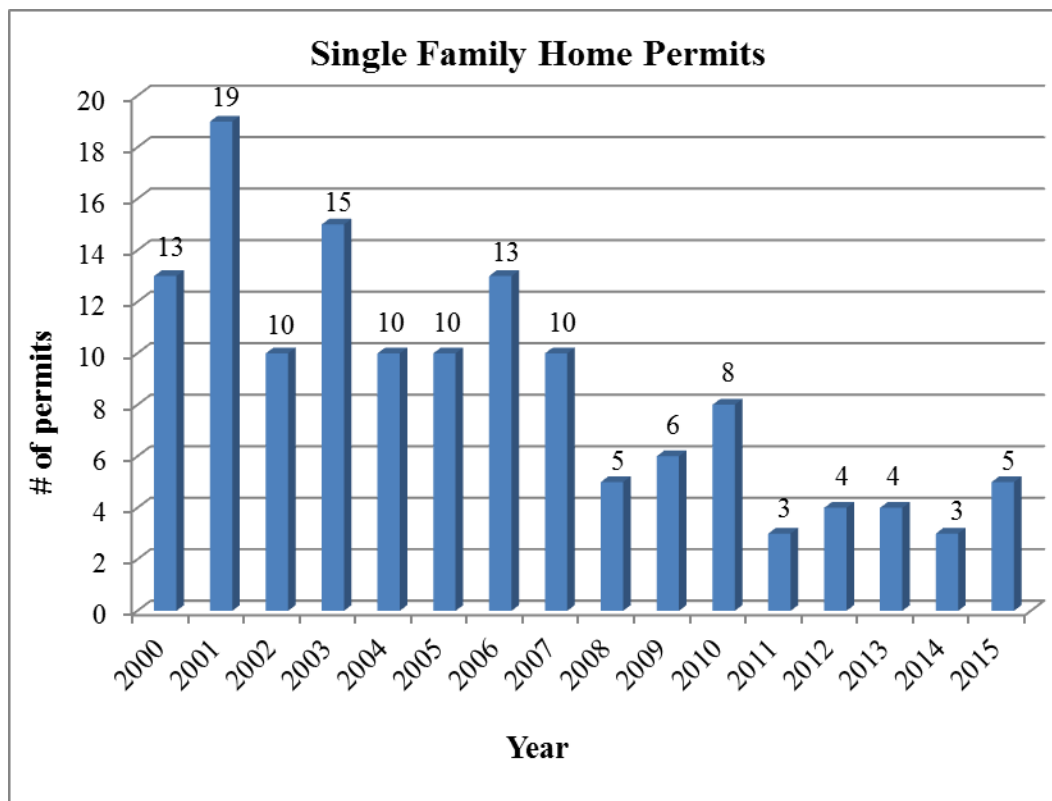
Table 2.2: Housing Age Characteristics

Year Structure Built	Town of Grant			Portage County		
	1990	2000	2010-2014	1990	2000	2010-2014
2010 or Later	NA	NA	8 1%	NA	NA	292 1%
2000 to 2009	NA	NA	117 14%	NA	NA	4,374 15%
1990 to 1999	NA	180 24%	152 19%	NA	5,147 19%	4,723 16%
1980 to 1989	142 24%	138 18%	103 13%	5,012 22%	4,186 16%	4,234 14%
1970 to 1979	189 32%	178 24%	212 26%	6,305 28%	5,717 22%	5,466 18%
1960 to 1969	101 17%	117 16%	61 8%	2,978 13%	2,846 11%	2,410 8%
1950 to 1959	44 8%	50 7%	68 8%	1,672 7%	1,988 7%	2,071 7%
1940 to 1949	12 2%	18 2%	26 3%	1,372 6%	1,270 5%	1,276 4%
1939 or Earlier	95 16%	71 9%	65 8%	5,571 24%	5,435 20%	5,378 18%
Total Units Listed	583	752	812	22,910	26,589	30,224

Source: U.S. Census Bureau, 1990 and 2000 Census, and 2010-2014 American Community Survey

A more detailed breakdown of recent single-family housing starts in the Town of Grant is provided through an examination of building permit data for the 2000 through 2015 time period, on file with Portage County (Figure 2.1). The Town experienced its highest permit activity during the early to mid-2000's. Low mortgage rates and favorable economic conditions during that period could be possible factors contributing to these housing starts.

Figure 2.1 Town of Grant Single-Family Permits



Source: Portage County Planning & Zoning Department - Permit Data

When comparing single-family housing starts during the recent past (2000-2015) against other Towns in Portage County, Stockton shows the greatest activity with 235 permits, followed by Hull with 230 permits. Grant had 138 permits during this period. Other Towns experiencing similar permit activity were Lanark (148) and Amherst (108). In general, Towns showing higher permit activity have access to regional economic centers via major transportation corridors.

C. Structural Characteristics

Structure type information (single family, duplex, multi-family, etc.) is a common method used for describing the physical characteristics of housing stock. The following “number of units in structure” information in Table 2.3 is taken from the U.S. Census 1990 and 2000 Summary File 3 and the 2010-2014 American Community Survey, which are based on estimates, and not a total count of units. Data for 2010-2014 comes from the American Community Survey. Although it does not account for all housing units within the community, this information provides insight into the mix of housing types in the Town.

Table 2.3: Housing Structural Characteristics

Units in Structure	Town of Grant			Portage County		
	1990	2000	2010-2014	1990	2000	2010-2014
1 Unit Detached	511 88%	677 90%	761 94%	15,828 69%	18,534 70%	20,928 69%
1-Unit Attached	5 1%	11 1%	4 0.5%	329 1%	630 2%	1,013 3%
2 to 4 Units	6 1%0	6 0.8%	10 1%	2,420 11%	2,840 11%	2,911 10%
5 or more Units	0 0%	0 0%	0 0%	2,196 10%	2,765 10%	4,045 13%
Mobile Home Trailer or Other	61 10%	58 8%	34 4%	2,137 9%	1,788 7%	1,324 4%
Total Housing Units	583	752	812	22,910	26,557	30,224

Source: U.S. Census Bureau, 1990 and 2000 Census, and 2010-2014 American Community Survey

In 2010-2014, 94% of the housing stock was categorized as 1-unit detached (or single-family). Grant has consistently increased this percentage over the previous 25 years. The second largest structure type in this classification in the Town of Grant is mobile homes. A mobile home or trailer is defined as any vehicle, house car, camp car, or any portable or mobile vehicle on wheels, skids, rollers or blocks, either self-propelled or propelled by any other means, which is used or originally designed to be used for residential, living or sleeping purposes. In 2010-2014, 4% of the housing stock fell into this category. The number and percentage of housing units accounted for by mobile homes peaked in 1990 and was declining by 2000. This is a trend similar to the County.

D. Value Characteristics

Housing value is another important aspect in the overall assessment of current housing stock. The value of housing, along with median price, has risen significantly since 1990 all across Portage County. Median value is an indicator that can be used to gauge housing demand. Table 2.4 shows that the median home value in the Town of Grant rose from \$54,300 in 1990 to \$150,100 in 2010-2014, surpassing the County in 2010-2014 (\$147,600). This can be attributed to general real estate appreciation over the past 10 years, as well as an increase in home additions.

The Town experienced a decrease in the percentage of houses valued under \$100,000 between 1990 (97%) and 2010-2014(21%). To the contrary, the percentage of home values over \$200,000 rose between the same time period (0% in 1990 to 23% in 2010-2014).

Table 2.4: Housing Value Characteristics

Housing Value (Owner Occupied)	Town of Grant			Portage County		
	1990	2000	2010-2014	1990	2000	2010-2014
Less than \$50,000	92 31%	7 2%	64 9%	3,562 34%	781 6%	1,031 5%
\$50,000 to \$99,999	194 66%	214 53%	88 12%	6,139 58%	6,028 46%	3,448 18%
\$100,000 to \$149,999	4 1%	148 36%	205 29%	716 7%	4,253 32%	5,330 28%
\$150,000 to \$199,999	4 1%	37 9%	191 27%	150 1%	1,329 10%	4,461 23%
\$200,000 to \$299,999	0 0%	0 0%	122 17%	19 0.2%	493 4%	3,288 17%
\$300,000 or More	0 0%	1 0.2%	45 6%	4 0%	204 2%	1,524 8%
Total Units	294	407	715	10,590	13,088	19,082
Median Value	\$54,300	\$96,500	\$150,100	\$58,600	\$98,300	\$147,600

Source: U.S. Census Bureau, 1990 and 2000 Census, and 2010-2014 American Community Survey

E. Housing Affordability

According to the U.S. Department of Housing and Urban Development no more than 30% of a household income should be spent on monthly housing costs in order for that home to be considered affordable. The U.S. Census provides data on housing costs as a percentage of household income for homeowners (Table 2.5) and renters (Table 2.6). The following information is taken from the U.S. Census 1990 and 2000 Summary File 3, and American Community Survey data, which are based on a sample of households within a community, and not a total count of all households.

Table 2.5: Affordability for Owner-Occupied Housing Units

Monthly Owner Costs as % of Household Income	Town of Grant			Portage County		
	1989	1999	2010-2014	1989	1999	2010-2014
Less than 20.0%	203 70%	291 72%	189 42%	6,707 63%	8,277 63%	5,122 43%
20.0 to 24.9%	28 10%	66 16%	70 16%	1,628 15%	1,897 14%	2,210 19%
25.0 to 29.9%	33 11%	16 4%	66 15%	910 9%	1,063 8%	1,343 11%
30.0 to 34.9%	9 3%	13 3%	41 9%	470 4%	576 4%	972 8%
35% or More	18 6%	21 5%	86 19%	852 8%	1,187 9%	2,180 18%
Not Computed	0 0%	0 0%	0 0%	23 0.2%	88 0.7%	15 0.1%
Total Units Listed	291	407	452	10,590	13,088	11,842

Source: U.S. Census Bureau, 1990 and 2000 Census, and 2010-2014 American Community Survey

In 2010-2014, 28% of Town of Grant owner-occupied households paid more than 30% of monthly income on housing costs. This represents an increase of over 200% in this category since 1989. This pattern is also reflected in the County data. The implications for the Town include the reality that nearly one quarter of homeowners are finding it increasingly difficult to cover the cost of monthly housing costs.

With respect to Grant's renter-occupied households, 43% were paying a monthly rent above 30% of household income in 2010-2014. This percentage reflects a substantial increase from 1989, when 22% of renter-occupied households were paying above 30%, which follows the trend described for owner-occupied housing units. The percentage of household paying more than 30% of monthly income in 2010-2014, is higher for Portage County as well.

Table 2.6: Affordability for Renter-Occupied Housing Units

Monthly Renter Costs as % of Household Income	Town of Grant			Portage County		
	1989	1999	2010-2014	1989	1999	2010-2014
Less than 20.0%	10 28%	17 37%	10 24%	1,776 30%	2,675 38%	2,472 30%
20.0 to 24.9%	4 11%	2 4%	14 33%	981 16%	886 13%	791 10%
25.0 to 29.9%	2 6%	5 11%	0 0%	695 12%	863 12%	913 11%
30.0 to 34.9%	5 14%	8 17%	0 0%	447 7%	485 7%	569 7%
35% or More	8 22%	10 22%	18 43%	1,860 31%	1,791 25%	3,505 43%
Not Computed	7 19%	4 9%	13 24%	260 4%	361 5%	622 7%
Total Units Listed	36	46	55	6,019	7,061	8,872

Source: U.S. Census Bureau, 1990 and 2000 Census, and 2010-2014 American Community Survey

Section 2.3 Housing Programs

Several means are available to the Town of Grant to maintain and improve housing conditions and satisfy the needs of all residents. To meet the needs of residents with low and moderate income and elderly and handicapped residents needing housing assistance, the Town should help residents participate in Federal, State, and County housing programs that make available loans and grants to build, repair or obtain adequate housing. Some of these programs are listed below.

- Wisconsin Housing and Economic Development Authority (WHEDA) – provides a listing of numerous housing programs including low interest loans for first time homebuyers, home improvement loans, and tax credit programs for elderly and low-income family housing.
- Housing Authority of Portage County (HAPC) – offers a housing assistance program through the Housing Choice Voucher Program. Federal funds are available to help low income persons pay rent on privately owned dwelling units. Most housing types can qualify including single-family homes, duplexes, apartments, manufactured homes, and town homes. All units must meet HUD's standards.

Currently the Town of Grant does not participate in these housing programs provided by the Housing Authority of Portage County.

- CAP Services – a non-profit corporation, also has several programs available to low and moderate income residents of Portage County including Home Buyer’s Assistance, Housing Rehabilitation and Weatherization programs. Financial assistance under these programs is provided through a deferred loan which is due upon sale of the home or transfer of title.
 - Home Buyer’s Assistance Program – provides a down payment and rehab assistance. Buyers must contribute some of their own money to the home buying process and complete home buyer education. The down payment assistance can also be used for closing costs, encouraging home ownership.
 - CAP’s Housing Rehabilitation Program – provides funds to assist low and moderate income homeowners for necessary repairs, including but not limited to: installing attic, wall, crawl space, water heater and hot water pipe insulation; sealing air leaks into the home; and, installing low-flow shower heads, faucet aerators and energy-efficient light bulbs in every home. Based upon the projected energy savings, furnaces, refrigerators and freezers may also be replaced.
- Community Development Block Grant (CDBG) – a federally funded program, administrated by the Wisconsin Department of Administration to assist local governments with housing programs that primarily benefit low and moderate income residents. CDBG funds can be used for a wide variety of financial and technical assistance to improve and expand housing, increase affordable housing opportunities and provide services to people without housing. The variety of federal and state programs it manages benefits persons with disabilities, low and moderate income residents and homeless populations. The Division partners with local governments, homeless service providers, developers and housing organizations throughout the state to improve housing conditions for low to moderate income Wisconsin residents. This allows municipalities like Grant, who may not have the experience or resources to administer a grant, to improve the housing conditions in their community.

Section 2.4 Housing Issues / Conclusions

- Transient trailers (campers) being used as permanent homes. Permanent homes would not include those structures that still have wheels and/or a hitch attached.
- New and relocated structures should comply with building codes.
- The high water table limits where (and how) houses can be built.
- Single- and two-family housing is appropriate in the Town of Grant.
- How should seasonal structures be differentiated from year-round structures in plans and ordinances?
- Unsewered, multi family housing may cause environmental degradation and a decrease in groundwater quality.

Section 2.5 Housing Goals, Objectives and Policies

A. Goals:

1. Pleasant residential areas include safe and quiet neighborhoods that protect property values. Residential development grows without unnecessary costs to the Town and minimizes conflicts between residential and non-residential land use.

B. Objectives:

1. Allow for adequate, affordable housing, including adequate supply of land for housing development, housing opportunities for elderly and low to moderate income persons.
2. Maintain or improve the quality and integrity of existing housing and neighborhoods.
3. Review housing development proposals for inclusion of subdivision design elements that enhance community character by minimizing conflicts between residential and non-residential land use and taking into consideration the protection of natural resources.
4. Local units of government work together to develop creative ways to plan for and share the benefits of growth across municipal boundaries.
5. Protect and maintain the quality and quantity of groundwater.
6. New housing development will be serviced by individual wells and on-site septic systems.

C. Policies:

1. Allow for duplexes to expand the housing options for senior and special needs residents.
2. Update the Town of Grant road ordinance to include flexible design options to enhance community character.
3. Participate in educational programs for municipal boards and the public related to housing issues.
4. All new and relocated structures comply with State Building Codes.
5. One and two family Housing is the most appropriate type of housing development for the Town.
6. Utilize shoreland zoning on navigable waterways.
7. Residential dwellings, excluding mobile and manufactured homes located in licensed mobile home parks, must have a permanent foundation which extends below the frost line.
8. Consider adequate minimum lot sizes to accommodate private wells and septic systems.
9. Encourage the use of lot averaging to preserve open space and logical housing clusters.
10. Promote new development that is located in areas within or adjacent to areas of existing development.

11. Preserve prime agricultural land by guiding subdivision development away from these areas.
12. Encourage residents to undergo regular testing of private wells for the presence of nitrates and bacteria, the two most common contaminants found in groundwater.
13. Preserve housing values in residential zoning districts by limiting the number of visible unlicensed vehicles allowed on the property.

CHAPTER 3 Transportation Element

66.1001(2)(c) Wisconsin Statutes:

Transportation Element. A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

Section 3.1 Introduction

Movement of people, goods, and services within and through the Town is an integral part of everyday life for the citizens of Grant. Decisions made regarding transportation can have a direct impact on the community's growth and quality of life. These decisions should be made to include choices that will most efficiently serve the community as a whole, maximize investment in transportation infrastructure, as well as minimize conflicts between modes of transportation as well as jurisdictions.

This chapter will inventory current transportation options; list goals, objectives, and policies that guide future development of various modes of transportation in the Town of Grant; and, compare local transportation goals to existing County, regional, and State transportation plans.

Section 3.2 Transportation Facility Inventory

A. Roads and Highways

Functional classification is the process by which highways are grouped into classes according to the character of service they are intended to provide, ranging from a high degree of travel mobility to land access functions. The majority of roads and highways in the Town's transportation network are officially classified under the rural functional classification system using the Functional Classification Criteria, last updated by the State of Wisconsin Department of Transportation (WisDOT) in April 2013. One segment of roadway is classified under the urban functional classification. The criterion used in determining rural and urban functional classification includes population service, land use service, spacing, and average daily traffic (ADT). Routes are classified through mapping that is ultimately adopted by the Portage County Highway Committee.

Access to State Trunk Highways (STH 54, STH 73) is controlled by WisDOT, and requires an "access permit" for each new access point. Similar permits, issued by Portage County, are required for new access along County Roads (U, F, W, D, FF, WW).

As of 2016, the local road system in the Town of Grant consisted of a total of 152.07 miles of public roadway. State Highway (STH) 54 accounts for approximately one mile of four-lane roadway, County roads (Cty Rds) account for 34.9 miles, with the final 116.17 miles being Town roads. WisDOT conducts Annual Average Daily Traffic (AADT) counts, which is a short-term count (usually 48 hours) and is collected over a three year cycle. The most current AADT count

data is from 2011 and 2014, although 2014 data is only available for select locations. See Map 3.1 for details of all traffic count data.

1. Rural Principal Arterials

Rural principal arterials provide interstate and inter-regional travel. Traffic mobility and servicing major economic centers are major functions of these roads. STH 54, located in the far northwest corner of the Town, is the only rural principal arterial in the Town of Grant. In 2014, the AADT count for this portion of STH 54 was 11,500 vehicles per day. WisDOT regulates public and private road and driveway access onto this facility.

2. Rural Minor Arterials

Rural minor arterials provide for intra-regional and inter-area traffic movements. STH 73, located along the south border of the Town, is the only road currently designated as rural minor arterial in the Town. In 2014, the AADT count along STH 73 was 1,600 vehicle trips per day. WisDOT regulates public and private road and driveway access onto this facility.

3. Urban Minor Arterials

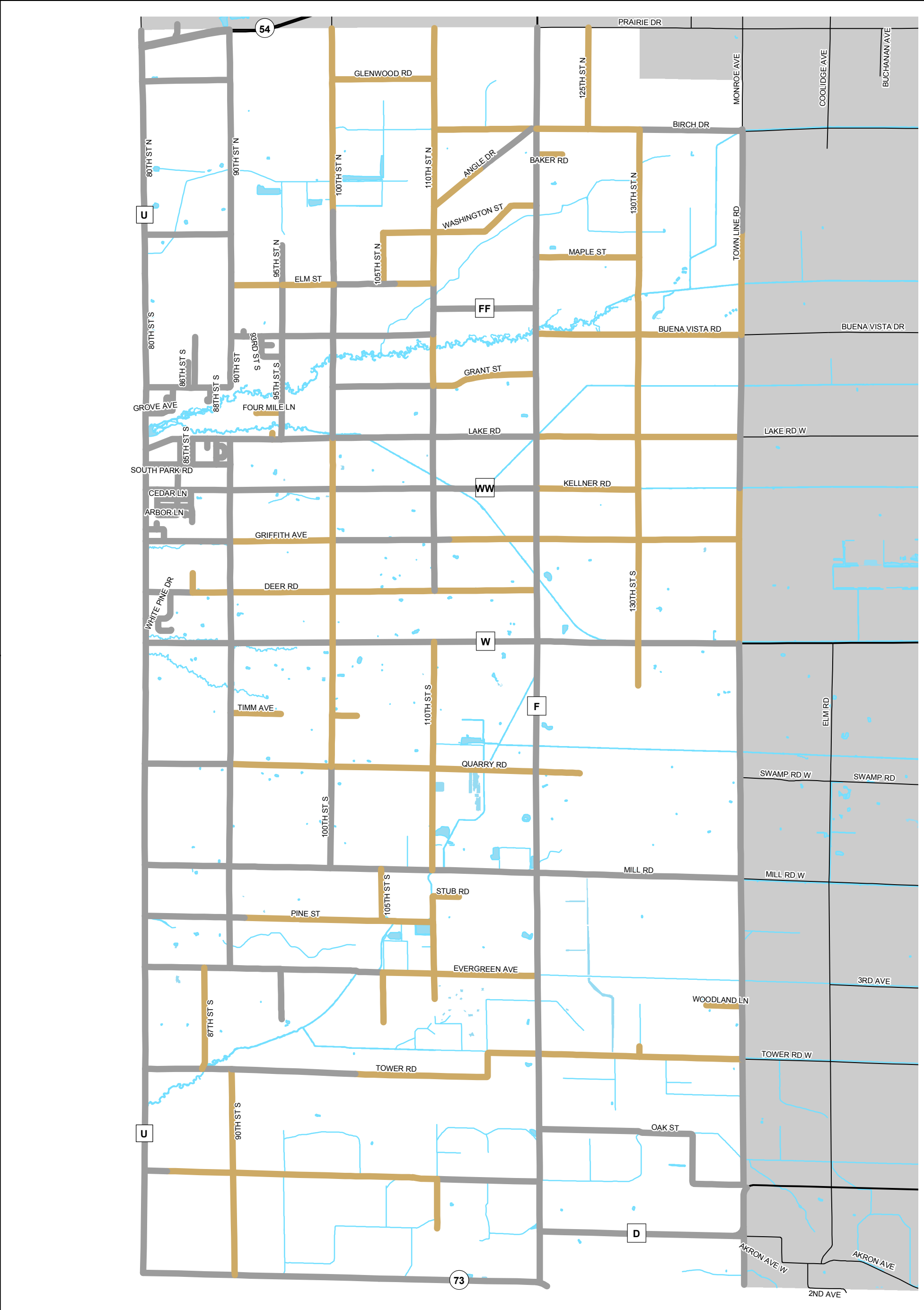
This road classification serves important economic activity centers and intercommunity trips. In conjunction with principle arterials, urban minor arterials provide an urban extension of the rural collector system and connect the rural routes to the central business district of an urban area in the most direct manner. A portion of Cty Rd U, from Cty Rd FF to Griffith Avenue, is the only road currently designated as an urban minor arterial. The AADT in 2011 for this section of Cty Rd U was 4,200 vehicles per day between Cty Rds FF and WW, and 4,000 vehicles between Cty Rd WW and Griffith Avenue). New road and driveway access is regulated by Portage County, with a minimum separation requirement of 600 feet between access points, as specified in the Portage County Subdivision Ordinance.

4. Rural Major Collectors

Rural major collectors provide for intra-area traffic movements. Roadways classified as rural major collectors in the Town of Grant include Cty Rds U, F, W and D. No 2014 AADT count data was available for these roadways. In 2011, Cty Rd U had the highest AADT, with 2,500 vehicles per day on the north (south of STH 54). Traffic counts for Cty Rd U also totaled 1,100 vehicles near the intersection with Cty Rd W, and 610 vehicles on the south (north of STH 73). The count for Cty Rd F was 920 on the north and 350 on the south. There were 1,200 vehicle trips per day along Cty Rd W. No AADT count data was available for Cty Rd D. The location and separation of access points along these highways is regulated by Portage County through access permits. The required minimum separation between access points is 300 feet, as specified in the Portage County Subdivision Ordinance.

5. Rural Minor Collectors

These roadways link the rural, less densely populated areas (i.e. local roads) with higher order roads/highways. Rural minor collectors in the Town of Grant include Cty Rds FF and WW. Portage County regulates the location and separation of new access points along these roadways (through access permits) and requires a minimum separation of 300 feet between access points, as specified in the Portage County Subdivision Ordinance. The 2011 ADT count for Cty Rd FF between Cty Rd U and 90th Street was 170 vehicles per day, while the count for Cty Rd WW was 1,200.



Map 3.2
Road Surfaces

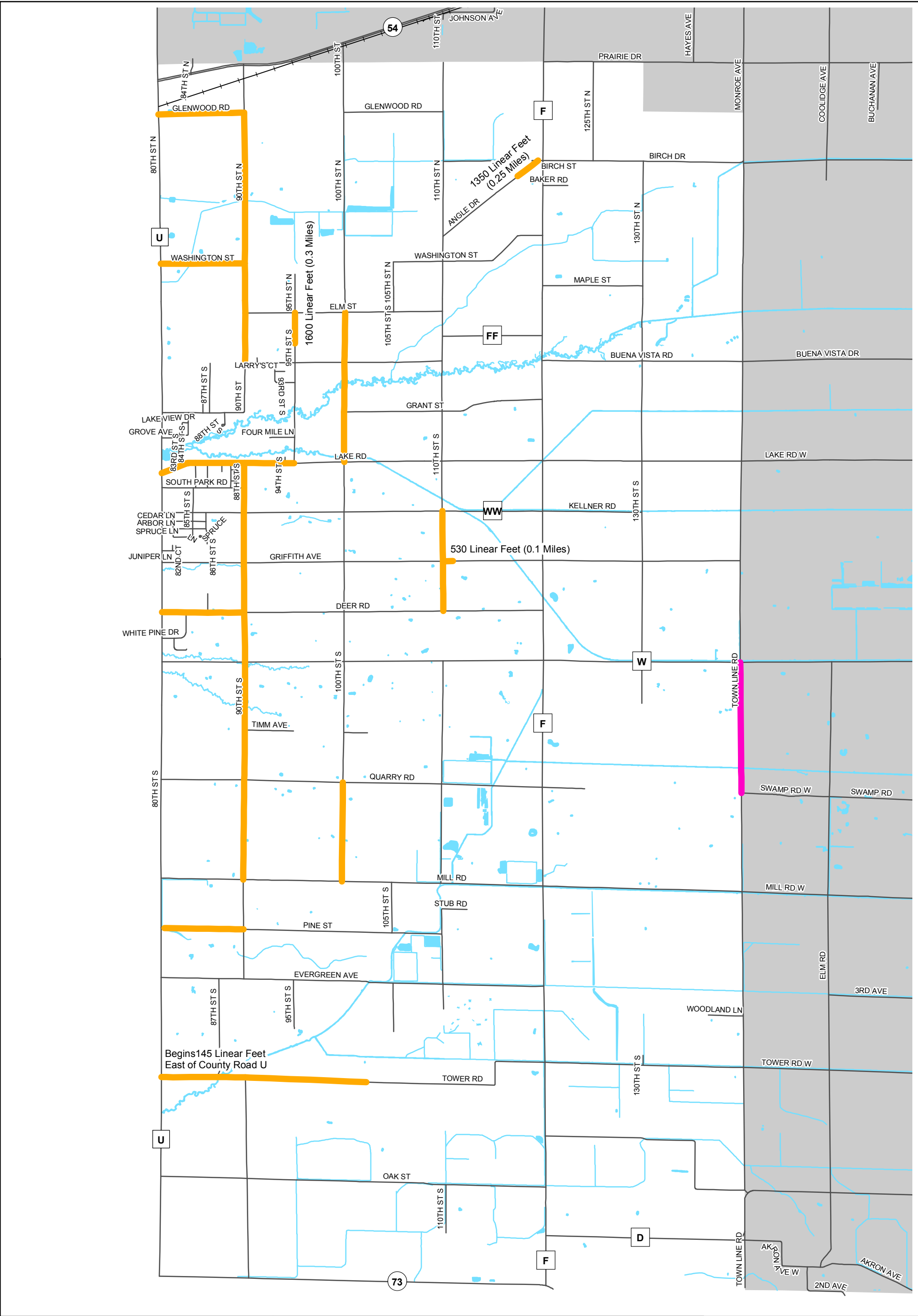
Road Surface

- Paved
- Unpaved

Source: Portage County Planning & Zoning (2018)
Town Board Adopted: November 27, 2018

**Town of Grant
Comprehensive Plan**

Portage County
Planning & Zoning
1462 Strongs Ave.
Stevens Point, WI 54481



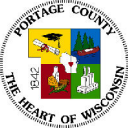
Map 3.3
Road Weight Restrictions

Road Weight Restrictions

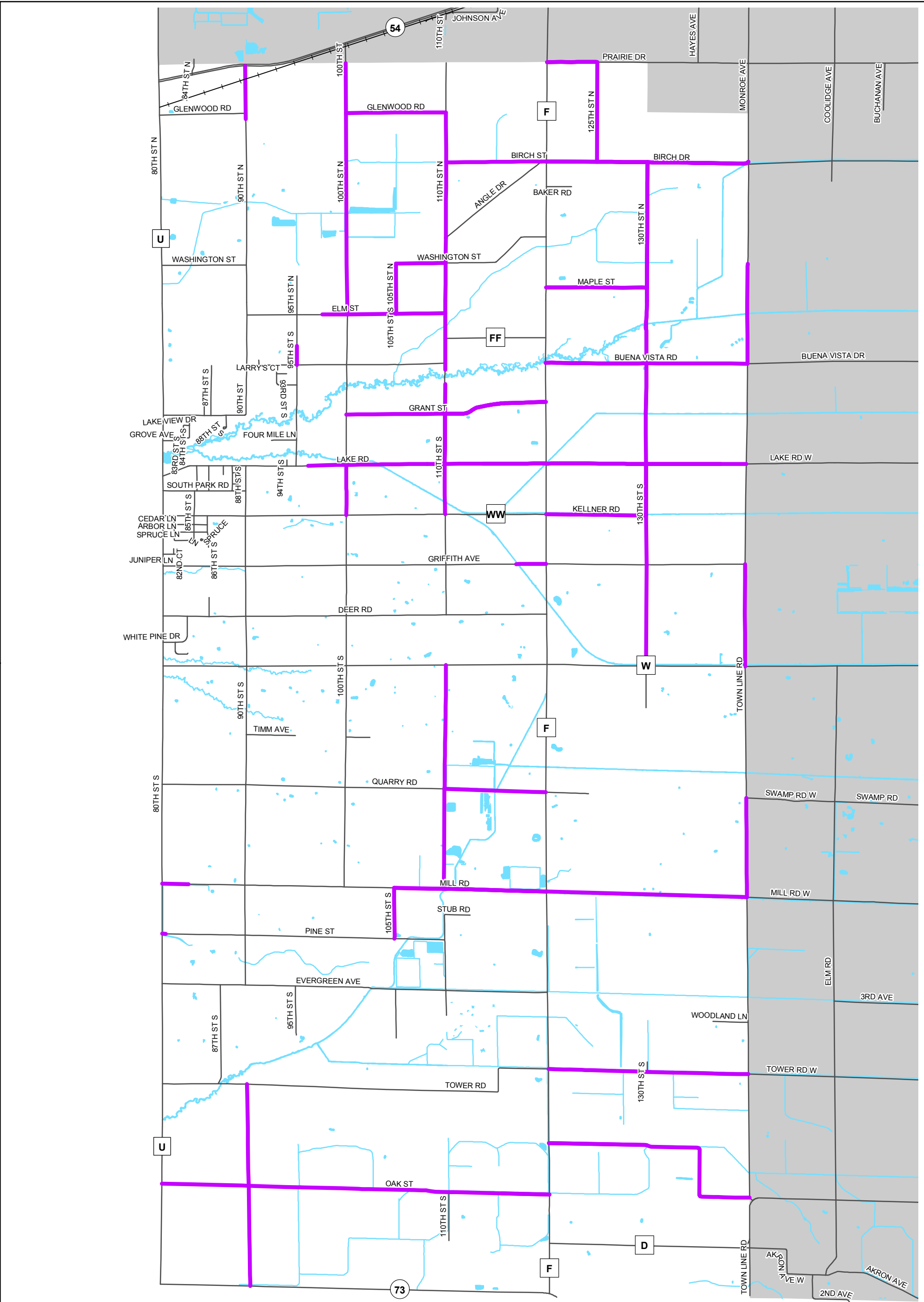
- 6 Ton
- 10 Ton

Source: Portage County Planning & Zoning (2018)
Wisconsin Dept. of Transportation (2016)
Town Board Adopted: November 27, 2018

Town of Grant
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Map 3.4
Implements of Husbandry

Designated Roads Option D
Designated Roads

Source: Town of Grant (2018)
Portage County Planning & Zoning (2018)
Town Board Adopted: November 27, 2018

0 0.25 0.5 1 Miles

**Town of Grant
Comprehensive Plan**

Portage County
Planning & Zoning
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6. Rural Local Roads

These roadways primarily stress land access and provide inter-township and intra-township traffic movements over short distances. All roads not designated as arterials or collectors are considered local roads. Portage County does not regulate the separation of access points on local roads, except to require that driveways be located a minimum of 50 feet from a road intersection. A driveway permit is required by the Town whenever a proposed driveway will physically meet or intersect with any town road. Please see Map 3.2 for details on road surfaces (paved/unpaved) throughout the Town.

In the summer of 2004, traffic counts were conducted on local roads within the Town of Grant (Table 3.1). The counts were conducted by placing a traffic count tube across the full width of the roadway for a period of seven days and then averaged to compute Average Annual Daily Traffic.

Table 3.1: Average Daily Traffic Volumes on Local Roads, 2004

Roadway	Location	Average Daily Traffic
Lake Road	East of CTH U	610 vehicles per day
Lake Road	West of CTH F	165 vehicles per day
90 th Street	North of CTH WW	200 vehicles per day ⁽¹⁾
90 th Street	South of CTH W	163 vehicles per day
100 th Street	South of CTH W	56 vehicles per day
Mill Avenue	East of CTH U	191 vehicles per day
Evergreen Avenue	East of CTH U	195 vehicles per day
Tower Road	East of CTH U	141 vehicles per day

Source: Town of Grant

(1) Traffic is 1.5 to 2.0 times this amount on Wednesdays and Saturdays.

B. Transit and Transportation Facilities for the Disabled and Elderly

The Portage County Aging & Disability Resource Center (ADRC) offers a variety of transportation services for seniors and adults with disabilities. Buses provide rides to the Nutrition Program dining sites, the Adult Day Center and Lincoln Center, and for grocery shopping throughout the County. Rides can also be set up via taxi, bus or volunteer driver escort for medical appointments and essential personal business. Persons requiring such services must call to make a reservation and are picked up and dropped off at their home. While there is no set fee for bus and volunteer escort rides, passengers are asked to make a donation. There is a set fee for taxi rides. Currently, there are no agreements for any scheduled elderly/disabled transit service from Wisconsin Rapids to the Kellner area.

The Disabled American Veterans (DAV) provides free transportation to VA hospitals and clinics for injured and ill veterans.

C. Bicycle/Walking Routes and Trails

There are no designated bicycling or walking routes within the Town of Grant. An existing bicycle/walking route is present around Lake Wazeecha in adjacent Wood County and provides direct access to Wisconsin Rapids. The Town of Grant has invested in a four-foot paved shoulder along Lake Road between Cty Rd U and 85th Street that connects to the Lake Wazeecha trail system. Any future routes developed or identified near the Kellner area would be enhanced by providing a connection to this existing trail system.

In 2014, Portage County adopted the Countywide Bicycle and Pedestrian Plan. The Plan identifies bicycle and pedestrian facility recommendations for the Towns, Villages, and City of Stevens Point. The intended result is a single, unified network of safe and useful bicycle and pedestrian facilities that serves the transportation and recreational needs of all County residents and visitors. Town officials should be aware of the recommendations within the Countywide Bicycle and Pedestrian Plan, as they may be used to direct the Town's resources in planning for future bicycle and pedestrian projects within the Town.

D. Railroads

Canadian National railway owns a single track rail on the south side of Highway 54. There are two at-grade crossings of this rail line within Grant. The crossing at County Road U has warning lights, but no gates. The crossing at 90th Street has a stop sign, but no lights or gates.

The Town has expressed an interest in developing commercial/industrial properties along this stretch of rail line for businesses that require rail access.

E. Air Transportation

The three main airports that serve the Town of Grant are the Central Wisconsin Airport, the Stevens Point Municipal Airport, and Alexander Field - South Wood County Airport.

The Central Wisconsin Airport (CWA) is located approximately 30 miles north of Grant in Mosinee. This facility is owned and operated via joint agreements between Marathon and Portage Counties. The Wisconsin State Airport System Plan 2030 classifies CWA as a Commercial Service Airport, which by definition supports regularly scheduled year-round commercial airline service, and supports the full range of general aviation activity to domestic and international destinations. Three airlines (Delta, United, and American Airlines) offer regular daily commuter and passenger service to Minneapolis, Detroit and Chicago, providing connections anywhere in the world. Air cargo service is also available with overnight delivery.

CWA has two large concrete runways (complete with taxi ways) capable of handling most planes. The main runway is 7,648 feet long by 150 feet wide. The secondary runway is 6,501 feet long and 150 feet wide. In 2014, the airport averaged 42 aircraft operations per day and was home to 25 home-based aircraft including two jets, 19 single-engine and four multi-engine propeller airplanes. There are a limited number of hangers present which are leased. CWA ranks fifth out of Wisconsin's eight Commercial Service airports for total number of enplanements (passenger boardings). Data collected for 2014 revealed 125,395 passenger boardings at CWA during the course of the year.

The Stevens Point Municipal Airport (STE) is located at the intersection of I-39 and STH 66 in Stevens Point. The airport is owned and operated by the City of Stevens Point. The Wisconsin State Airport System Plan 2030 has classified the airport as a Large General Aviation airfield, which supports all general aviation aircraft that include daily operations of all types of business jets. These airports generally serve as domestic transportation centers and may support international business activity. Although there is no passenger service available, the airport plays a critical role in fostering business growth and economic development in the region by providing facilities for agricultural spraying, emergency medical flights, law enforcement, and pilot training.

STE has two runways. The primary runway is 6,028 feet long and 120 feet wide. The secondary runway is 3,635 feet long and 75 feet wide. In 2014, the airport averaged 53 aircraft operations

per day and was home to 41 home-based aircraft including one jet, 36 single-engine airplanes, two multi-engine airplanes, and two ultralight aircraft.

Alexander Field - South Wood County Airport (ISW) is located in the City of Wisconsin Rapids. The airport is owned and operated by the Town of Grand Rapids, Village of Port Edwards, City of Nekoosa, and City of Wisconsin Rapids. As with the Stevens Point airport, there is no passenger service available and the primary services provided are for private aircraft. The Wisconsin State Airport System Plan 2030 has classified the airport as a Medium General Aviation airfield, which supports most single and multi-engine general aviation aircraft, including those aircraft commonly used by businesses. These airports support regional and in-state air transportation needs.

ISW has two runways. The main runway is 5,500 feet long by 100 feet wide. The secondary runway is 3,640 feet long by 50 feet wide. In 2014, the airport averaged 25 aircraft operations per day and was home to 59 home-based aircraft including 47 single-engine airplanes, four multi-engine airplanes, and eight ultralight aircraft.

F. Trucking

Semi traffic in the Town generally consists of through traffic on STH 54, STH 73, and Cty Rd F, and normal delivery services for area businesses. The Portage County Highway Department posts weight limits on County Roads in spring to mitigate potential damage to the road surface from use of the roads during the thawing of the frost layer in the soil. The Town of Grant has special weight restrictions for local roads, which are not limited to the spring season. See Map 3.3 for details on Town road weight restrictions. (Please note: Road weight restrictions are subject to periodic changes.)

Agricultural traffic, specifically during harvest and planting seasons, is especially heavy within the Town. The equipment used in the vegetable production industry is very large and presents unique hazards on roadways when present. In many cases, traffic must use the shoulder of the road to get around field equipment that is using the roadway. This equipment is, in some cases, damaging to road surfaces due to the extreme weight.

In April 2014, several changes were made to Wisconsin law directing the way agricultural vehicles and equipment operate on State, County, and Town roads. The most significant change was a 15% increase in the weight limits for these vehicles, otherwise known as Implements of Husbandry (IOH) and Agricultural Commercial Motor Vehicles (Ag CMV's). The new law also allowed Town officials to participate in a no-fee permitting process, and to adopt an ordinance regarding the maximum length and weight limits for IOH and Ag CMV's operating upon Town roads. The Town chose to designate specific roads for overweight and overlength IOH or Ag CMV travel. IOH and Ag CMV operators must also follow special weight restrictions that are imposed upon Town roads. See Map 3.4 for IOH designated roads. (Please note: Designated roadways are subject to periodic changes.)

Section 3.3 Inventory and Analysis of Applicable Transportation Plans and Programs

A. Six-Year Highway Improvement Program 2016-2021

The Highway Improvement Program covers the state highway system which is administered and maintained by WisDOT. During their 2016-2021 plan cycle, WisDOT identified a reconstruction project at the STH 54 and Cty Rd U intersection between Wisconsin Rapids and Plover. The purpose of this project is to improve the safety of the intersection by reducing crashes and crash

severity. Several alternatives were evaluated. The Town voiced a preference for the option that would expand the median storage space by reconstructing the westbound lanes of STH 54 and moving them to the north. However, it was determined that reconstruction of the intersection into a J-turn would be the preferred alternative. Construction is scheduled for summer and fall 2016.

B. Portage County Highway Department Five-Year Improvement Plan 2016-2020

These projects are tentatively proposed as part of the County Highway Department's 5-year Capital Improvement and Maintenance Plan, but are subject to change depending on funding availability and other factors including weather and staffing:

2016 - Mill and resurface Cty Rd F from STH 54 to Cty Rd W.

No further maintenance of County roads within the Town is planned for 2017 - 2020.

C. Town of Grant Two-Year Road Improvement Plan

The Town of Grant maintains a Road Improvement Plan, which targets Town roads for construction improvements and identifies roads for routine maintenance. The Plan is updated annually.

D. Wisconsin State Airport System Plan 2030

The plan determines the number, location and type of aviation facilities required to adequately serve the state's aviation needs through 2030. The plan also forecasts the level of public investment required to: upgrade substandard features such as widening of existing runways, replace existing systems to meet federal and state standards, and enhance the airport system through runway extension and new construction. The classifications for Central Wisconsin Airport (Commercial Service), Stevens Point Municipal Airport (Large General Aviation) and Alexander Field - South Wood County Airport (Medium General Aviation) are not projected to change through 2030.

E. Wisconsin State Rail Plan (SRP) 2030

WisDOT has included the State Rail Plan as a component of the State's Connections 2030 Plan, a long range, multi-modal transportation plan. Adopted by the State on March 19, 2014, the Wisconsin Rail Plan 2030 is the statewide long-range rail transportation plan. The Plan focuses on the role of freight rail, intercity passenger and commuter rail in the States multi-modal transportation network, and identifies priorities and strategies that will serve as a basis for Wisconsin rail investments over the next 20 years. Town officials should remain aware of this Plan, as there is a rail corridor that parallels STH 54 within the Town.

F. State, Regional and Local Bicycle and Trail Plans

1. Wisconsin Bicycle Transportation Plan 2020

Overall plan goals are to increase the level of bicycling in Wisconsin and to reduce the number of crashes involving bicycle and motor vehicles.

2. Portage County Countywide Bicycle and Pedestrian Plan

County and community leaders have come to recognize that bicycle and pedestrian travel are viable forms of transportation and recreation in Portage County. They understand there are important benefits to be had when bicyclists and pedestrians can travel safely and

conveniently within and between communities such as an increased quality of life and wellness, increased economic activity, enhanced access to employment, etc.

The Portage County Countywide Bicycle and Pedestrian Plan, adopted on April 22, 2014, represents the first coordinated attempt to identify the needs of bicyclists and pedestrians, and integrate them into a County-wide transportation network. The Plan provides recommendations for improving bicycling and walking conditions in Portage County, and for coordinating efforts between the County, City of Stevens Point, and the numerous Villages and Towns.

For additional information, including bicycle facility recommendations within the Town of Grant, please refer to the Portage County Countywide Bicycle and Pedestrian Plan. The official Plan is available at the Portage County Planning and Zoning Department Office, located at 1462 Strongs Avenue, Stevens Point, and is also available on the Department's website.

Section 3.4 Transportation Related Programs

The Town of Grant uses the PASER (Pavement Surface Evaluation and Rating) road condition rating system to assess the physical condition of local roads. The PASER software can help prioritize road maintenance, calculate project costs, evaluate consequences of alternative budgets and project selection strategies.

The Town also has access to the WisDOT's Wisconsin Information System for Local Roads (WISLR), a comprehensive electronic database containing road-related data, forms, maps, reports, instructions and statute descriptions.

Section 3.5 Transportation Issues

- The Town is behind in maintenance and upgrade of its 116 mile road network with a limited budget of \$250,000/year.
- How can the Town increase the availability of funds for road maintenance or improvements?
- Rural agriculture roads need to be maintained at a level adequate for truck and tractor passage.
- The functional class system needs to further divide the local roads by use.
- How can the Town increase or improve intergovernmental coordination of road maintenance?
- The development of a road master plan that includes maintenance schedules would be very useful.

Section 3.6 Transportation Goals, Objectives and Policies

A. Goals:

1. Develop and maintain a safe and efficient transportation system that meets the needs of Town residents.

B. Objectives:

1. Coordinate with the State, County and adjoining County and Town governments on all matters concerning transportation facilities and programs.

2. Work with WisDOT to construct a diamond interchange at Cty Rd U and STH 54 as a long term solution.
3. Give priority to maintaining and enhancing existing infrastructure before adding new.
4. Develop a road master plan to ensure existing and future public roads are to be built and maintained according to adequate design standards so as to avoid unnecessary Town costs and user inconvenience.
5. Investigate the possibility of rail service to potential users of the existing railroad line through the Town.
6. The Town seeks sufficient funds for annual maintenance and improvement on existing Town roads.
7. Support the development of bicycle and pedestrian accommodations where bicycle/pedestrian and vehicle traffic warrant.
8. Consult with the Portage County Planning and Zoning Department on the review of street proposals in planned subdivisions or lot splits.
9. Correct drainage and subsurface problems interfering with road conditions.
10. Ensure transportation options are available for the elderly and persons with disabilities.

C. Policies:

1. Work with the proper agencies to clear up clogged streams and ditches where overflows are disrupting road conditions and grades.
2. Pursue the installation of safety measures for the 90th Street and Cty Rd U Canadian National railroad crossings.
3. Work with Canadian National officials to assure adequate maintenance of rail properties and crossings and the development of rail access near Highway 54.
4. Regularly update and utilize the “PASER” and “WISLR” road surface management programs.
5. Work with Portage and Wood Counties to provide transit service to the elderly, persons with disabilities, and others in need.
6. Town roads used primarily for agricultural and conservation land access should to be maintained at a level acceptable for truck and tractor passage.
7. Review new developments to ensure appropriate road connectivity to the existing road network.
8. Explore options for funding of road maintenance.
9. Update Subdivision, Driveway, and Road Construction Ordinances to reflect changes in road construction technology.
10. Encourage Portage County to upgrade County Roads “W” and “F” and “U” north of Kellner to all weather roads (no weight limit).

11. Continue to improve and upgrade unsurfaced roads to surfaced roads where appropriate and feasible.
12. Remove poor subgrade soils and replace with suitable base or geogrid and other current technology.

CHAPTER 4 Utilities and Community Facilities Element

66.1001(2)(d) Wisconsin Statutes:

Utilities and Community Facilities Element. A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

Section 4.1 Introduction

Adequate infrastructure, utilities, community facilities and services are important in meeting existing and future community needs. They are the framework of a community's life and without them, present day standard of living could not exist. The decisions made for the Town of Grant regarding the utilities and community facilities will impact all present and future residents.

This chapter will describe the existing utilities and community facilities serving the community, and outline future desires and needs for Town residents.

Section 4.2 Public Utilities Inventory

A. Sanitary Sewer Service

There is no municipal sewer service available in the Town of Grant. Residents in the Town utilize private on-site wastewater treatment systems (POWTS), otherwise known as private septic systems, as regulated by the Portage County Private Sewage System Ordinance.

The Portage County Planning & Zoning Department administers the permitting and management of POWTS on a County-wide basis.

B. Water Supply

The entire Town, including the Kellner area, relies on private wells for their water supply. (Please see the groundwater section of the Agricultural, Natural and Cultural Resources chapter for further information.)

Since potable water is obtained exclusively from groundwater, consideration should be given to possible sources of contamination, which can include failing septic systems, underground storage tanks, fertilizers, pesticides, improperly abandoned wells, and landfills. Landfills (also formerly known as dumps) have been around as long as people have lived in Portage County, however, the locations of many of the smaller, private dumps are unknown. The amount of materials deposited in these was small, and the toxicities of the materials were likely fairly low as compared to current solid waste. All known landfills have been closed. According to Department

of Natural Resources Administrative Code, there must be 1,200 foot separation between a private well or reservoir and the nearest edge of an existing, proposed, or abandoned landfill. However, variances to this requirement may be granted by the DNR. Map 4.1 includes the location of the former Grant landfill and 1,200 foot restricted area.

C. Storm Water Management

Responsibility for storm water management within the Town of Grant is split between Portage County and the Town. Management mainly consists of ditches along the road network. Portage County maintains the ditches along the portions of County highways within Grant, while the Town maintains any ditches along Town roads. Ditches along Town roads vary in size, ranging up to 4 feet in width.

The Portage County Drainage District was organized in 1903 to develop and maintain a series of drainage ditches that would lower the water table to make agriculture on and near the Buena Vista Marsh possible. The Portage County Drainage District is approximately 87 square miles in size. The ditch network contains approximately 93 miles. A majority of the eastern half of the Town is within the Portage County Drainage District (see Map 5.2). The ditches within the district help facilitate the flow and drainage of runoff during and after storm events, as well as, melt water from the spring thaw. Ongoing maintenance of the drainage ditches is necessary for farming and agriculture to continue.

D. Solid Waste & Recycling Facilities

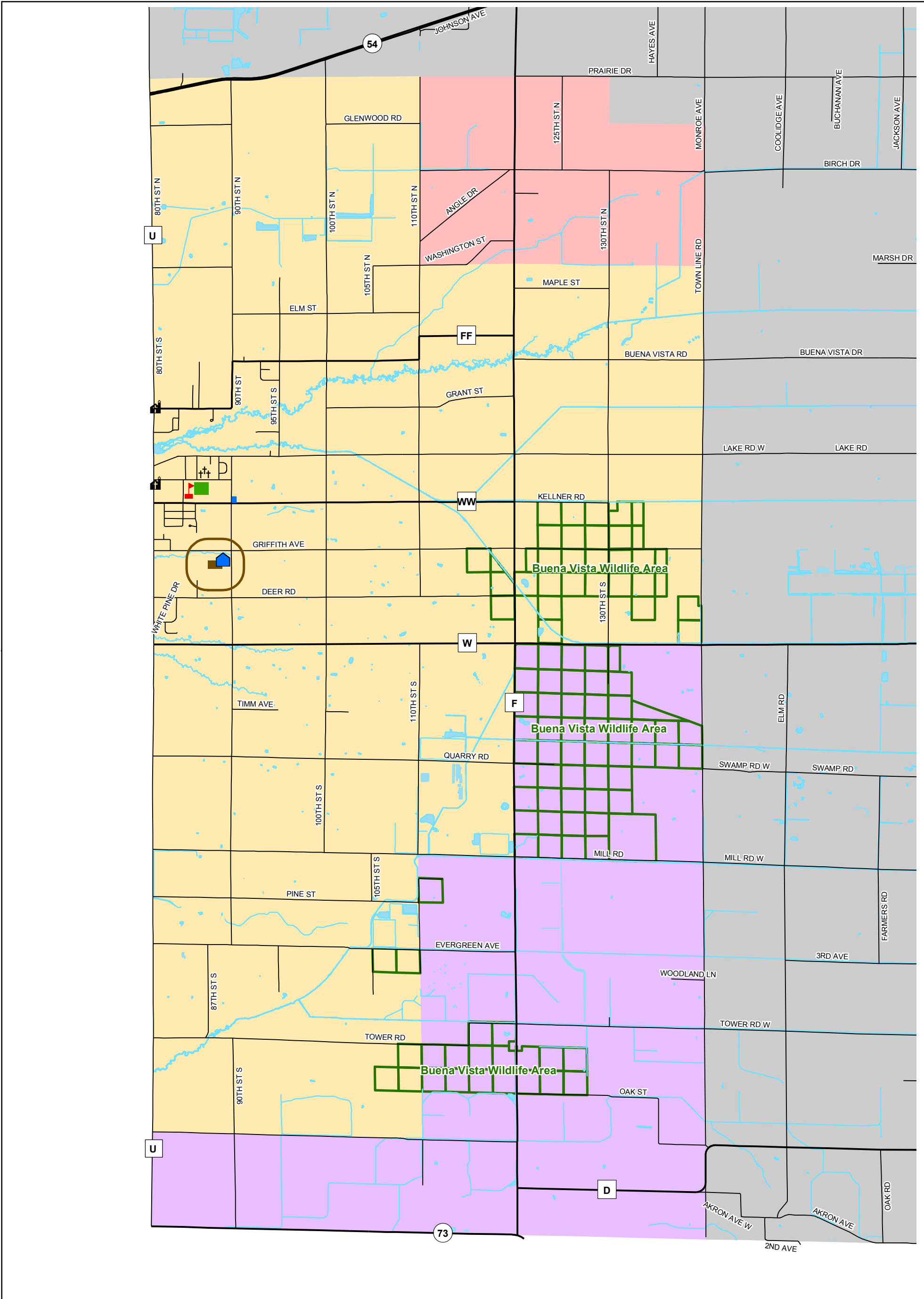
Residents bring their solid waste and recycling materials to the Town's Transfer Station located at the south end of the Kellner area, near the intersection of 90th Street and Griffith Avenue (Map 4.1). The Town has a contract with Advanced Disposal for solid waste to be picked up twice a week and taken to the landfill in Wisconsin Rapids, while recycling is picked up once a week and taken to the Portage County Material Recovery Facility (MRF) in Plover.

Aside from solid waste and recycling materials (i.e. glass, metal, plastic, and paper), residents may bring various other special items to the Transfer Station. Acceptable items include: trees and brush less than six inches in diameter, untreated lumber and pallets, batteries, concrete block and masonry materials, used motor oil and filters, fluorescent tubes, electronic waste, metal, and bulk items. The Town employs part-time persons to assist residents in unloading and sorting their waste and recycling materials.

In addition, the Town holds a "Tire Day" event once a year when residents can bring used tires to the Transfer Station. The Town also coordinates a "Choose to Reuse" recycling event twice a year. The event allows residents to drop off unwanted items that someone else can use, in an effort to keep them from going to the landfill.

E. Corporate Utilities (see Map 4.2)


1. Telecommunication Facilities – There are six telecommunication towers in the Town of Grant. Three are located along Cty Rd F; two are along 130th Street; and one is at 100th Street and STH 54. All of these towers have multiple antennas.
2. Power Generating Plants and Transmission Lines – There are three major transmission lines within Grant, a 138 kV line running through the southwest corner of the Town and two 115 kV lines in the northwest corner of the Town. There is one electrical substation located in the Town of Grant at the intersection of Cty Rd F and Mill Road.



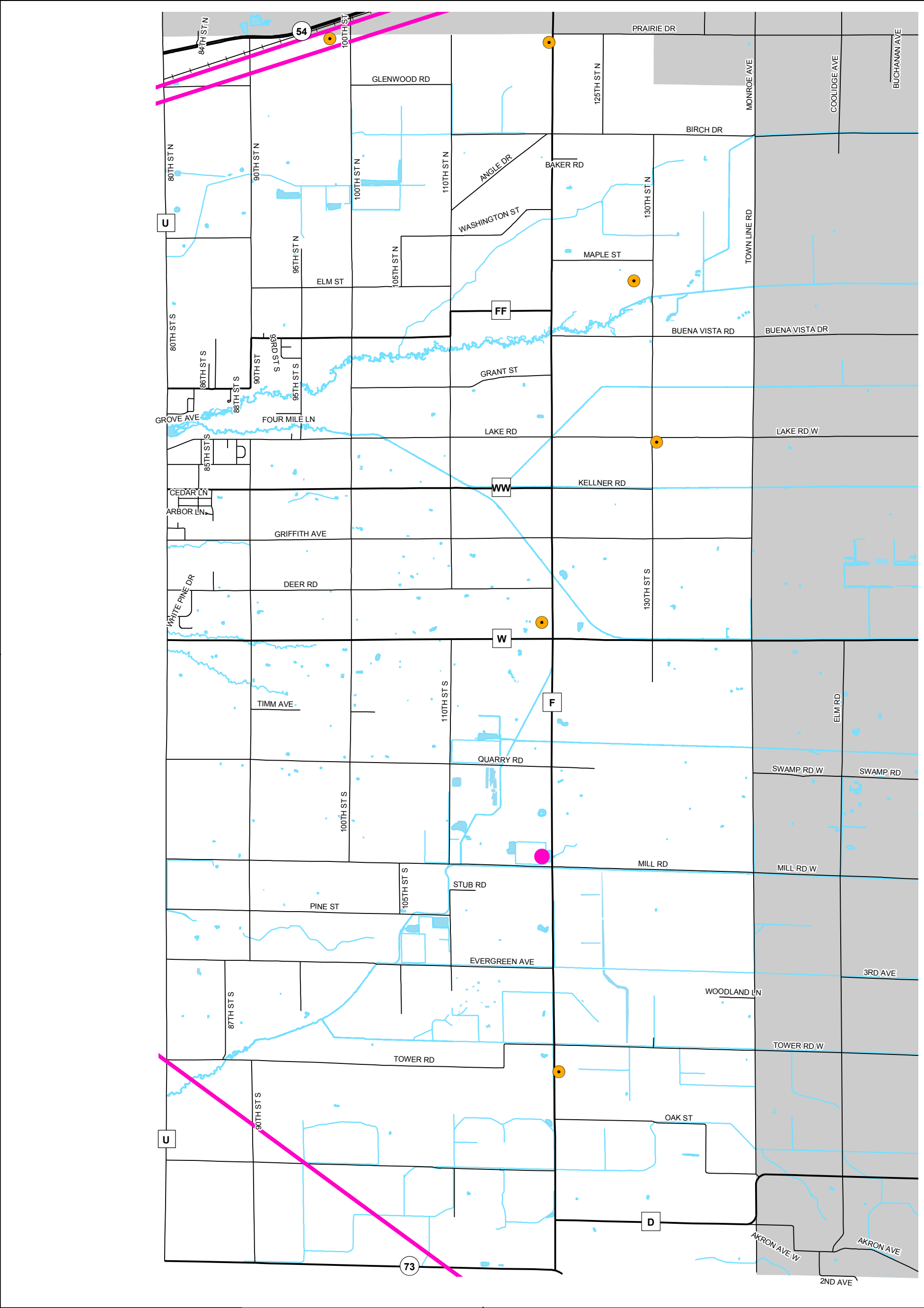
Map 4.1
Community Facilities

- Town Hall
 - Landfill with 1200 Foot Well Restriction Area
 - Cemetery
 - Church
 - Grant Elementary School
 - Stevens Point Area School District
 - Tri-County Area School District
 - Wisconsin Rapids School District
 - Transfer Station & Recycling Center
 - State-Owned Land
 - Ball Park
- Source: Town of Grant (2018)
Portage County Planning & Zoning (2018)
Town Board Adopted: November 27, 2018

Town of Grant Comprehensive Plan



Portage County
Planning & Zoning
1462 Strongs Ave.
Stevens Point, WI 54481



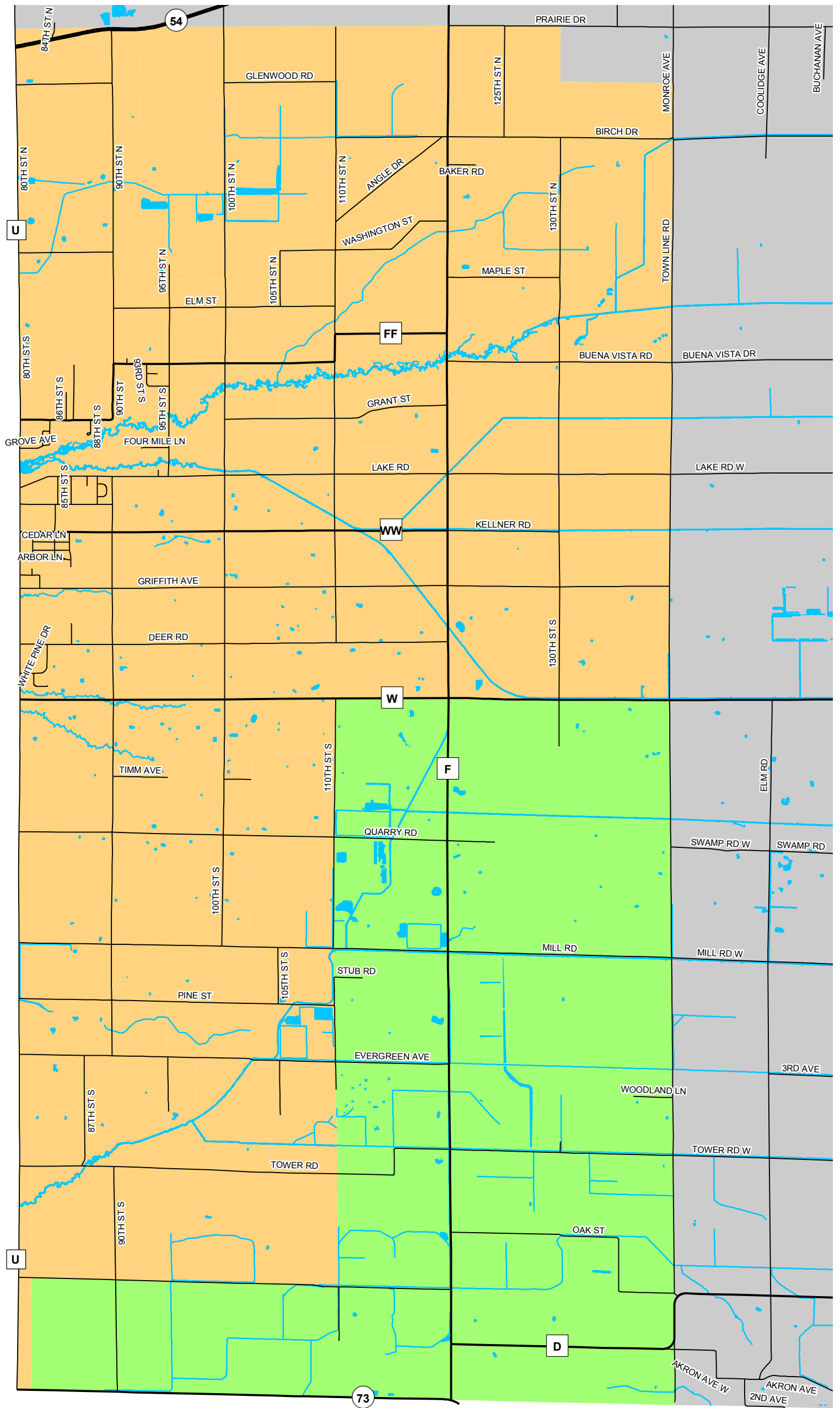
Map 4.2
Corporate Utilities

- Telecommunication Towers
- Power Lines
- Electrical Substation

Source: Portage County Planning & Zoning (2018)
Town Board Adopted: November 27, 2018

Town of Grant Comprehensive Plan

Portage County
Planning & Zoning
1462 Strongs Ave.
Stevens Point, WI 54481



Map 4.3
Emergency
Services

- Grand Rapids Fire District
- Plainfield Fire District

*The United Emergency Medical Response Ambulance Service serves all of the Town of Grant.

Source: Town of Grant (2018)
Portage County Planning & Zoning (2018)
Town Board Adopted: November 27, 2018

Town of Grant Comprehensive Plan

Portage County
Planning & Zoning
1462 Strong's Ave.
Stevens Point, WI 54481

3. Electrical Power - supplied through Wisconsin Public Service Corporation, Wisconsin Rapids Water Works and Lighting Commission, and Adams-Columbia Electric Cooperative.
4. Gas Service - The Town is located within the service territory of We Energies.
5. Telephone and Internet Services – Wired internet and phone services in the Town of Grant are provided by AT&T, Charter Communications, and Solarus, all of Wisconsin Rapids, and Union Telephone Company of Plainfield, WI. Availability of wireless communication service providers is dependent upon market conditions and location.

Section 4.3 Community Facilities Inventory and Analysis

A. Municipal Buildings

The Grant Town Hall is located at 9011 County Road WW. The Town Garage is located next to the Town Hall, and has the same address (see Map 4.1). The Hall contains the Clerk/Treasurer office, polling place, and public meeting space. The Garage contains road maintenance equipment, grader, two dump trucks, pick-up truck and two tractors. The Town employees include one full-time employee and two to three part-time employees as needed for removing snow in winter and summer road maintenance.

B. Law Enforcement, Fire, Ambulance, and Rescue

1. The Town of Grant is currently served by the Portage County Sheriff's Office, which provides ongoing protective services through routine patrols and on a "call-out" basis. The Portage County Sheriff's Department provides an expanded community policing program and a school liaison program.
2. The Town is served by the Town of Grand Rapids and Village of Plainfield Volunteer Fire Departments. The Town of Grant is also part of a mutual aid agreement with all fire departments within the surrounding municipalities for fire protection assistance. The Town contracts with Grand Rapids and Plainfield Fire Departments to provide vehicle extrication services when needed.
3. Ambulance service is contracted through United Emergency Medical Response of the Town of Grand Rapids in Wood County (see Map 4.3). United is a progressive critical care paramedic level transport service, providing 911 and interfacility transfer service. There are approximately 30 members on staff and rescue equipment includes four ambulances. On January 1, 2013 United began offering critical care paramedic level interfacility transfers for any requesting hospital. On January 1, 2014 United officially became accredited as a Tactical EMS provider.

First Responders also respond to medical emergencies. Currently there are five First Responders serving the Town of Grant.

C. Schools

The Town of Grant lies within the Stevens Point Area, Tri-County Area, and Wisconsin Rapids School Districts for primary and secondary education (see Map 4.1 above).

1. Stevens Point Area Public School District

The Stevens Point Area Public School District includes the City of Stevens Point, Villages of Whiting, Plover, Park Ridge, Amherst Junction, Junction City; Towns of Linwood, Hull, Eau Claire, Dewey, Carson, Grant, Buena Vista, Plover, Sharon, and Stockton; as well as the Wood County Towns of Milladore and Sherry.

The Stevens Point Area Public School District covers nearly 400 square miles. The Stevens Point School District is the 16th largest district in the State of Wisconsin and serves a population of approximately 50,000 and employs staff of over 1,100. The student enrollment for the 2015-2016 school year was approximately 7,400.

The Stevens Point School District consists of a 4K program, nine K-6 grade elementary schools, two 7-9 grade junior high schools, one 10-12 grade senior high school, and other specialized schools (Point of Discovery School, Charles Fernandez Center, Boston School Forest and Online Learning Center). Three charter schools operate within the district, including C.A.R.E., Wisconsin River Academy, and Point of Discovery School. The 45-acre Boston School Forest and 40 acre Halladay School Forest are educational facilities used by students for environmental education programs throughout the school year.

2. Tri-County Area School District

The Tri-County Area School District is located in the Village of Plainfield, in Waushara County, approximately eight miles from the Town of Grant. There is one K-12 building, which underwent remodeling in 1996 and the addition of a new fitness center in 2005. During the 2015-2016 school year, there were approximately 635 students enrolled and 85 teachers, aides, and support staff.

All students living outside the Village of Plainfield limits are offered bus transportation. The District has contracts with two local bus service providers. Approximately 385 students are transported daily.

3. Wisconsin Rapids School District

The Wisconsin Rapids Public School district facilities are located in the city of Wisconsin Rapids. The school district has a student population of approximately 5,325. Wisconsin Rapids Public Schools has a 4K program, eight K-5 elementary schools, one middle school (grades 6-7), one junior high school (grades 8-9), one senior high school (grades 10-12), one Charter School specializing in health occupational training (grades 11-12), and one alternative high school for at-risk students (grades 9-12). The school system has a high student achievement and a low drop out rate. Staff members are continuously recognized by state organizations and agencies for their professionalism and expertise.

The Grant Elementary School, built in 1955, is the only school in the Town and is part of the Wisconsin Rapids School District. The school is located on Cty Rd WW. They provide 4K-5 education, with two classes for each grade. In 2015-2016, there are 24 teachers, aides, and support staff. School enrollment for the 2015-2016 school year was 220 students.

A number of post-secondary education opportunities are available for Town residents. State universities include: the University of Wisconsin-Stevens Point in Stevens Point; the University of Wisconsin-Marathon County located in Wausau; and the University of Wisconsin-Wood County/Marshfield in the City of Marshfield. Technical colleges include: Mid-State Technical College with campuses in Stevens Point, Marshfield, and Wisconsin Rapids, and a center in Adams; North Central Technical College in the City of Wausau; and Fox Valley Technical College in Waupaca. All of these facilities are within approximately one hour of Grant.

D. Parks

There is one park located adjacent to the Grant Elementary School that offers six baseball diamonds with dugouts. This park is maintained by the Wisconsin Rapids Youth Baseball Association. The Grant Elementary School has a one acre playground.

Another park available to residents is the South Wood County Park. This 332-acre facility is located just west of County Road U and surrounds Lake Wazeecha. Amenities at the park include hiking/biking trails, camp sites with shower facilities, a beach area and playground, and the Willow Run disc-golf course. Red Sand Beach on Lake Wazeecha is also the home of the Annual Wisconsin State/Regional Water Ski Show Championships.

Buena Vista Wildlife Area is a 12,700 acre property located in southeastern half of the Town. While it is not designated as a park, it does offer many recreational opportunities including, bird watching and other wildlife viewing, cross country skiing, hiking, hunting, trapping, fishing, and dog training. Refer to Chapter 5 (Agricultural, Natural, and Cultural Resources Element) to learn more about the Buena Vista Wildlife Area.

E. Cemeteries

The Town of Grant has one cemetery that will adequately serve the residents through the time-frame of this plan (see Map 4.1):

- St. John Lutheran Parish Cemetery (Kellner Cemetery), Section 30, Township of Grant, Portage County, WI, located on South Park Road in Kellner.

F. Health Care Facilities

There are no health care facilities in the Town of Grant. The closest full service health care facility is Aspirus Riverview Hospital, located on Dewey Street in Wisconsin Rapids. Services range from surgery and cardiac care to physical therapy and outpatient care. Both the Aspirus Riverview Clinic and Aspirus Riverview Wound & Hyperbarics are attached to the Hospital. The Clinic provides services in family medicine, internal medicine, foot and ankle care and surgery, neurology, obstetrics and gynecology, women's health, and medi-spa. Riverview Wound & Hyperbarics provides specialized care (using hyperbaric oxygen therapy and other advanced therapies) to heal chronic wounds.

Other facilities associated with the Aspirus health care system in the Wisconsin Rapids area include the Aspirus UW Cancer Center on Dewey Street, and the Aspirus Doctors Clinic and Walk-In Clinic located on Peach Street. Various other clinics specializing in dental, eye health, orthopedics, etc., are located in the City of Wisconsin Rapids and serve the Town of Grant residents.

The Wood County Health Department is located in Wisconsin Rapids. The Department provides a variety of services including vaccine clinics, chronic disease prevention, communicable disease follow-up, parent and child health programming, breastfeeding assistance and product sales,

child passenger safety, emergency preparedness planning, restaurant inspections, water testing, tobacco control, Women, Infant and Children (WIC), and many more programs. While the Department maintains programs for the health and safety of Wood County residents, some of their programs are offered to the general public as well. Residents of the Town of Grant should contact the Wood County Health Department to find out whether the specific service they seek is available to them. Otherwise, similar services are offered at the Portage County Health and Human Services Department, located in Stevens Point, and are available to any resident of Portage County.

Marshfield Clinic Wisconsin Rapids Center is located less than two miles from Riverview Hospital, on 24th Street South. This center provides complete primary care services including family medicine, optometry, physical therapy, and outreach services.

Residents also use the Ministry Medical Group Plover Clinic, located on Plover Road, for both regularly scheduled medical appointments and urgent care walk-ins. Health care services are also available in the City of Stevens Point, including Ministry Saint Michael's Hospital. Other health care services located in the Stevens Point/Plover urban area available to Town residents include dental, chiropractic, sports medicine, and podiatry.

G. Senior and Disabled Care Facilities

There are many public and private facilities located in the Wisconsin Rapids and Stevens Point/Plover areas. The Aging and Disability Resource Center (ADRC) of Portage County is a resource for older adults, people with disabilities, and concerned families to receive information and support on all aspects of life related to aging or living with a disability.

H. Child Care Facilities

There are two different categories of state licensed child care; they depend upon the number of children in care:

- Licensed **Family** Child Care Centers provide care for up to eight children. This care is usually in the provider's home, but it is not required to be located in a residence.
- Licensed **Group** Child Care Centers provide care for nine or more children. These centers are usually located somewhere other than a residence and may be small or large in size.

There is one licensed group child care facility located at the Grant Elementary School in the Town of Grant. This before and after school program, called 'Kids Clubhouse', is sponsored by the South Wood County YMCA and is available to children aged 5-13. For more information regarding this program, contact the South Wood County YMCA. For a complete list of childcare facilities, contact the local child care resource and referral agency:

Childcaring Inc.
1107 West Grand Avenue
Wisconsin Rapids, WI 54495
Phone: (715) 423-4114

I. Libraries

The closest library for most Town of Grant residents is the McMillan Memorial Library in Wisconsin Rapids. This facility, affiliated with the South Central Library System, is approximately seven miles from the Kellner area. The McMillan Library hosts a range of

programs for people of all ages. More information can be obtained on the internet at: <http://www.mcmillanlibrary.org/index.shtml> or by calling 715-423-1040.

Other area libraries include the Charles M. White library, main branch of the Portage County Library system located at 1001 Main Street in downtown Stevens Point, approximately 13 miles from the center of Grant. The Village of Plover Branch Library is located at 2151 Roosevelt Drive, approximately eight miles from the center of Grant. More detailed information about the Portage County Public Library resources and services can be obtained via the internet at: <http://library.uwsp.edu/pcl/> or by calling the library at: 1-800-264-0766.

Section 4.4 Utilities & Community Facilities Issues Identified by the Plan Commission

- The City of Wisconsin Rapids owns land in the southern part of the Town for possible siting of a municipal well.
- Protecting water quality and quantity for use by residents in the Town of Grant. This includes both ground and surface water.
- Maintaining the City of Wisconsin Rapids Sanitary District – Kellner area if sewer services are needed for existing and future development in the Kellner area.
- Possible need for a fire substation.
- Maintenance of drainage and roadside ditches to alleviate flooding.

Section 4.5 Utilities & Community Facilities Goals, Objectives and Policies

A. Goal: Plan for the provision of infrastructure, utilities, and community facilities and services to efficiently meet community needs.

B. Objectives:

1. Investigate the development of a fire substation.
2. Continue to share services across County and municipal borders whenever possible.
3. Develop municipal sewer and water utilities if needed to maintain health and protect resources, particularly groundwater.
4. Consider opportunities for cooperative efforts with school districts and other organizations to provide educational and recreational activities within the community.

C. Policies:

1. Continue developing fire, law enforcement, rescue, and ambulance services on a cooperative basis with surrounding municipalities.
2. Maintain the City of Wisconsin Rapids Sanitary District, which extends into the Kellner area, for possible provision of sewer services.
3. Enforce the Utility Accommodation Policy and note that some public utilities may be subject to conditional use approval and/or permit.
4. Rely upon South Wood County Park to provide specialized leisure time activities such as picnicking, camping, hiking, biking, water sports and winter sports.

5. Coordinate with the Wisconsin DNR to maintain Buena Vista Wildlife Area for wildlife related recreational activities.
6. Cooperate with Portage and Wood Counties, surrounding towns, and the cities of Wisconsin Rapids and Stevens Point in planning and providing necessary community facilities on an area-wide basis such as: Senior citizen activities and programs, Library facilities and services, Emergency services, and Utilities.
7. Protect ground and surface water resources throughout the Town.

CHAPTER 5 Agricultural, Natural and Cultural Resources Element

66.1001 (2)(e) Wisconsin Statutes:

Agricultural, Natural and Cultural Resources Element. A compilation of objectives, policies, goals, maps, and programs of the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural area, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Section 5.1 Introduction

The agricultural, natural and cultural resources of the Town of Grant play important roles in why most people choose to live here. Substantial natural woodlands and wetlands, varied abundant wildlife, and flat topography that makes for productive farms and farmland all come together to create a landscape rare in Wisconsin.

The residents of the Town of Grant recognize the value of their unique landscape and understand that it supports and sustains a way of life they are proud of. For those who choose to farm the land here, the community supports their efforts and works to minimize barriers that impede this economically viable industry. The residents also understand that the identification and protection of the natural resources of the community will help sustain a rich quality of life that is enjoyed by all who settle here.

Section 5.2 Agricultural Resources

Before settlers arrived, the Town of Grant was an expansive sedge meadow surrounded by spruce-tamarack bogs and islands of sand which supported White Pine. As settlers moved into Wisconsin and expanded north the logging industry in the state grew. By the early 1900s most of the timber was logged off this land and frequent wildfires were common. This combination of factors created ideal conditions for grasslands to flourish. Also at this time, large scale drainage projects began with the goal of making the area suitable for farming. Most of the early attempts at farming were unsuccessful however due to the poor soil conditions and the harsh, windy and cold environment here.

Soon after, local residents began to use this land to grow bluegrass for seed harvest. During harvest, grass stems were left standing, resulting in excellent nesting cover for Greater Prairie - chickens. This agricultural practice continued until the early 1950's when competition from foreign markets resulted in the fall of the grass seed production industry. Fortunately, the fields of grass were easily converted to good pastures for cattle grazing. Populations of grassland species remained stable during these times. Since the 1960's, advances in farming technologies have resulted in some of the Town being converted into crops such as irrigated vegetables and upland cranberries. (Source: Wisconsin Department of Natural Resource Buena Vista Kiosk)

A. Productive Agricultural Soils

Productive agricultural soils in the Town of Grant have been identified, with the assistance of the County Conservationist, utilizing information from the Soil Survey of Portage County, published by the United States Department of Agriculture (Map 5.1). Friendship Loamy Sand, with 0 to 3% slopes, has been identified as having the highest productivity in the Town. The Friendship

series, however, requires irrigation to maintain productivity and are highly susceptible to pesticide and nitrate leaching.

While by Soil Survey definition, the Town has very little soil listed as productive, many other soils are made productive through the use of advanced technologies and contemporary farming practices (including drainage, irrigation, fertilizing, and best management practices). This is evidenced by the presence of irrigated lands and cranberry bogs throughout the Town (Map 5.1).

B. Farming Systems, Demographics, and Land Tenure

The Town is located in one of the two major farm regions in Wisconsin. The first and most prominent is the dairy region. In Wisconsin, dairying is most concentrated in a belt that begins near Hudson (St. Croix County), heads east to Wausau and Green Bay (Brown County), then turns southwest through Fond du Lac, Madison and ends near Dubuque (Iowa County). As of April 2016, Wisconsin Department of Agriculture permit information showed no active grade-A dairy farms operating in the Town of Grant. To the north and west in Plover there are four (4) farms; to the east in Pine Grove there are two (2), and in Buena Vista there are five (5) farms.

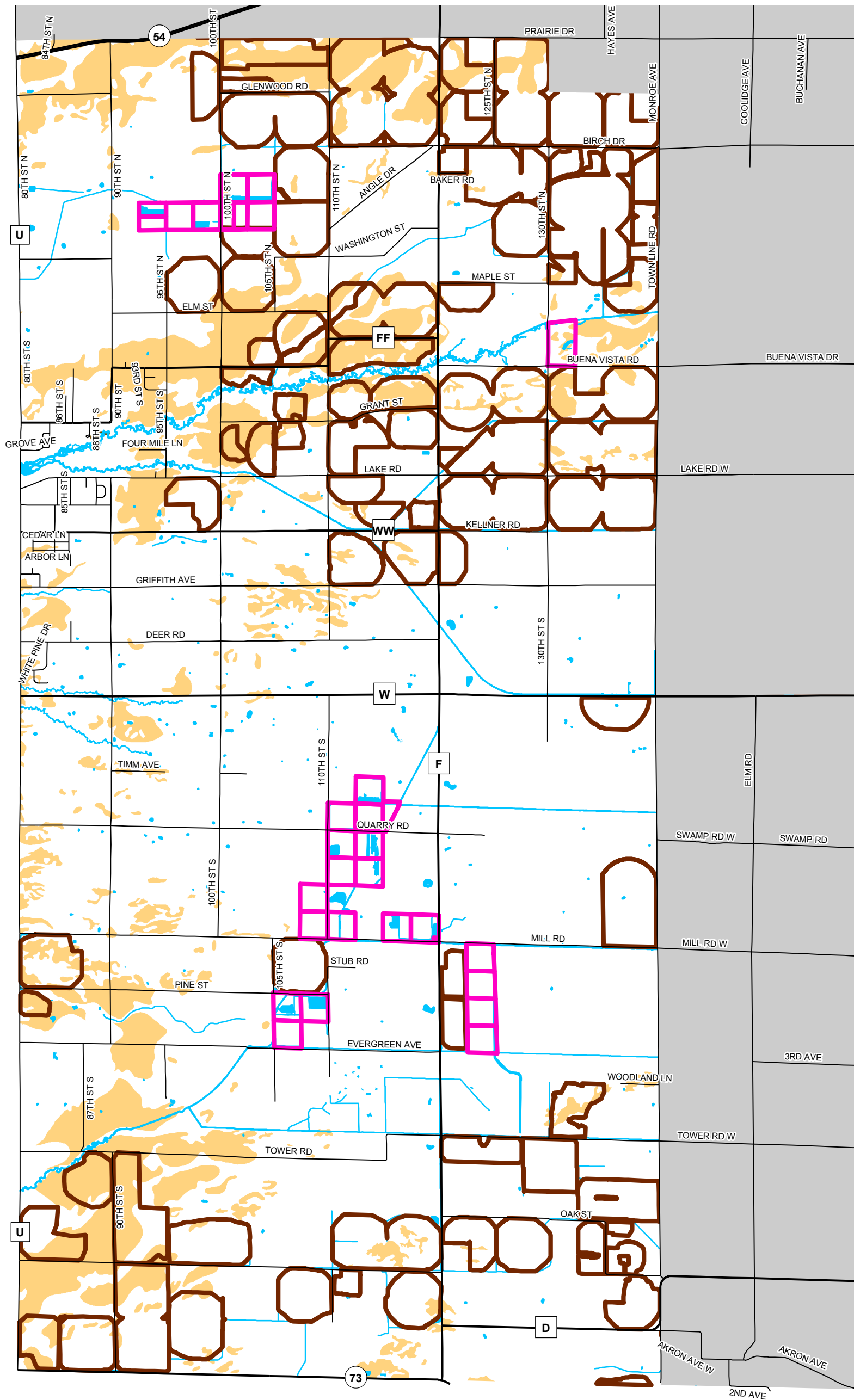
The second farming region in Portage County, which includes Grant, is that of fresh vegetable production. The irrigated sands of the “golden sands” region of Wisconsin lay between the Amherst and Stevens Point area, and south into Waushara and Adams Counties. There were a number of producers who had vegetable operations within the Town, as evidenced by approximately 128 irrigation pivots identified from year 2015 aerial photography. The Town of Grant/southern Portage County area is also home to several cranberry growing operations. Refer to Map 5.1 for locations of irrigated land and cranberry bogs.

The amount of land dedicated to agricultural production does change regularly from year to year. In 2000, the Portage County Planning and Zoning Office analyzed aerial photography for the Town of Grant to identify active farmland within the Community. The land in farms was broken down by presence of irrigation, 9,531 acres; use for row crops or hay, 4,445 acres; and permanent pasture, 1,246 acres. Total agricultural acres identified for 2000 were 15,222. An aerial photography analysis of this kind has not been completed by the Planning and Zoning Department since 2000.

There were 35 persons employed in an agriculturally related field in the Town of Grant between 2010-2014. This represented 3.2% of employment for the Town (Figure 1.3, Issues and Opportunities section). This is down slightly from the 1980 figure of 39 persons (6.2%). Decreasing farm employment is not a unique trend by any means. Farm numbers are generally down, while acreage per farm is up. Farm consolidation is a common practice in this industry.

C. Farm Economy and Infrastructure

Because of the lack of farm economy information available at the town level, a detailed discussion of the farm economy at the town level is not practical. Please see the complete discussion of the Portage County farm economy in the Agriculture, Natural and Cultural Resources Element of the Portage County Comprehensive Plan, and in the Portage County Farmland Preservation Plan.



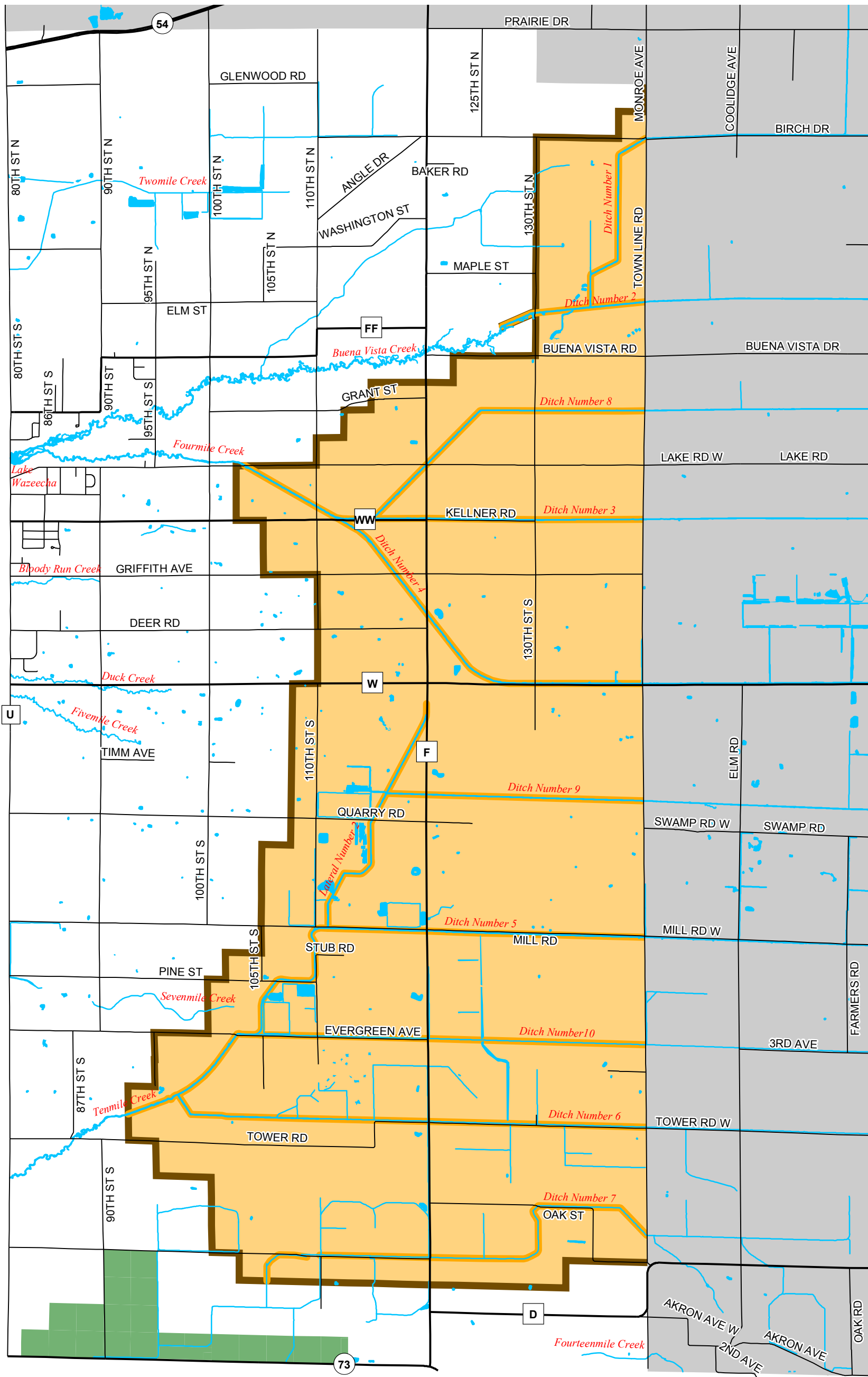
Map 5.1
Productive
Agricultural Soils
&
Agricultural Practices

- Soils**
- Productive if Irrigated
 - Friendship Loamy Sand, 0 - 3% Slopes
- Agricultural Practices**
- Cranberry Bogs
 - Irrigated Cropland

Source: Portage County Planning & Zoning (2018)
Town Board Adopted: November 27, 2018

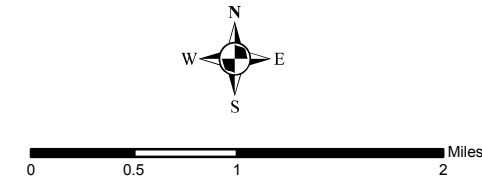
**Town of Grant
Comprehensive Plan**

Portage County
Planning & Zoning
1462 Strong's Ave.
Stevens Point, WI 54481



Map 5.2
Drainage Districts

- Drainage District Corridor
- Portage County Drainage District
- Leola Drainage District



Source: Portage County Planning & Zoning (2018)
Town Board Adopted: November 27, 2018

Town of Grant Comprehensive Plan



Portage County
Planning & Zoning
1462 Strong's Ave.
Stevens Point, WI 54481

D. Legislative Influences on Agriculture

1. Wisconsin Right-to-Farm Law (State Statute 823.08)

Dating back to the early 1980's, the State of Wisconsin saw the need to protect farmers from lawsuits pertaining to everyday operations and created State Statute 823.08, commonly referred to as the "Right-to-Farm" law. The Right-to-Farm law was substantially revised in 1995 in an effort to thwart lawsuits against farmers dealing with standard farming operations and consequences such as odor, noise, dust, flies and slow-moving vehicles. As part of the law, the Legislature notes that local units of government are in the best position to handle possible farm and non-farm conflicts through zoning and other land use controls.

2. Wisconsin Act 377 – Implements of Husbandry (Wisconsin Act 277)

As the size of modern agricultural equipment continues to grow, so has the misconception within the agricultural community that implements of husbandry are exempt from State size and weight regulations. In short, Act 377 clarified the definition of what qualifies as an Implement of Husbandry (IoH), created a new definition for Agricultural Commercial Motor Vehicles (Ag-CMV), set weight and length limitations for IoH and Ag-CMV's, and detailed a new 'no-fee permit' that can be issued by the Wisconsin Department of Transportation and local units of government.

E. Other Local Influences on Agriculture

1. Portage County Drainage District (Map 5.2)

The Portage County Drainage District was organized in 1903 to develop and maintain a series of drainage ditches that would make agriculture on and near the Buena Vista Marsh possible. Construction began in 1907 and was completed in 1915. Due to such adverse conditions as acid soil, fire, frost, and the high cost of re-dredging, farming became unprofitable. Increased interest in irrigated agriculture for mint, potatoes, hay and pasture led to the re-dredging of the ditches in the late 1960's. Currently, the District is the largest active district in the State. (Department of Agriculture, Trade and Consumer Protection (DATCP), Division of Agricultural Resource Management, 2016)

The District is approximately 87 square miles in size and contains approximately 93 miles of District operated ditches, 41.5 miles of "private drains" and five miles of perennial streams. The construction and maintenance of District operated ditches is regulated by a Wisconsin Department of Natural Resource (DNR) "Maintenance Dredging Agreement" and ATCP 48 of the Wisconsin Administrative Code under DATCP. (Prototype Management Plan for the Portage County Drainage District, 1994).

The District oversees the maintenance of these ditches through statutory authority. A tax is levied against land in the district receiving benefits from the ditches. The taxes are used for maintenance of the ditches. In recent years, the District has recognized a need for extensive dredging of the ditches, which requires a permit from the DNR. While the permitting process has been streamlined, ditches cannot be dredged any deeper than the formally established grade profile. There have been conflicts between the District and the DNR concerning authority and jurisdiction over the ditches. The presence of and continued maintenance of the ditches will be necessary to sustain agricultural production. A District Corridor measuring 100 feet on each side of all District ditches is intended to provide vehicle and/or equipment access to ditches for routine maintenance and provide a buffer against land uses which may adversely affect water quality in the district ditches.

2. Adams County Drainage Board, Leola Drainage District

The Leola Drainage District was also created in the early 1900's, similar to when the Portage County Drainage District was created. Approximately 800 acres of this district are located in the southern portion of the Town of Grant (Map 5.2). This district is under the jurisdiction of the Adams County Drainage Board since the majority of the acreage of the district is located in Adams County.

3. Location

The Grant area is experiencing increased pressure for the development of rural residential properties, especially in the Kellner area. This increased interest in Grant has brought more homes near the agricultural landscape, increasing the potential for conflict, increasing the assessed value of non-farm lands, and potentially increasing the sale price per acre of land. The fact that the Town of Grant is centrally located between Wisconsin Rapids and the Stevens Point/Plover area may continue to make the Town a desirable destination for households whose members work in the different urban centers.

The Town is also experiencing increased development of more intensive agriculture on land that is zoned for general agriculture. The Town Plan Commission and Board remain receptive to creative approaches to minimizing farm/non-farm conflicts. See Section 5.5.F below for a discussion of the Open Space Design Option.

F. Agricultural Programs

The United States Department of Agriculture Farm Service Agency (FSA), Natural Resources Conservation Service (NRCS), and Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) oversee a number of voluntary conservation-related programs. The following is a partial list of the programs that work to address a large number of farming and ranching related conservation issues ranging from minimizing soil erosion to enhancing wildlife habitat. For more information about these and other programs contact the local FSA or NRCS office at 715-346-1313, and DATCP at 608-224-4621.

- Agricultural Conservation Easement Program (ACEP)

The Agricultural Act of 2014, enacted on February 7, 2014, established the Agricultural Conservation Easement Program. It repealed the Farm and Ranch Lands Protection Program (FRPP), Grassland Reserve Program (GRP), and Wetlands Reserve Program (WRP), but does not affect the validity or terms of any FRPP, GRP, or WRP contract, agreement or easement entered into prior to the date of enactment, or any associated payments required to be made in connection with an existing contract, agreement or easement.

ACEP provides financial and technical assistance to help conserve agricultural lands and wetlands and their related benefits. An Agricultural Land Easements component combines the purposes of the former FRPP and GRP, for which NRCS helps American Indian tribes, state and local governments and non-governmental organizations protect working agricultural lands and limit non-agricultural uses of the land. Under the Wetlands Reserve Easements component, NRCS helps to restore, protect and enhance enrolled wetlands.

- Wetlands Reserve Program (WRP)

The Wetlands Reserve Program was a voluntary program to restore and protect wetlands on private property. It offered landowners an opportunity to receive financial incentives to restore wetlands that had been drained for agriculture. Under the former enrollment options, Landowners could sell a conservation easement or enter into a cost-share restoration agreement with USDA to restore and protect wetlands. The landowner voluntarily limited future use of the land, yet retained private ownership. The landowner and NRCS developed a plan for the restoration and maintenance of the wetland. The program offered landowners three options: permanent easements, 30-year easements, and restoration cost-share agreements for a minimum 10 year duration.

- Grassland Reserve Program (GRP)

The Grassland Reserve Program was a voluntary program to protect grassland from conversion to other uses. Participants limited future development and cropping uses of the land and retained the right to conduct common grazing practices and operations related to the production of forage and seeding, but were subject to certain restrictions during nesting seasons of bird species that were in significant decline or were protected under Federal or State law. A grazing management plan was required.

- Conservation Reserve Enhancement Program (CREP)

The Conservation Reserve Enhancement Program, also administered through the Farm Service Agency FSA, is a voluntary program that targets high-priority conservation issues identified by local, state, or tribal governments or non-governmental organizations. Through CREP, farmers, ranchers, and agricultural land owners can receive annual rental payments and cost-share assistance for removing environmentally sensitive land from production and introducing conservation practices. Participants enroll in CREP for 10 to 15 years.

- Conservation Reserve Program (CRP)

The Conservation Reserve Program, administered by FSA, is a voluntary program for agricultural landowners. Through CRP, one can receive annual rental payments and cost-share assistance for removing environmentally sensitive land from agricultural production and planting species that will improve water quality, prevent soil erosion, and reduce loss of wildlife habitat. Participants enroll in CRP for 10 to 15 years.

- State Acres for Wildlife Enhancement (SAFE) Initiative

The State Acres for Wildlife Enhancement initiative is one of ten CRP initiatives to help farmers and landowners achieve farming and conservation goals. SAFE is an initiative to specifically improve wildlife habitat. By re-establishing wetlands, grasses, and trees, landowners are able to create critical habitat and provide food sources on their land that will enhance populations of important wildlife species.

- Conservation Stewardship Program (CSP)

The Conservation Stewardship Program, under the administrative authority of NRCS, encourages producers to address resource concerns by undertaking additional conservation activities, and by improving, maintaining, and managing existing

conservation activities on agricultural land and nonindustrial private forest land. CSP offers participants two possible types of payments: an annual payment for installing and adopting additional activities, and improving, maintaining, and managing existing activities or a supplemental payment for the adoption of resource-conserving crop rotations.

- Environmental Quality Incentives Programs (EQIP)

The Environmental Quality Incentives Program, administered by NRCS, is a voluntary program for agricultural producers and owners of non-industrial private forestland who want to address natural resource concerns on their land and deliver environmental benefits such as improved water and air quality, conserved ground and surface water, reduced soil erosion and sedimentation or improved or created wildlife habitat. It provides both technical and financial assistance to implement conservation practices, or activities like conservation planning, that address natural resource concerns. Contracts can last up to 10 years.

- Farmland Preservation Program (FPP)

The Farmland Preservation Program is administered by DATCP, and is made up of four components, which can be used together and serve as a set of tools that agricultural landowners and local governments can use to prevent land use conflicts, encourage conservation practices, boost agro-economic development, and preserve farmland. The four main pieces are Planning, Zoning, Agricultural Enterprise Areas (AEA), and the Purchase of Agricultural Conservation Easement Program (PACE). The foundation of the FPP is a County Farmland Preservation Plan, which identifies the state of agriculture in a County, anticipates future trends, and maps land that a County projects will stay in agricultural use for the next 10 to 15 years. Once a Farmland Preservation Plan is certified by DATCP it allows Counties and Towns the opportunity to designate an AEA and/or certify a farmland preservation specific Zoning District. Landowners within the certified district are then eligible to claim farmland preservation tax credits. In the Town of Grant, this program is implemented through use of the A1-a Farmland Preservation Overlay Zoning District.

- Wildlife Habitat Incentives Program (WHIP)

The Agricultural Act of 2014 repealed the Wildlife Habitat Incentive Program. NRCS will continue to support existing active WHIP contracts entered into prior to passage of the Agricultural Act of 2014, using the rules and policy in effect at the time of contract obligations. Portions of the WHIP Statute were rolled into the Environmental Quality Incentives Program (EQIP).

The Wildlife Habitat Incentives Program was a voluntary program for people who wanted to develop or improve wildlife habitat on private lands. It provided both technical assistance and cost sharing to help establish and improve fish and wildlife habitat. Landowners agreed to prepare and implement a wildlife habitat development plan. NRCS provided technical and financial assistance to implement the wildlife habitat restoration practices.

Section 5.3 Agricultural Issues and Conclusions

The following agricultural issues have been identified throughout the planning process:

- The Town has significant potential for the expansion of intensive agriculture. There has been a significant conversion of lands to vegetables, cranberries, and field crops since about 1970. Most of the intensive agriculture practices rely upon drainage and irrigation.
- The presence of highly permeable soils could result in high concentrations of pollutants in groundwater due to rapid percolation.
- Highly valuable farmland could be threatened by urban development in the area. The preservation of this productive resource and the avoidance of land use conflicts constitute an important justification for Town growth management plans and development controls.
- The real or perceived threat caused by concentrated animal feeding operations (CAFO) in neighboring communities is an issue for some Town residents.
- There are a number of areas in the Town that have serious flooding problems related to ditches that have overgrown plants, fallen trees or siltation.

Section 5.4 Agricultural Goals, Objectives, and Policies

A. Goals:

1. Preserve productive agricultural land.
2. Protect people, air, soil, water, and wildlife resources using USDA's guidelines for Good Agricultural Practices (GAP) and Best Management Practices (BMP).

B. Objectives:

1. Discourage development on productive agricultural land by identifying lands which present the best opportunity for sustainable production based on type of agricultural activity, landscape (soils, groundwater, slope, etc) and relationship to existing uses.
2. Protect the principle use and purpose of the drainage ditches, which is Agriculture.
3. Promote an economically viable agricultural community.
4. Educate the public about the operations and activities of the agriculture community.
5. Encourage "open space" and "lot averaging" residential development designs as a way of preserving agricultural land.
6. Encourage the use of GAPs and BMPs.

C. Policies:

1. Use the A1 Exclusive Agricultural Zoning District and the A1-a Farmland Preservation Overlay Zoning District to protect productive farmland.
2. Continue a cooperative working relationship with Portage County and Leola Drainage Districts.

3. Develop a cooperative relationship with surrounding Towns with regards to drainage system management.
4. Identify the Town's responsibility for educating and informing developers, land owners and purchasers on the impacts and importance of agriculture in the community.
5. Promote opportunities to educate the public through signage, farm days and other public relations occasions.
6. Require new development to provide appropriate buffers from incompatible uses.
7. Recognize that conditions resulting from normal agricultural operations, such as dust, noise, odor, spraying, ag equipment traveling on roads, etc. shall not be considered a nuisance as long as they do not harm public health or safety.
8. Work with NRCS, FSA, UW-Extension, the Land Conservation Department, and other agencies to provide information regarding best management practices for agriculture.
9. Periodically review the Town of Grant Implements of Husbandry (IoH) Ordinance and accompanying maps that designate specific roads for IoH travel.

Section 5.5 Natural Resources

Natural resources in the Town serve as the foundation for residents' physical and economic wellbeing – from ground and surface water quality, to land suitability for agricultural, residential, or commercial development, and conservation. According to the results of the 2001 Comprehensive Planning and Zoning Survey, Town residents favored managing the natural resources that support and sustain them.

This section will describe the existing natural resources inventory and state the issues, goals, objectives, and policies that were identified and adopted by the Town of Grant Plan Commission and Town Board.

A. Geomorphology

The physical environment and geology of the area traces its origin to the effects of the melting glaciers over 10,000 years ago. The surface geology of the Town was formed when the glacial ice sheets started melting and receding, and in the process depositing great depths of out-wash deposits, mostly sand, from the melt-water flowing from the glacier westward to what is now the Wisconsin River Valley. There are no lakes in this area and the few streams present have mostly been converted into a series of inter-connected ditches flowing to the west toward the Wisconsin River. Portions of this plain have a characteristic sand dune topography - small rolling sand mounds and sand blowouts.

These sand deposits extend in excess of 100 feet deep down to bedrock. The Town lies close to or directly over a major bedrock transition zone in the center of the State where deposits of sandstone extending from the south terminates. From this transition point northward, the uppermost bedrock is granite, which also underlies the sandstone to the south. The bedrock slopes from north to south across the County resulting in greater depths of sand in the southern part of Grant than in the northern part.

These deep sand deposits function as an extensive aquifer, which provides a ready supply of good quality water to a large Central Wisconsin region known as the "Golden Sands" area. This aquifer has made possible vast land use and economic changes from idle, non-productive lands

to highly productive and valuable farmland by way of high capacity irrigation, which provides moisture to the droughty sandy soils. The groundwater is so plentiful that much of the sand plain region, including much of Grant, has a high water table which limits development. This high water was a historical limitation to crop production until much of the area had its water table lowered by drainage ditches. This wet soils zone extends across many towns in Portage County and has been known as the Buena Vista Marsh or Meadow. The moist zone has diversified potential as a wildlife habitat, livestock production and specialty field crops.

The topography of the Town is generally flat and includes many lowland wet areas. The land slopes slightly downward in an east to west orientation with elevation ranging from 1,075 feet to 1,020 feet above sea level (Map 5.3).

B. Soils

Soils in the Town (see Map 5.4) can be grouped into three soil associations, as follows:

- Plainfield-Friendship association: Excessively drained and moderately well drained, nearly level to sloping soils that formed in deep sandy deposits. These soils are found in the southwest corner and along the northern western edge of the Town and are used primarily for crops, pasture, or woodland. Soils are saturated with water at a depth of three to five feet during periods of wetness.
- Leola-Pearl association: Moderately well drained and somewhat poorly drained, nearly level soils that formed in outwash sand. These soils are found in the southeast corner of the Town and are used primarily for crops, pasture, or woodland. Soils are saturated with water at a depth of less than three to five feet during periods of wetness.
- Roscommon-Meehan-Markey association: Somewhat poorly drained to very poorly drained, nearly level soils that formed in deep sandy deposits or, in places, in organic deposits that overlie the sand. These soils are found throughout most of the Town and are used primarily as pasture or woodland. Ponding is common in undrained areas and saturation occurs at a depth of less than three feet during periods of wetness.

Soils vary widely from parcel to parcel across the Town. For more detailed information, consult the Portage County Soil Survey. Soil testing by a certified soil tester is strongly recommended for site specific information.

C. Surface Water, Watersheds, and Wetlands (Map 5.5)

The major surface water bodies present in the Town of Grant are: streams consisting of Bloody Run, Buena Vista Creek, Fourmile Creek, Fivemile Creek, Sevenmile Creek, Tenmile Creek, Twomile Creek, Fourteenmile Creek, Quinnell Creek, and approximately 31 miles of drainage ditches. The largest navigable surface water body in the Town is Lake Wazeecha, which is a flowage of the Fourmile and Buena Vista Creeks. Part of the Town is within the Portage County Drainage District (Map 5.2). Many of the Town's ditches were built in the early 1900's for the purpose of lowering the water table of an extensive marshland to accommodate agricultural production. Several of the ditches and waterbodies are classified as a Class I or Class II trout stream.

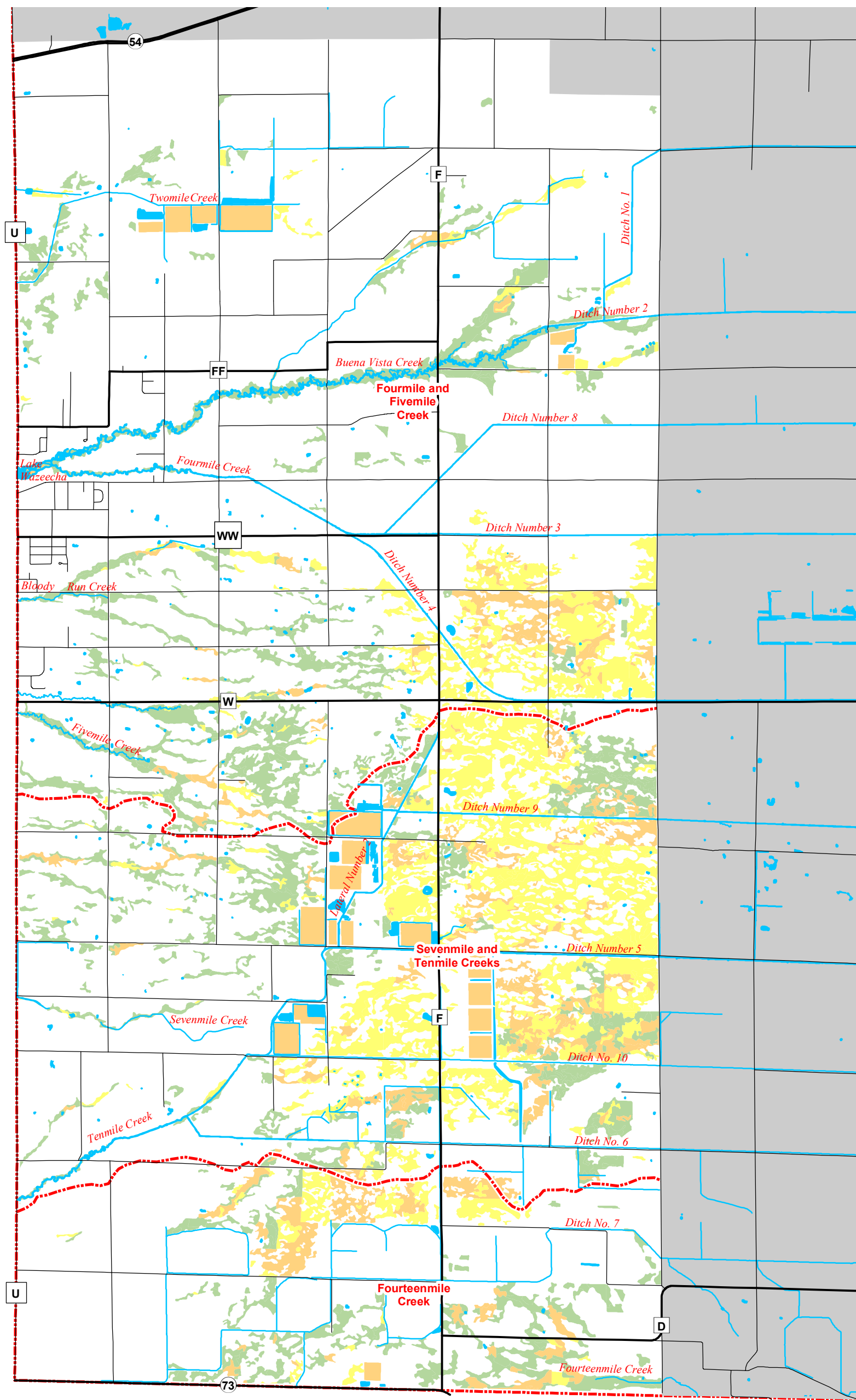
There are number of areas in the Town that have serious flooding problems related to ditches that have overgrown plants, fallen trees or siltation problems during heavy rain events. During years of high precipitation, lands adjacent to Buena Vista, Twomile, Fivemile, and Quinnell Creeks, and other low lying areas, are susceptible to high water tables or flooding. Cooperation with

landowners, local, State and Federal governmental authorities may be necessary to resolve the problem. According to Federal Emergency Management Agency maps, none of the areas surrounding waters in the Town of Grant are designated as floodplains.

The Town of Grant is situated within three watersheds: the Fourteenmile Creek; the Sevenmile and Tenmile Creeks; and the Fourmile and Fivemile Creeks. A watershed can be defined as interconnected areas of land draining from surrounding ridge tops to a common point such as a lake or stream junction with a neighboring land area. Land use practices within a watershed can affect the water quality and habitat of a water body. The Portage County Shoreland Zoning Ordinance is designed to help reduce the impact of development to adjacent lakes and rivers. In the Town of Grant, shoreland regulation applies to land within 1,000 feet from a lake, pond or flowage, and land within 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater (Map 5.6).

Wetlands are an important part of the watershed, as they act as a filter system for pollutants, nutrients, and sediments, along with serving as buffers for shorelands and providing essential wildlife habitat, flood control and groundwater recharge. Wetlands within the Town of Grant include three general types: forested, scrub or shrub, emergent/wet meadow, and drained or filled.

- Forested wetlands are the predominant type – including bogs and forested floodplain complexes that are characterized by trees 20 feet or more in height such as, tamarack, white cedar, black spruce, elm, black ash, and silver maple. These wetlands are located primarily along the edges of all the creeks and drainage ditches in the Town.
- Emergent/wet meadow, the second most numerous type of wetland within Grant, consists of areas that may have saturated soils more often than having standing water. Vegetation includes sedges, grasses and rushes as dominant plants, but may also include blue flag iris, milkweed, mint and several species of goldenrod and aster. These types of wetlands are found throughout the Town, primarily along in the part of the Town within the Portage County Drainage District.
- Scrub/shrub wetlands are the third most abundant type. These wetlands, which include bogs and alder thickets, are characterized by wood shrubs and small trees such as tag alder, river birch, willow and dogwood. These are found primarily in the part of the Town within the Portage County Drainage District.
- Drained is the fourth type of wetland in the Town of Grant and consists of areas that were formerly wetland but have been drained of water mainly for farming purposes. This type of wetland is sporadic throughout the Town, but is mainly in the northern part of the Portage County drainage district area in the Town, and just west of this district.



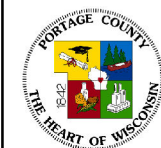
Map 5.5
Surface Water,
Watersheds, &
Wetlands

- Wetland Class**
- Emergent/ Wet Meadow
 - Flats/Unvegetated Soils
 - Scrub/Shrub
 - Forested
 - Watershed Boundary



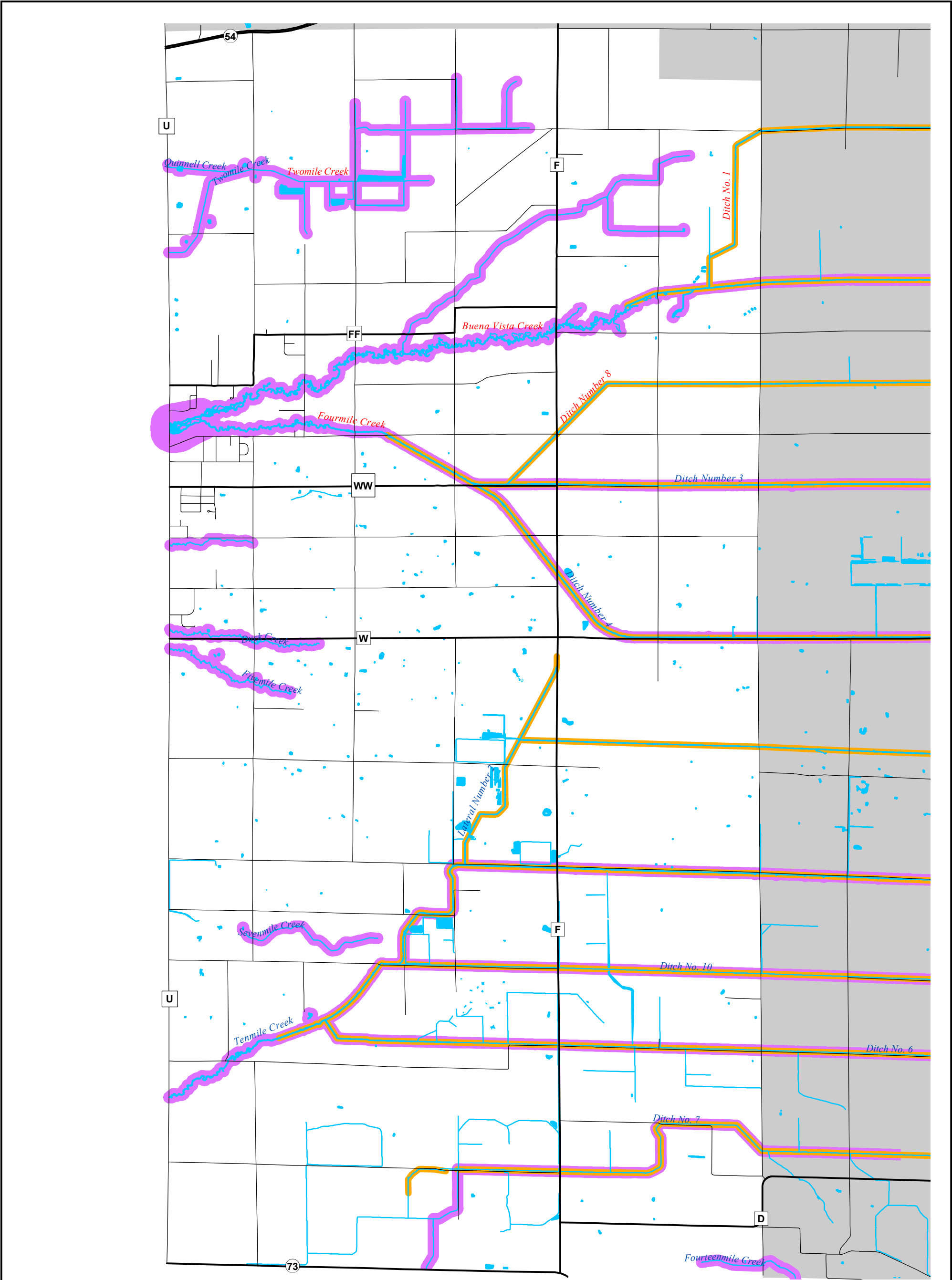
0 0.5 1 2 Miles

Source: DNR - Wisconsin Wetland Inventory (2016)
Portage County Planning & Zoning (2018)
Town Board Adopted: November 27, 2018





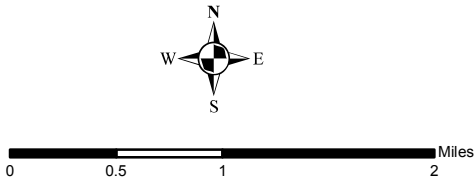
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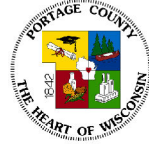
Map 5.6
Shoreland
Zoning

-  Shoreland Zone
-  Drainage District Corridor



Source: Portage County Planning & Zoning (2018)
Town Board Adopted: November 27, 2018

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D. Groundwater

The Town of Grant is located in a geologic province known as the sand-plain province. The sand-plain province is considerably different from the rest of the County in that the basement sandstone bedrock is far from the surface, and the unconsolidated aquifers above it are not very limited. The depth to bedrock generally ranges from 50 - 100 feet with a few isolated areas less than 50 feet, and the depth to groundwater ranges from 5 - 15 feet. Seasonally, depths to groundwater can decrease to less than one foot. Water table elevation can help determine the approximate depth to groundwater in a given area by subtracting the water table elevation from land surface elevation (see map 5.7). It can also be used to determine the direction in which groundwater flows, which is generally from higher to lower elevations.

Potential pumping yield rates for groundwater generally ranges from 500-1,000+ gallons per minute throughout the Town. This rate is high when compared to areas west of the Wisconsin River where rates rarely exceed 50 gallons per minute. Water pumping volume data collected from selected private wells varies greatly across the Town (see Map 5.8). Pumping rates recorded in the Kellner area were as low as 10 gallons per minute. Water availability and potential pumping rates should be taken into consideration as higher density development takes place utilizing private wells.

The relatively high yield rate for groundwater is favorable for operation of a high capacity well system, which is defined as one or more wells, drill holes or mine shafts on a property that have a combined approved pump capacity of 70 or more gallons per minute. Any construction, reconstruction, or operation of a high capacity well system is subject to the approval of the DNR, in accordance with NR 812.09(4)(a) and (b) of the Wisconsin Administrative Code. Currently, there are 134 active high capacity wells, used for various purposes within the Town (Wisconsin DNR Water Withdrawal and High Capacity Well Viewer).

All Town residential water comes from groundwater, therefore, protection of this resource is vital. There is generally a thick unsaturated zone, however, given the sandy soil type, there exists little second line defense against pollutants regardless of the nature of the subsurface materials. Possible sources of pollution can include septic systems, underground storage tanks, manure, fertilizers, pesticides, improperly abandoned wells, and landfills. Although some of the soils ranked moderate to good in pollution attenuation, this area of the County should be considered vulnerable given the sandy soil type.

Landfills (also formerly known as dumps) have been around as long as people have lived in Portage County, however, the locations of many of the smaller, private dumps are unknown. The amount of materials deposited in these was small, and the toxicities of the materials were likely fairly low as compared to current solid waste. All known landfills, including the former Town landfill located on Griffith Avenue, have been closed. According to Department of Natural Resources Administrative Code, there must be 1,200 foot separation between a private well or reservoir and the nearest edge of an existing, proposed, or abandoned landfill. However, modifications to this requirement may be granted by the DNR, particularly where a proposed development is upgradient from the landfill site, in terms of direction of groundwater flow. Map 4.1 includes the location of the former Grant landfill and 1,200 foot restricted area.

1. Atrazine Prohibition Areas

Atrazine is an herbicide that has been used on corn and other crops since the 1960's. Widespread application on farm fields, as well as spills and improper disposal, has caused atrazine contamination in groundwater. Drinking water that contains low levels of atrazine

will not cause an immediate sickness or health problems (acute toxicity). However, if people drink water for many years that contains more than the state and federal enforcement standard, which is three parts per billion (ppb) for atrazine, they may develop cardiovascular, reproductive, or other health problems. The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) has taken action to reduce atrazine use and even prohibit it in some areas. Atrazine has not been detected above the enforcement standard in wells within the Town of Grant and because of this, no prohibition area has been defined.

2. Nitrate-nitrogen

Water quality in private wells is generally considered to be good, although the nitrate-N concentration can be high and does fluctuate seasonally. Nitrate-N is commonly found in nitrogen fertilizers, manure, septic systems, and sewage treatment practices. Nitrate-N dissolves easily in water and does not attach to soil particles, which allows it to travel easily into groundwater. State and Federal regulations advise that nitrate-N levels in drinking water not exceed 10 parts per million (ppm) for health reasons. According to the Wisconsin Well Water Viewer, a total of 394 water samples from wells in the Town of Grant have been tested for nitrates over the past 25 years (1991-2016). The Nitrate-N concentration in those samples ranged from 0 to 76 ppm, with 27 (or 7%) of the samples exceeding the 10 ppm drinking water standard.

3. Iron

The presence of iron in groundwater is a direct result of its natural existence in minerals, rocks, and soil. Under State and Federal rules, iron is considered a secondary or “aesthetic contaminant.” The present recommended limit for iron in water, 0.3 ppm, is established only as a guideline to assist public water systems in managing their drinking water for aesthetic considerations. Although there are no detrimental health effects associated with this level of iron, high levels can be problematic for household appliances and/or cause staining of clothing. According to data from the Wisconsin Well Water Viewer, elevated levels of iron have shown up in Town wells dating back to 1991. In fact, 12 of 17 (or 70%) of the samples tested for iron exceeded the 0.3 ppm aesthetic standard. The iron levels in those samples ranged from 0.029 to 12.032 ppm. Iron removal systems may be required if deemed a problem on a case-by-case basis.

4. Corrosivity/Saturation Index

The saturation index is an overall water quality test that calculates corrosivity of the water or the ability of the water to form scale. Corrosive water may have a greater ability to dissolve copper and lead from plumbing systems, which can be a potential health risk. The saturation index is calculated using pH, total hardness and alkalinity. Values in the saturation index range from 3 to -3. A value of 0-1 is ideal because it won’t cause many issues with scaling and shouldn’t cause corrosion issues. Negative values are more corrosive and positive values are more likely to form scale. According to the Wisconsin Well Water Viewer, there have been 251 samples analyzed for saturation index in the Town of Grant since 1991. The values were as follows:

1.1 or higher = 0	Slight to severe risk of scaling
0.1 to 1 = 11	Ideal
-0.9 to 0 = 15	Slightly corrosive
-1 to -1.9 = 44	Mildly corrosive
-2 to -2.9 = 79	Severely corrosive
-3 = 102	Severely corrosive



Map 5.7 Water Table Elevation

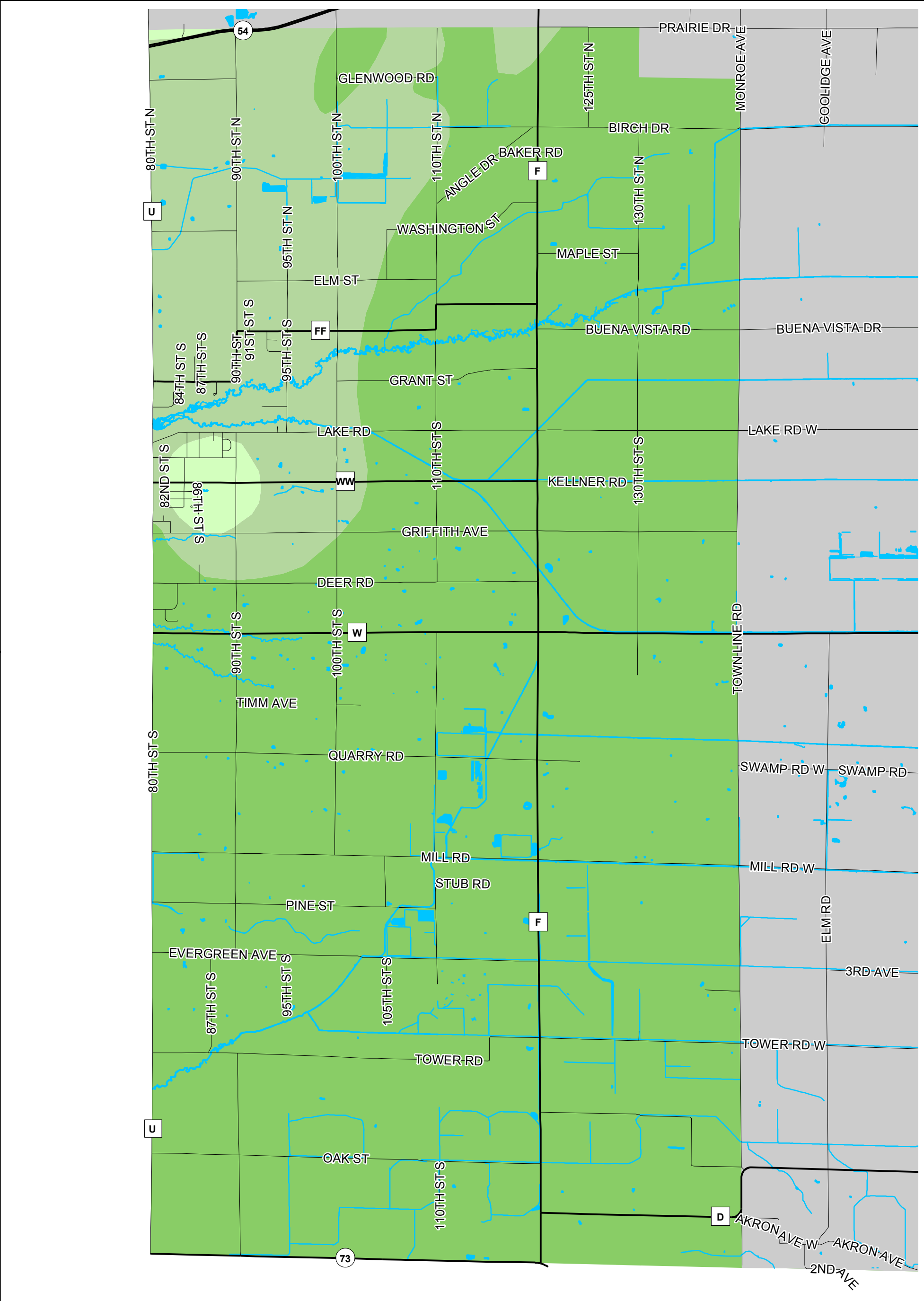


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Source: Wisconsin Geological and Natural History Survey (1981)
Town Board Adopted: November 27, 2018



Map 5.8
Historic Aquifer
Yield Rate

Yield Rate

- 10-500 Gallons / Minute
- 500-1000 Gallons / Minute
- 1000+ Gallons / Minute

Source: Wisconsin Geological and Natural History Survey (1981)
Town Board Adopted: November 27, 2018

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5. Tannins

Tannins are natural organic matter that can result from nature's fermentation process as water passes through peaty soil and decaying vegetation. This can cause water to have a faint yellow to tea-like color, and can cause yellow staining on household fixtures, dishes and clothing. Tannins are considered an aesthetic problem and pose no risk to health.

E. Wildlife Habitat and Forested Areas

The Town of Grant is home to the Buena Vista Wildlife Area, the largest grassland complex east of the Mississippi River. Nearly 12,700 acres of this complex provide important wildlife habitat. Approximately 4,500 acres of the land is owned by the Dane County Conservation League and 60 acres by the Wisconsin Society for Ornithology (WSO). The remaining acreage is owned by the DNR.

The DNR provides management of this property, which consists of developing, enhancing and maintaining grassland habitat. Common management tools include: mowing, managed grazing application of herbicides, and prescribed burning. Emphasis has also been placed on ensuring a winter food source for wildlife through sharecrop arrangements with local farmers. Forestry/wildlife management practices to encourage aspen growth for ruffed grouse and woodcock habitat have been implemented on some parcels.

This area is used extensively for by the public for hunting, trapping, fishing, berry picking, bird watching, nature study, photography, hiking, cross country skiing, and dog trialing. Most of the hunting pressure comes during the gun-deer season; however the area is also popular with bow hunters. Forest cover is used by grouse and woodcock hunters. Trapping and hunting of coyote and fox is common on the uplands, whereas trapping for muskrat and mink in the drainage ditches also occurs.

Dozens of people from throughout the world are guided to observation blinds each year to witness the courtship behavior of the Greater Prairie-chicken (*Tympanuchus cupido pinnatus*), a state threatened species. The grassland habitat also hosts important grassland-dependent songbirds and birds of prey, especially the marsh hawk and short-eared owl. A field trial for the National Prairie Chicken Shooting Dog Championship is held each September, bringing hundreds of additional visitors from throughout the United States and Canada.

At least 25 mammalian species are year-round residents in the Town. Game species include: white-tailed deer, red fox, coyote, cottontail, rabbit, raccoon, muskrat, mink, Eastern gray squirrel, and fox squirrel. Nongame species include: woodchuck, masked shrew, star-nosed mole, red squirrel, striped skunk, eastern chipmunk, white-footed mouse, and gray wolf.

More than 200 species of birds are known to the Town. Common species include: greater sandhill crane, mallard, bluebird, red-tailed hawk, woodcock, mourning dove, tree swallow, Eastern wood peewee, killdeer, kestrel, Eastern and Western meadowlarks, and various woodpecker and sparrow species. Additional species of birds have been sighted in the area during the fall and spring migration including: whistling swans, common loon, Canada and snow geese, whooping crane, and various duck and shorebird species. Winter residents include the horned lark, northern shrike, snow bunting and occasionally, a snowy owl, great gray owl, and gyrfalcon.

Fish species common within the Town waters include: Eastern brook trout, brown trout, white sucker, mottled sculpin, pearl dace and blacknose dace. Less common species include: northern

pike, hornyhead chub, creek chub, central mudminnow, brook stickleback, northern redbelly dace, and Johnny darter.

Common reptiles and amphibians include: garter snake, hog-nose snake, red-bellied snake, painted turtle, snapping turtle, American toad, spring peeper, Eastern gray tree frog, wood frog, green frog, and leopard frog.

The biggest threats to wildlife are loss of habitat quality and quantity. These threats can be attributed to fragmentation and invasive species. Fragmentation refers to the loss of large, contiguous sections of land through subdivision into smaller parts. These subdivisions can lead to an alteration and degradation of the native plant and animal communities. Invasive species, both plant and animal, tend to outcompete or prey on native species also altering the ecosystem. Habitat areas are important for providing food and cover for nesting, brooding, and sheltering. Farmland is one type of habitat that also provides food, as well as, travel corridors between wetlands and woodlands.

There are two designated State Natural Areas in Grant: the 40-acre Buena Vista Quarry Prairie, a high, dry sand island dominated by native grasses big and little bluestem with scattered Hill's oak, and the 80-acre Buena Vista Prairie Chicken Meadow, dominated by introduced grasses with a mixture of sedges and willows. Both are managed by mowing, grazing, and prescribed burning.

Woodlands or forested lands comprise 39% of the land area in Grant (Map 5.9), while wetlands make up 18%. According to 2001 County survey data, 75% of respondents felt that an effort should be made to identify and protect woodlands, and 67% felt the same about wetlands and floodplains. Woodlands that exist in the Town are primarily due to an inability to sustain successful agricultural practices. Loss of these habitat types can threaten the viability of certain species.

1. Threatened and Endangered Species

Through the Wisconsin Natural Heritage Inventory (NHI), the DNR tracks the location and protection status of species known or suspected to be rare in the State of Wisconsin. Natural communities native to Wisconsin are also tracked, but are not protected.

The NHI includes species legally designated as "endangered" or "threatened" as well as species in the advisory "special concern" category. An endangered species is one whose continued existence is in jeopardy. A threatened species is one that is likely, within the foreseeable future, to become endangered. A special concern species is one about which some problem of abundance or distribution is suspected but not yet proven. The main purpose of the special concern category is to focus attention on certain species before they become endangered or threatened.

According to the NHI database and listed in Table 5.1 below, 18 species have been identified in the Town of Grant. These species should be taken into consideration when development and protection measures are considered. A more detailed description of each species can be obtained by contacting the DNR.

Table 5.1: Threatened and Endangered Species

Group	Scientific Name	Common Name	State Status	Federal Status
Bird	<i>Ammodramus henslowii</i>	Henslow's Sparrow	THR	
Bird	<i>Asio flammeus</i>	Short-eared Owl	SC/M	
Bird	<i>Bartramia longicauda</i>	Upland Sandpiper	THR	
Bird	<i>Botaurus lentiginosus</i>	American Bittern	SC/M	
Bird	<i>Buteo lineatus</i>	Red-shouldered Hawk	THR	
Bird	<i>Sturnella neglecta</i>	Western Meadowlark	SC/M	
Bird	<i>Tympanuchus cupido</i>	Greater Prairie-Chicken	THR	
Butterfly	<i>Lycaeides melissa samuelis</i>	Karner Blue	SC/FL	LE
Butterfly	<i>Lycaena dione</i>	Gray Copper	SC/N	
Butterfly	<i>Speyeria idalia</i>	Regal Fritillary	END	
Other	<i>Karner Blue Federal High Potential Range</i>	Karner Blue Federal High Potential Range	NA	HPR
Plant	<i>Boechera missouriensis</i>	Missouri Rock-cress	SC	
Plant	<i>Calamagrostis stricta</i>	Slim-stem Small Reed Grass	SC	
Plant	<i>Carex gracilescens</i>	Slender Sedge	SC	
Plant	<i>Carex merriitt-fernaldii</i>	Fernald's Sedge	SC	
Plant	<i>Symphyotrichum robynianum</i>	Long-leaved Aster	SC	
Turtle	<i>Emydoidea blandingii</i>	Blanding's Turtle	SC/P	
Turtle	<i>Glyptemys insculpta</i>	Wood Turtle	THR	

Source: Natural Heritage Inventory, July 2015 - Wisconsin DNR

Note: The current State and Federal protection categories and their level of protection are: END = Endangered; THR = Threatened; SC = Special Concern; SC/P = Special Concern – Fully Protected; SC/N = Special Concern – No laws regulating use, possession, or harvesting; SC/FL = Special Concern – Federally protected as endangered or threatened, but not so designated by DNR; SC/M = Fully protected by federal and state laws under the Migratory Bird Act; NA = Not Applicable; LE = Listed Endangered (Federal status); HPR = High Potential Range (Federal status).

F. Open-Space Option

The intent of the Open Space Design Option is to support a sustainable rural environment, while permitting limited residential development. Increasing development pressure in rural areas has led to this subdivision design process which would encourage single family development that is more environmentally sensitive and less intrusive upon the existing rural landscape. The Open Space Design Option allows dwelling units to be grouped onto part of the parcel so the remaining acreage can be preserved as open lands and appropriate separations from agricultural practices and other non-residential uses can be observed. The overall density remains the same as would be found in a traditional development in the existing zoning district.

The open space subdivision design process emphasizes the preservation of agriculture and the natural environment as a basis for the grouping of dwellings. Homes are separated from adjacent property or other groupings of dwellings by the open space that is protected from development.

Figure A shows a finished subdivision using the Open Space Design, while Figure B depicts a conventionally designed subdivision, splitting the entire parcel into individual lots. The Town may want to consider using this design concept as another option available to rural landowners.

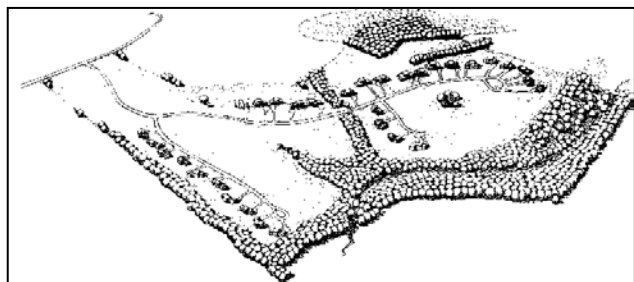


Figure A: Open Space Designed Subdivision

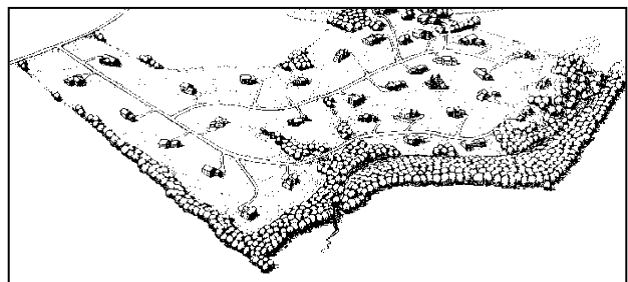


Figure B: Conventional Design Subdivision

G. Air Quality

The following information comes from the DNR and the Environmental Protection Agency:

“A few common air pollutants are found all over the United States. These pollutants can injure health, harm the environment and cause property damage. The Environmental Protection Agency calls these pollutants **criteria air pollutants** because the agency has regulated them by first developing health-based **criteria** (science-based guidelines) as the basis for setting permissible levels. These pollutants include: ozone, nitrogen dioxide, sulfur dioxide, carbon monoxide, particulate matter, and lead.

One set of limits (**primary standard**) is designed to protect public health, including the health of "sensitive" populations such as asthmatics, children, and the elderly; another set of limits (**secondary standard**) is intended to protect public welfare, including protection against decreased visibility and damage to animals, crops, vegetation, and buildings. A geographic area that meets or does better than the primary standard is called an **attainment area**; areas that don't meet the primary standard are called **non-attainment areas**.” All of Portage County, including the Town of Grant, is listed as an attainment area by the DNR.

1. Open Burning

Open burning is defined as burning any combustible material outdoors without any air pollution controls in place. Burning in an unconfined area, a container, or a pile are all considered to be open burning. The DNR's air quality rules generally ban all open burning except for the burning of clean, unpainted, untreated wood; clean, unrecyclable paper; outdoor fires for cooking or recreation; and yard materials such as leaves, brush and grass clippings. However, the DNR discourages the burning of leaves and grass clippings because of the adverse environmental impact of pollutants in smoke. Under state law, the burning of solid waste materials such as treated wood, plastic, rubber or asphalt products, oily substances, household garbage, wet rubbish and most all other trash is prohibited.

Burning permits are required by the DNR to conduct safe and legal outdoor burning. Intended for burning on the ground and in barrels, DNR burning permits are issued at no-cost to landowners for the calendar year. The citizen is responsible for being aware of the current fire restrictions in effect on any given day (i.e. if burning is allowed, the hours of burning, any size limitations, or if burning has been suspended for the day due to critical forest fire danger). Permits can be obtained online at <http://dnr.wi.gov/burnpermits/>, or by calling 1-888-WIS-BURN. You can also visit an emergency fire warden or DNR office to get a permit in-person (go to <http://dnr.wi.gov/topic/forestfire/emergFireWardens.asp> for a complete list of businesses who serve as emergency fire wardens). Any questions about burning permits should be directed to the DNR by calling 1-888-WIS-BURN.

Air quality complaints as a result of open burning shall also be directed to the DNR. However, the legal procedures for enforcing the state's open burn regulations are very cumbersome and the DNR is limited in its ability to respond. Therefore, complaints should be reserved for instances where the burning of solid waste materials is suspected. Complaints shall be made by calling the DNR's violation hotline number at 1-800-847-9367 or by filing a solid waste & hazardous waste complaint form (available at <http://dnr.wi.gov/topic/waste/SHWCF/>).

2. Wind Erosion

Wind erosion occurs on soil unprotected or only partially covered by vegetation. Soil blowing typically occurs in the Town during periods when land is being fitted for planting, before a young crop has reached sufficient size to protect the soil, and when land is being fallowed. Wind erosion also occurs on land which has been overgrazed.

Soils in the Town composed largely of the partially decayed remains of plants, variously called muck or peat, have very low specific gravities. As a result, these soils blow readily during periods of dry weather when the surface is not protected by a vegetative cover. The fact that such soils constitute level areas adds to the likelihood of wind erosion. (Source: Fundamentals of Soil Science by H.D. Foth and L.M. Turk)

3. Aerial Spraying of Manure

The application of liquid dairy manure by traveling gun or center pivot irrigation systems is becoming more common because it offers several potential benefits: reduced road impacts from hauling, optimal timing for crop nutrient uptake, and reduced risks of manure runoff and groundwater contamination.

However, irrigation could also increase the risk of airborne pathogen transmission from manure to humans and livestock compared to other application methods. A recent USDA study reported that airborne microbial concentrations, some of which may be pathogenic, decline with distance but can still be measurable at 700 feet downwind from irrigation depending on wind velocity and the initial concentration of the microorganism in manure.

The following actions provide the biggest payoff in reducing the risk of airborne disease transmission from dairy manure irrigation:

- Improve herd health and prevent pathogens from being present in manure in the first place
- If pathogens are present, use practices, such as anaerobic digestion of manure storage greater than three months to reduce their concentrations
- Irrigate under low wind speed conditions
- Maximize the distance between irrigated manure and people living downwind.

(Source: Airborne pathogens from dairy manure aerial irrigation and the human health risk by Mark A. Borchardt and Tucker R. Burch. USDA Integrated Dairy Systems U.S. Dairy Forage Research Center.)

H. Non-Metallic Mining

The glacial and geologic history of Portage County has made conditions suitable for certain types of non-metallic mining. The eastern portion of the county, along the moraines, has more glacial deposits, resulting in some lands that are desirable for gravel and aggregate extraction. This is in contrast with lands west of the Wisconsin River, where soils are heavier and have higher clay contents. There are significant sand or gravel deposits in Grant, resulting in some extraction pits located in the Town.

Quarrying is regulated in Section X of the Town's Zoning Ordinance, the purpose of which is to control quarrying activity through the permit process and in a manner that assures maximum

protection to surrounding properties. As such, quarrying is not allowed in the High Density Residential zoning district. The activity is permitted up to 20,000 square feet in both the General Agricultural and Exclusive Agricultural districts. It is also permitted within the Exclusive Agricultural and Conservancy districts with a one acre limit. If exceeding these limits Quarrying requires a Conditional Use Permit, plus a permit is necessary from Portage County when the size exceeds one acre. In all other zoning districts a Conditional Use Permit must be granted by the Town Board before the siting of new or the expansion or enlargement of an existing pond or quarry may occur.

Section 5.6 Natural Resources Issues

- Water quality and quantity should be protected for use by residents in the Town of Grant. This includes both ground and surface water resources.
- Conservation lands should be protected for their aesthetic habitat and recreational values.

Section 5.7 Natural Resources Goals, Objectives and Policies

A. Goal:

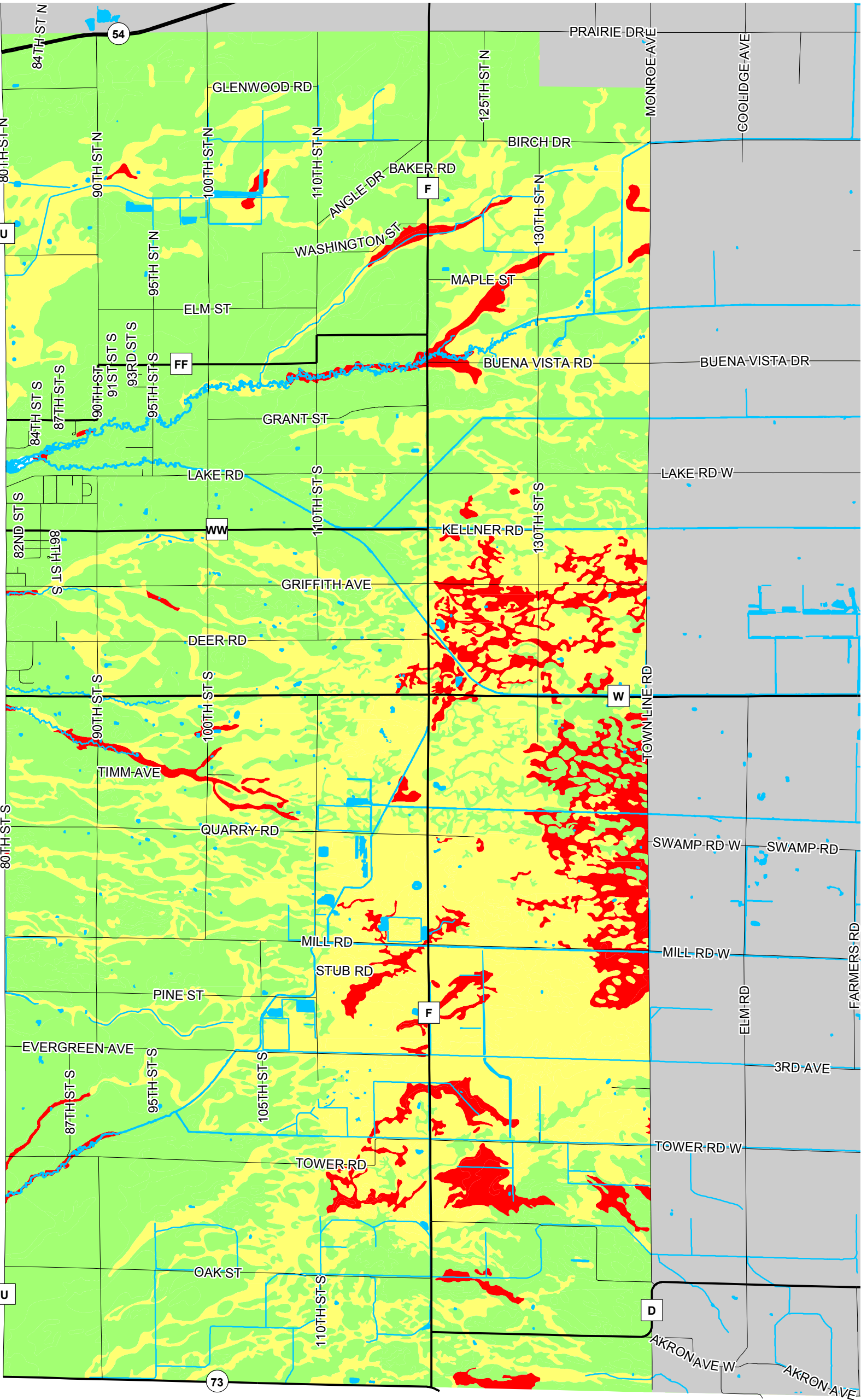
1. Utilize practices that are environmentally sensitive and protect air, soil, water and wildlife resources.
2. Seek solutions to reduce flooding and preserve property values in low lying areas along various problematic streams.

B. Objectives:

1. Protect the quality and quantity of the groundwater aquifer which supplies all domestic and agricultural water needs of the Town.
2. Development takes into consideration the protection of our natural resources.
3. Encourage the DNR to evaluate and improve management practices of the Buena Vista Wildlife Area.
4. Encourage landowners to work together to reduce or minimize flooding issues.

C. Policies:

1. Support an educational program for municipal boards and the public related to natural resources issues, and the value it brings to the Town.
2. Support partnership efforts that result in the preservation, maintenance, enhancement, and restoration of natural resources.
3. Utilize Conservancy Zoning, as deemed appropriate by the Town Board.
4. Plan and regulate the location and density of residential and non-residential uses in a fashion necessary to avoid groundwater and surface water degradation from septic systems (see Map 5.10 below).



Map 5.10
Land Capability
for On-site Waste
Systems

Probability for siting
On-site Waste System

- HIGH
- MODERATE
- VERY LOW



0 0.5 1 2 Miles

Source: Portage County Planning & Zoning (2018)
Town Board Adopted: November 27, 2018

Town of Grant Comprehensive Plan



Portage County
Planning & Zoning
1462 Strongs Ave.
Stevens Point, WI 54481

Section 5.8 Cultural Resources

Cultural and historic resources often help link the past with the present and can give a community a sense of place or identity. These resources can include historic buildings and structures along with ancient and archeological sites.

Burial sites are one example of a resource that can add to a community's sense of history as well as provide a great deal of genealogical information. Formally catalogued burial sites are protected from disturbance in Wisconsin and are given tax treatment equal to that of operating cemeteries.

Information regarding cultural and historic resources in the Town of Grant is constrained by limited financial and human resources. This section will provide goals and policies that promote the effective management of historic and cultural resources.

A. Cultural and Historic Resources Inventory

A wide range of historic properties have been documented that help create Wisconsin's distinct cultural landscape. Descriptions of existing locations are identified on the list of historic places by the Wisconsin Historical Society through the Wisconsin Architecture and History Inventory (AHI). Keep in mind many of the properties included in this inventory are privately owned and not necessarily open to the public, so please respect the rights of private property owners. At this time, there are 14 listings in Grant, which include houses, buildings, barns, a town hall, and a church. Among the more conspicuous sites are:

1. Grant Town Hall – a Gabled Ell clapboard style town hall, constructed in 1904, located on the northeast corner of Kellner Road, on County Road WW and 90th Street.
2. Moravian Church – a gothic revival style clapboard church constructed in 1909, located on the northeast corner of County Road FF and County Road U.

There is one cemetery located in the Town of Grant: St. John's Lutheran Cemetery, located on Park Road South. There is a known Native American Burial Mound located on private property within the Town.

Another source of information comes from the National and State Register of Historic Places. There are currently eighteen sites listed throughout Portage County, however, none of them are located in the Town of Grant.

The Town's history is well documented in a book that was written in 2014, and updated in 2016, by longtime resident Dorothy Raasch. The book, entitled "From Where They Came to Where We Are", describes 150 years of life in the Town of Grant.

B. Cultural Resource Programs

At the state level, the Wisconsin Historical Records Advisory Board (WHRAB) works in association with the Wisconsin Historical Society. The Board's activity falls primarily into three areas: it provides guidance and assistance to archives and records management programs in Wisconsin, promotes the value of historical records as keys to our cultural heritage and brings federal grant funds to Wisconsin for improving access and preservation of historical records.

Section 5.9 Cultural Resource Issues

There were no issues or concerns identified by the Town of Grant Plan Commission.

Section 5.10 Cultural Resource Goals, Objectives and Policies

A. Goal: Make the general public more aware of cultural resources.

CHAPTER 6 Economic Development Element

66.1001(2)(f) Wisconsin Statutes:

Economic Development Element. A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

Section 6.1 Introduction

This element will present information about the economy within the Town of Grant. Economic development, which can be defined as the type and level of business activity within an area, is often based on a combination of market forces, regulation, and the extent of local government encouragement. The Town of Grant has historically been a rural community of primarily agricultural activity with a scattering of small-scale, home-grown commercial uses. This will likely remain. Besides agriculture, the Town of Grant has never been actively involved with economic development efforts. Most business growth affecting residents of the Town occurs in the larger cities, 5-10 miles from the Town. These jobs provide employment for the residents.

This element concludes with goals, objectives, and policies to address the stabilization, retention, or expansion of the economic base. County and state economic development information is included to help the Town identify potential opportunities that could be used to pursue appropriate economic development activities.

Section 6.2 Labor Force and Economic Base

A. Labor Force Analysis

1. Educational Attainment

As discussed in Table 1.4, the Town of Grant has seen an increase in the percentage of its residents aged 25+ who either attended some college or received a college degree (Associate, Bachelor, or Graduate/Professional degree), from 29% in 1990 to 52% in the years 2010-2014. Refer to Chapter 1 (Issues and Opportunities) of this plan for more details.

2. Earnings and Income

Wages are not the only form of income that residents receive. "Total income" is defined by the U.S. Census as the sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from non-farm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the

state or local welfare office; retirement, survivor, or disability pensions; and any other source of periodic income such as Department of Veterans Affairs (VA) payments, unemployment compensation, child support, or alimony. According to the 2010-2014 American Community Survey (ACS), 83% of the 770 Grant households sampled were classified as households with earnings; 25% of those households received Social Security income; 2% received Supplemental Security Income (SSI); 23% received retirement income, and 0.4% of households received public assistance.

In order to better understand the existing wage-earning realities within the Town of Grant, “earnings” data was considered to be more informative. “Earnings” are defined by the U.S. Census Bureau as the algebraic sum of wages or salary income and net income from self-employment, representing the amount of income received regularly before deductions for personal income taxes, Social Security, bond purchases, union dues, Medicare deductions etc. Table 6.1 compares mean (average) earnings, and mean household and per capita income for households and individuals in neighboring Towns and Portage County overall. According to the 2010-2014 ACS, the Town of Grant had higher earnings and income compared to the neighboring Towns of Pine Grove and Saratoga, and Portage County overall. The Towns of Grand Rapids and Saratoga are located in Wood County. Grant’s rate of change in household earnings and income growth between 1990 and 2010-2014 was also strong, however, it lagged slightly behind that of its neighbors and Portage County as a whole.

Table 6.1: Mean Earnings, Mean Income and Per Capita Income Comparison

	Mean Earnings Per Household			Mean Income Per Household			Per Capita Income		
	1999	2010-2014	Change	1999	2010-2014	Change	1999	2010-2014	Change
Town of Grant	\$55,528	\$64,904	17%	\$58,280	\$66,835	15%	\$21,793	\$27,786	27%
Town of Buena Vista	\$48,055	\$73,805	54%	\$51,832	\$76,800	48%	\$18,775	\$28,841	54%
Town of Plover	\$52,187	\$67,120	29%	\$56,495	\$73,335	30%	\$21,186	\$27,930	32%
Town of Pine Grove	\$47,986	\$49,081	2%	\$47,491	\$47,238	-1%	\$18,257	\$18,362	1%
Portage County	\$50,373	\$62,367	24%	\$52,102	\$62,649	20%	\$19,854	\$25,462	28%
Town of Grand Rapids	\$70,503	\$83,158	18%	NA	\$84,527	NA	\$25,331	\$34,613	37%
Town of Saratoga	\$47,881	\$58,497	22%	NA	\$58,900	NA	\$18,761	\$26,418	41%

Source: U.S. Census Bureau, 2000 Census and 2010-2014 American Community Survey

Mean earnings= total earnings/ # households with earnings; Mean income= total income/ # households with income

According to 2010-2014 ACS data, median household income for Town of Grant residents was \$62,969, which was higher than Portage County (\$50,837). See Table 1.6 of the Issues and Opportunities chapter of this Comprehensive Plan for further information on household income.

3. Percent in Labor Force and Unemployment

Table 6.2 below examines labor force participation and employment percentages for the Town of Grant, as described in the 2000 Census and 2010-2014 ACS. Age sixteen is considered to be the lower threshold for being eligible for employment. The Town had a 2010-2014 labor force participation rate of 74%, which was up 3% from 71% in 2000. This rate was higher than Portage County, which had 68% of residents aged 16 years+ in the labor force. The unemployment rate in the Town for 2010-2014 was 3%, which was down 1% from the 4% rate experienced in 2000.

Table 6.2: Employment Status of Town of Grant Population 16 Years and Above

Employment Status	2000		2010-2014	
	Number	Percent	Number	Percent
Persons 16 years and over	1,572	100%	1,538	100%
In labor force	1,115	71%	1,131	74%
Civilian labor force	1,115	71%	1,131	74%
Employed	1,052	67%	1,087	71%
Unemployed	63	4%	44	3%
Armed Forces	0	0%	0	0%
Not in labor force	457	29%	407	27%

Source: U.S. Census Bureau, 2000 Census and 2010-2014 American Community Survey

4. Employment by Occupation

Table 6.3 below compares information regarding the type of occupation that Town of Grant residents have been employed in since 2000. The Production, Transportation, and Material Moving category remained the largest, although employment in the occupation decreased 5% over the 15 year period. The second largest category was Management/Professional occupations; employment in this category increased 1% since 2000. The third place category, Sale and Office occupations, lost overall percentage of workforce from 22% to 20%. The fourth place category, Service occupations, had the largest increase in percentage (9%) over the 15 year period.

Figure 1.3 of the Issues and Opportunities Chapter summarizes resident employment by industry between 2010-2014. Information for Table 6.3 and Figure 1.3 represents what type of occupation/industry the working residents of the Town were employed in, and is not a listing of the employment opportunities currently located in the Town of Grant.

Table 6.3: Town of Grant Employment by Occupation

Occupation	2000		2010-2014	
	Number	%	Number	%
Management, professional, and related occupations	228	22%	247	23%
Service occupations	93	9%	194	18%
Sales and Office occupations	227	22%	216	20%
Farming, Fishing, and Forestry occupations ⁽¹⁾	15	1%	NA	NA
Construction, Extraction, and Maintenance occupations ⁽²⁾	158	15%	140	13%
Production, Transportation, and Material Moving occupations	331	32%	290	27%
Total Employed	1,052	100%	1,087	100%

Source: U.S. Census Bureau, 2000 Census and 2010-2014 American Community Survey

(1) Category was changed to an "Industry" during the 2010 Census period.

(2) Category was changed during the previous Census period and may reflect the addition or subtraction of other occupations.

5. Commuting

According to 2010-2014 ACS data, 95% of employed residents work outside of the Town, while the remaining 5% live and work in Grant. The fact that the majority of the labor force works further from Town is also supported by the mean travel time to work, which is 22 minutes for Grant residents.

B. Local Economic Base Analysis

The economic base in the Town is mainly agricultural and the Town has a range of businesses relating to the agriculture industry. The Town has approximately 10,600 acres of irrigated cropland. The community supports the development of agriculture related businesses that are in harmony with existing land uses and are complimentary to the agricultural activities that currently exist in the Town. It also supports some commercial growth in the Kellner area. Types of existing businesses located in the Town of Grant include:

- Agriculture
- Construction
- Auto sales/repair
- Services
- Banking
- Stables
- Landscaping
- Forestry
- Trucking
- Home businesses
- Restaurant/Tavern

Section 6.3 Strengths and Weaknesses for Attracting/Retaining Businesses

A. Strengths

- Plentiful groundwater for agricultural users
- Highway and rail access
- Utilities
- Strong agricultural base
- Available work force
- Central to Stevens Point, Plover and Wisconsin Rapids
- Close to UW-Stevens Point, Mid-State Technical College, and public and parochial schools

B. Weaknesses

- No municipal sewer and water
- High water table in some areas
- Improved roads are limited
- No economic development plan/committee to promote growth

Section 6.4 Desired Businesses

The Town will evaluate new proposals for industrial and commercial activities and sites on a case-by-case basis. New businesses in the Town are anticipated to be primarily agricultural related businesses. Desired businesses in the Town, as identified by the Plan Commission, include:

- Agriculture-related commercial and industrial
- Agriculture and forestry
- Home businesses
- Commercial services for local residents
- Commercial and light industrial businesses

Section 6.5 Environmentally Contaminated Sites

Contaminated sites, also known as brownfields, serve as potential land base for economic development. Brownfields are defined as abandoned or underutilized commercial and industrial properties where redevelopment is hindered by real or perceived contamination. The Wisconsin Department of Natural Resources (DNR) has prepared a guide to help finance brownfields cleanup and redevelopment. It can be found online at: www.dnr.wi.gov/files/pdf/pubs/rr/rr539.pdf

There is currently one site listed in the Town of Grant with the WI DNR as a brownfield site with open status. Open status refers to a contaminated site in need of clean up or where cleanup is still underway. The site, identified as Stenzel's Auto Sales and Service, 8010 Cty Rd WW, was last acted upon in 1996. A complete list of all brownfield sites can be obtained by contacting the DNR or through their website at: <http://dnr.wi.gov/topic/Brownfields/WRRD.html>

Section 6.6 Economic Development Resources

The following is a list of potential resources and programs that could provide technical support and financial assistance to Town businesses.

A. Central Wisconsin Economic Development Fund

The Central Wisconsin Economic Development Fund (CWED) is a regional loan program established from the consolidation of state-funded Community Development Block Grant Revolving Loan Funds within Central Wisconsin. Participating counties include Adams, Forest, Lincoln, Marathon, Portage, Vilas and Wood. CWED works with entrepreneurs and their lenders to structure financing packages for start-up and expanding businesses to encourage economic growth in the area. Use of funds may be put toward acquisition of land, buildings, and fixed equipment; site preparation, construction, or remodeling; equipment financing; working capital; and investment in technology to keep the business competitive. CWED loans usually have low interest rates, reduced collateral requirements, and flexible terms.

B. Portage County Business Council

The Portage County Business Council (PCBC) serves as the Chamber of Commerce and economic development organization for the Portage County community. PCBC works with local municipalities and state agencies to promote business development in the area and smooth the way for businesses expanding or relocating to Portage County. The Business Council promotes the Portage County community by featuring available properties, resources and news of interest to potential and growing businesses.

C. Wisconsin Department of Administration

The Wisconsin Department of Administration (DOA) has a broad range of financial assistance programs to help communities with economic development. The federally funded Community Development Block Grant (CDBG) program can be used for housing, economic development and public facilities improvements.

1. Community Development Block Grant – Economic Development Loan

Purpose: To support economic development projects that spur job creation for low to moderate income residents located in Wisconsin communities of under 50,000 residents. The State will grant funds to a municipality. The municipality, in turn, makes a loan to a business for the purpose of job creation.

Use of Funds: To purchase equipment or provide working capital. Project must create/retain jobs and be documented for a period not to exceed 24 months.

Amount Available: Up to \$1,000,000, based on an allowance of up to \$35,000 per job created.

D. Wisconsin Economic Development Corporation

Wisconsin Economic Development Corporation (WEDC) is the state's lead economic development agency. WEDC helps businesses, communities and individuals take advantage of new opportunities for growth and job creation through innovative market-driven programs. WEDC's economic development programs are designed to retain and attract businesses, create jobs and encourage economic growth.

1. Workforce Training Grants

Purpose: To support businesses making a firm commitment to locate a new facility in Wisconsin or expanding an existing facility within the State which is developing a product, process, or service that requires training in new technology and industrial skills.

Use of Funds: Job training that focuses on new technology, industrial skills, or manufacturing processes. The training must not be currently available through other resources (Wisconsin Technical College System), such as Microsoft Office training, OSHA courses, welding, etc.

Amount Available: A grant of 50% of eligible training costs, up to \$5,000 per employee trained. The maximum award is \$200,000.

Eligibility: Eligible training costs include training wages (of production employees through first line supervisors), training materials and trainer costs. Routine training is ineligible. Eligible training costs do not include travel expenses, food and lodging.

E. Wisconsin Farm Bureau Federation

A voluntary, non-governmental organization controlled by member families to represent them on legislative issues and to provide farm marketing, business and planning consultation and services. Contact information:

Wisconsin Farm Bureau Federation
PO Box 5550
Madison, WI 53705-0550
1-800-261-FARM or 608-836-5575

F. United States Department of Agriculture – Rural Development Administration (Wisconsin)

The Rural Development Administration is an organization affiliated with the United States Department of Agriculture (USDA) that provides funding for home purchase and rehabilitation, technical assistance and funding to new cooperative ventures, and financing for new business development. A full list of their programs can be found online at: <https://www.rd.usda.gov/programs-services> or by contacting the Wisconsin office at:

USDA Rural Development - WI
5417 Clem's Way
Stevens Point, WI 54482
Phone: (715)345-7600 FAX: (715)345-7669

G. Small Business Development Center

The Small Business Development Center (SBDC) located at the University of Wisconsin - Stevens Point, is one of 12 university-based SBDC's in Wisconsin. The center offers

confidential, no-cost business counseling to current or prospective small-business owners on issues ranging from financial management to sources of capital. Assistance is available to businesses located throughout nine counties including Adams, Langlade, Lincoln, Marathon, Oneida, Portage, Vilas, Waupaca, and Wood.

H. Centergy (Central Wisconsin Alliance for Economic Development)

Centergy is an economic development corporation representing the central Wisconsin counties of Adams, Lincoln, Marathon, Portage, and Wood. The corporation works with area chambers, including economic development organizations to encourage business cluster development, support local businesses, attract new businesses, achieve growth for higher education facilities, and improve life in general for all central Wisconsin residents.

I. Wisconsin Manufacturing Extension Partnership

In an effort to improve quality and productivity of small to medium sized Wisconsin Manufacturers, a partnership between government, industry, labor, and education was formed. The Wisconsin Manufacturing Extension Partnership (WMEP) has expertise in addressing the needs of Wisconsin manufacturers, whether the primary concern is cost and efficiencies, growth, establishing a winning culture or gaining a specific certification.

Section 6.7 Economic Development Issues Identified by the Town of Grant

The following issues were identified during the comprehensive planning process:

- How can the Town support regional economic development efforts with limited local funds?
- Municipal wells or commercial water bottling operations are not desirable because the water is exported.
- Understand the economic impact of residential development for the Town of Grant.

Section 6.8 Economic Development Goals, Objectives and Policies

A. Goals:

1. Promote the stabilization and expansion of the current economic base, especially small businesses.
2. Promote established development areas throughout the Town.
3. Establish areas for new commercial development.

B. Objectives:

1. Identify lands having good commercial use potential.
2. Identify and preserve productive agricultural land.
3. Identify areas suitable for non-agricultural related business.
4. Allow for a range of employment opportunities.

5. Encourage businesses that support or service the agricultural, recreational, and conservation activities within the Town.

C. Policies:

1. New businesses shouldn't hinder existing agricultural operations.
2. Review commercial and industrial development proposals on a case-by-case basis.

CHAPTER 7 Intergovernmental Cooperation Element

66.1001 (2)(g) Wisconsin Statutes:

Intergovernmental Cooperation Element. A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for sighting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts, drainage districts, and adjacent local governmental units and to the region, the state, and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

The intergovernmental cooperation chapter identifies opportunities for establishing or maintaining cooperation between units of government. Cooperation improves lines of communication between different units of government, aids in the recognition and possible resolution of conflicts between jurisdictions, and allows for the identification of mutual service needs and improvements.

The intent of this chapter is to identify, inventory, and analyze existing and potential cooperative relationships.

Section 7.1 Inventory and Analysis of Intergovernmental Relationships

Inventory and examination of existing municipal relations allows for the understanding of how municipalities currently work together and how these relationships can be enhanced. As the Town of Grant develops over the next 20 years it is important for them to continue to work with surrounding municipalities, school districts, and other governmental units.

A. Adjacent Units of Government

The Town of Grant shares borders with the Portage County Towns of Buena Vista, Pine Grove, and Plover, Adams County Town of Leola, and the Wood County Towns of Grand Rapids and Saratoga.

1. Adjacent Communities

The Town of Grant has informal agreements with surrounding communities for aid in snow removal and road maintenance on local roads that are located along the Town boundaries.

The Town of Grant is served by the Town of Grand Rapids and Village of Plainfield Volunteer Fire Departments. The Town of Grant is also part of a mutual aid agreement with all fire departments within the surrounding municipalities for fire protection assistance. The Town contracts with the Grand Rapids and Plainfield for vehicle extrication services when needed. Currently there are five First Responders serving the Town of Grant. Responders are local residents who volunteer to be the first to respond to accidents and medical emergencies within the area. First Responders are dispatched by the Portage County 911 system, respond

in their personal vehicles and attempt to stabilize patients before paramedics arrive. Supplies and equipment used by local First Responders are kept at the Town Hall. The First Responder program is supported financially by the Town of Grant. Grant also contracts with United Emergency Medical Response (UEMR) for ambulance service in conjunction with the Wood County municipalities of Village of Rudolph, and Towns of Rudolph, Grand Rapids, Seneca, and Sigel. UEMR is a full-service, advanced life support/ Critical Care Paramedic level ambulance service that provides all levels of patient care for transports for 911 emergencies, BLS & ALS medical/trauma transfers, interfacility and long distance transfers, and special events.

B. School Districts

The Town of Grant is served by three public school districts: Stevens Point Area, Tri-County Area, and Wisconsin Rapids. The primary form of interaction with these entities is through the payment of property taxes which, in part, help to fund the districts. The Town has little participation with either district in issues pertaining to administration or siting of new facilities. The Wisconsin Rapids School District has the Grant Elementary School (grades K-5) located within the Town.

The Stevens Point Area School District has their own buses for student transportation with the exception of eight contracted buses; the Tri-County Area School District contracts with two local providers to offer bus service to students living outside the Village of Plainfield limits; the Wisconsin Rapids School District offers bus service to students through two private contractors.

C. County

1. Portage County Highway Department

The Highway Department of Portage County maintains and plows county roads in the Town of Grant. This Department also administers the application process for funds for local road projects as part of the Wisconsin Department of Transportation's Local Roads Improvement Program and General Transportation Aids. The Highway Department also is retained to perform bridge inspections within the Town. The Town purchases road materials from Portage County.

2. Portage County Sheriff and Ambulance

The Town relies on the Portage County Sheriff's Office to provide protective services through periodic patrols and an "on-call" basis. The Stevens Point Fire Department and Amherst Fire District operate the Ambulance Service for Portage County. However, the ambulance service for the Town of Grant is contracted with UEMR instead of using Portage County ambulance service. See Utilities and Community Facilities Chapter for more detailed information.

In July 2015, the Town of Grant and three resident co-plaintiffs sued Portage County over an errant levy for ambulance services, so-called *County-wide Emergency Medical Services (EMS)*. As of this writing, a portion of every Town of Grant property owners' county taxes goes to support the City of Stevens Point Fire Department and the Village of Amherst Fire Department for ambulance services. No county taxes, from any municipality in Portage County, goes to support the Town's ambulance provider United Emergency Medical Response (UEMR). In 2016, Town of Grant taxpayers paid \$38,095 to the County for ambulance services they do not use, and also paid \$37,792 to UEMR for the ambulance

services it does use. No other municipality in Portage County is currently double-taxed in this way.

State Statute 60.565 requires that Towns, not counties, contract for ambulance service. The Town of Grant is the only municipality in Portage County that has a contract on file with a provider, as the law requires. Portage County assumed responsibility for ambulance services without either verbal or written consent from the Town, and taxes annually for it. And although residents all pay for other services provided by the county that they may not use commonly or at all, it is relevant that ambulance (and fire protection) services are a responsibility of the Town, not the county. The Town contends that Portage County has no authority, under current state law, to levy for ambulance service. To exaggerate this issue, beginning in 2008, Portage County exceeded the State of Wisconsin levy limits caps under the auspices of *County-wide EMS* to accrue enough funds for the aforementioned fire departments to support ambulance services. Since that time the Town of Grant has actively protested the county's actions through meeting attendances, county board appearances, written memos and letters, preliminary legal action and ultimately, formal legal action.

On October 23, 2015, an initial hearing was held in Portage County with Judge Bernard Bult of Marquette County presiding. Judge Bult did not grant the Town of Grant the temporary injunction it was seeking to prevent Portage County from taxing them in 2016 for *County-wide EMS* from the 2015 fiscal year. But, he also did not grant Portage County the dismissal of this case they were seeking. He said the case had merit and would continue in the court system.

On September 23, 2016, a formal hearing was held. Judge Bult did not grant Portage County a dismissal of the Town of Grant as plaintiffs. However, he did find in favor of them in his summary judgment. In December 2016, a Notice of Appeal was filed in the State of Wisconsin Court of Appeals District IV, and a decision is pending.

3. Portage County Planning and Zoning Department

There are currently seven different sections operating under the Planning and Zoning Department. They include Planning, Zoning, Land and Water Conservation, On-Site Waste, Water Resources, Geographic Information Systems, and Economic Development.

The Planning Section includes staff and resources to assist local communities in the preparation or amending of various plan documents including a comprehensive plan.

Zoning Section staff is responsible for administering the County's Wellhead Protection, Subdivision, Floodplain Zoning, Shoreland Zoning, Non-metallic Mining Reclamation, Sexually Oriented Businesses, and Private Sewage System Ordinances. The Town of Grant administers its own Zoning and Tower Ordinances.

The Land and Water Conservation Section focuses on protection and improvement of the County's land and water resources by implementing a variety of county, state, and federal programs. Staff works with individuals to design and implement conservation practices. Assistance is given to Towns upon request.

On-Site Waste Section Staff are responsible for administering the County's Private Sewage System Ordinance and On-Site Sewage Program, including issuing sanitary permits for approved septic systems, and enforcement of County Ordinances and State Codes related to Private On-site Waste Treatment Systems (POWTS).

The Water Resources Section coordinates, organizes, and evaluates all Portage County water resource data for the Planning and Zoning Department, with a primary focus on groundwater. This includes providing information to communities, the public and elected officials on groundwater management, protection, groundwater issues and on methods to resolve water resource issues or problems in Portage County. This Section is responsible for administering the County's Well Abandonment Ordinance. This Section is also responsible for carrying out initiatives to implement the County's Groundwater Management Plan and associated programs.

Staff of the Geographic Information Systems (GIS) Section develop and maintain the Planning and Zoning Department's GIS. This Section has daily interaction with residents, municipal officials throughout the County, State agencies, and other Portage County staff to provide information on parcels of land, and produce maps for individual requests and ongoing projects.

The Economic Development Section manages the Portage County Business Park. Staff maintains a strong relationship with the Portage County Economic Development Committee and City of Stevens Point Community Development and Engineering Departments in order to streamline projects.

4. Portage County Drainage District

Half of the Town is within the Portage County Drainage District, which was organized in the early 1900's to drain lands for agricultural purposes. The Portage County Drainage Board is required to ensure that the District complies with the standards in the drainage rule (Chapter ATCP 48 of the Wisconsin Administrative Code) and statute (Chapter 88 of Wisconsin Statutes). As such, the County Drainage Board maintains a 100 foot corridor on each side of every district ditch as a means to provide effective access for vehicle and/or equipment access to the ditch for routine maintenance, and to provide a buffer against land uses which may adversely affect water quality.

D. State of Wisconsin

The three primary state agencies that the Town of Grant interacts with are the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP), Department of Natural Resources (DNR) and the Wisconsin Department of Transportation (WisDOT). DATCP regulates management of the Portage County Drainage District. The DNR is responsible for natural resource protection, compliance monitoring, and law enforcement. WisDOT is responsible for the planning and development of road networks and associated infrastructure and is the lead agency for the Local Roads Improvement Program (LRIP). Town road improvement projects must be submitted as part of a two year improvement plan.

Section 7.2 Identification of Existing or Potential Issues and Conflicts with Other Governmental Units

The Town Plan Commission identifies specific conflicts with other governmental units which need further attention.

- Would like to see the current level of sheriff patrols maintained or increased.
- Would like to see the conflict with Portage County for ambulance services resolved.
- Would like to see improved coordination with the Portage County Drainage Board when road culvert or bridge replacements are needed within the District.

Overall, the Town felt that intergovernmental relations were, for the most part, satisfactory. General methods of conflict resolution that the Town may explore include negotiation, compromise, or third-party mediation. At this point, Town officials think that the best method of resolution is to maintain communication with other units of government and various agencies to address particular issues before they escalate into a conflict.

Section 7.3 Issues/Conclusions Regarding Intergovernmental Relations

- The Town of Grant should investigate the creation of written agreements with surrounding communities (i.e. road maintenance and plowing).
- The Town would like to continue its intergovernmental agreements with surrounding communities and meet with them on a periodic basis to review how relationships and services can be improved.

Section 7.4 Intergovernmental Cooperation Goals, Objectives and Policies

A. Goal: Share services with other units of government whenever possible.

B. Objectives:

1. Continue shared agreements with adjacent units of government.
2. Local units of government work together to maintain appropriate public access to natural resources.
3. Communicate with surrounding municipalities for discussion of land use and other related issues.

C. Policies:

1. Continue to meet with other government units as needed.
2. Continue participation with the Portage County Unit of the Wisconsin Towns Association.
3. Explore additional opportunities for intergovernmental agreements.
4. Maintain an agreement with affected Towns regarding maintenance of Town Line Road.

CHAPTER 8 Land Use Element

66.1001 (2)(i) Wisconsin Statutes:

Land Use Element. A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs containing in par. 66.1001(2)(a) to 66.1001(2)(h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

The purpose of this plan's land use chapter is to compile an inventory of existing land use patterns, and establish the goals, objectives and policies which will be used to guide public and private actions concerning future land use and development. These goals, objectives and policies express ideas that are consistent with the desired character of the Town and the other chapters of the Comprehensive Plan.

Section 8.1 Existing Land Use

The Town of Grant is predominantly an agricultural community with a low overall residential development density. Residential development is located mainly in the western third of the Town, particularly in the Kellner area. There is very limited commercial and non-ag industrial development in the Town. Table 8.1 and Map 8.1 below illustrate the distribution of different land use categories across the Town. The land use categories are defined in Section 8.6 below.

Table 8.1: Acreage of Existing Land Use in the Town of Grant, 2018

Existing Land Use	Acres	Percentage
Residential	1,445	3.2%
Agricultural	18,522	40.6%
Natural Areas/Recreational	6,314	13.8%
Commercial	76	0.2%
Industrial	0	0.0%
Governmental/Institutional	95	0.2%
Road Right-of-Way	1,262	2.8%
Rail Right-of-Way	17	0.0%
Undeveloped	17,889	39.2%
Total	45,620	100.0%

Source: Town of Grant and Portage County Planning and Zoning Department

A. Residential Land Use

Residential land use (1,445 acres, 3.2% of total land area) includes single family and seasonal residences, mobile homes, duplexes, and farm residences or farmsteads. Residences outside of the Kellner area are generally scattered throughout the Town in strips or corridors along the road network.

B. Agricultural Land Use

The primary use of Town land is agricultural (18,522 acres, 40.6%), which includes irrigated and non-irrigated crop lands, dairy farms, livestock operations, and lands that have structures used to store agricultural equipment or products.

C. Natural Areas/Recreational Land Use

This category (6,314 acres, 13.8%) includes public and private lands used for the preservation of wildlife and environmentally sensitive areas, as well as lands which have been specifically developed for public or private recreational activities, such as shooting and archery ranges, and riding club arenas. The majority of these lands are associated with Buena Vista Wildlife Area, a vast grassland habitat that supports the state threatened Greater Prairie-chicken and many other species of birds. See Chapter 5 (Agricultural, Natural, and Cultural Resources Element) to learn more about the Buena Vista Wildlife Area.

D. Commercial/Industrial Land Use

Commercial development accounts for a small amount of land use in the Town (76 acres, 0.2%). The uses include retail and sales establishments, restaurants, taverns, offices, and other professional services. Lands occupied by telecommunication towers are also identified as commercial. No Industrial land use was identified in 2018.

E. Governmental/Institutional Land Use

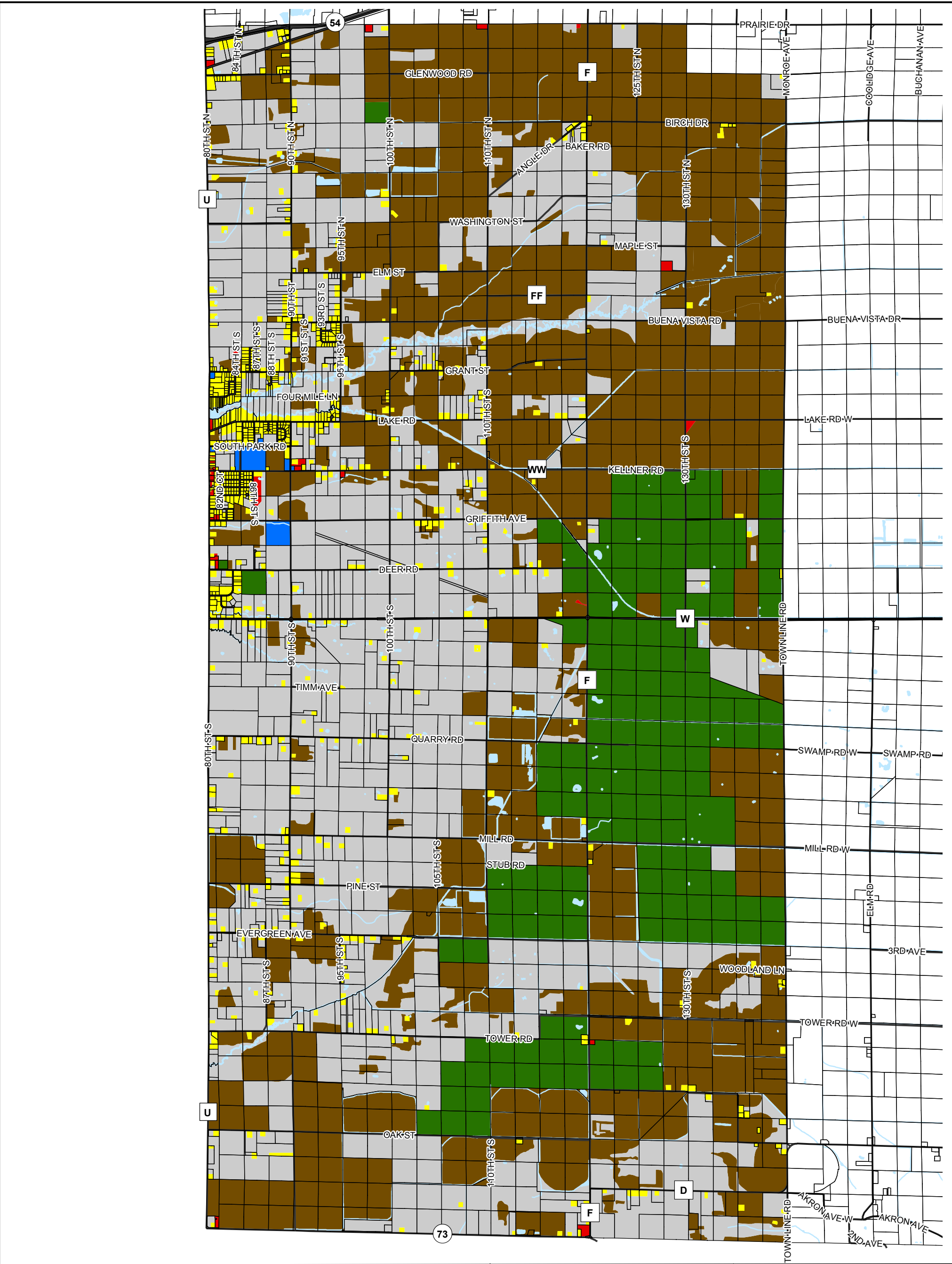
These lands (95 acres, 0.2%) include existing municipal and government owned structures, public schools, churches, and cemeteries.

F. Right-of-Way Land Use

This land use category includes all public road surface and right-of-way within the Town, as well as railroad right-of-way. In 2018, road ROW accounted for nearly all of this category (1,262 acres, 2.8%), while rail ROW present was minimal (17 acres, <0.1%).

G. Undeveloped Land Use

Lands were classified as “undeveloped” if they were not involved in any form or use for residential, agricultural, natural areas, recreational, or commercial development, but were likely to accommodate these uses in the future. Forested lands are also included in this category. At 17,889 acres and over 39.2% of total Town land area, this land “non-use” represents the largest land use category.



Map 8.1
Existing Land Use

- Land Use**
- Residential
 - Agricultural
 - Natural Areas / Recreational
 - Commercial
 - Governmental / Institutional
 - Road/Railroad Right-of-Way
 - Undeveloped

Source: Portage County Planning & Zoning (2018)
Town Board Adopted: November 27, 2018

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Section 8.2 Land Use Trend Analysis and Projected Land Use

The Town of Grant is a community that is dominated by higher intensity agricultural operations, consisting primarily of irrigated vegetable production. In order to maintain the Town's economic base and rural character, future development will most likely consist of a mix of low density residential (two to five acres), rural residential (five to forty acres), and farm expansion.

A. Residential Land Use

The Town's population has risen slowly over the last 20 years, with increased residential land use including both farm and non-farm development. Expansion of the City of Wisconsin Rapids may create additional residential pressure within Grant. The Town Plan Commission anticipates this trend to continue and desires to direct future non-farm residential uses away from higher intensity agricultural operations. The Town encourages the use of the Open Space Design Option and Lot Averaging to allow for low-density development, while also preserving lands that are either environmentally sensitive or are important for maintaining rural character. (Please see the Open-Space Design Option section of the Agricultural, Natural and Cultural Resources chapter for further information.)

B. Agricultural Land Use

Residents consider agricultural land a valuable natural resource to the Town and since it is the community's economic base, there is desire to preserve the agricultural land and limit new non-ag development in these areas. To encourage retention of the community's agricultural base, the Town recommends the protection of as much productive agricultural land as possible. The Town has established a Farmland Preservation Overlay Zoning District within the Zoning Ordinance as a way to protect such lands.

C. Commercial Land Use

The majority of commercial activity in the Town compliments the dominant agricultural uses and serves limited residential needs. The Town anticipates that trend will continue. Developable acreage for these activities is abundant, provided that new businesses have a minimal impact on the agricultural community and are complimentary to surrounding uses. There is a desire by Town residents to preserve and protect the existing open space and maintain the community's rural character, resulting in a future desire for very limited commercial activity in the Town.

D. Trends in Land Values

Table 8.2 below describes the increase in the equalized values for the different property types, as compiled by the State of Wisconsin Department of Revenue (WI DOR). The implementation of agricultural use value assessment in the mid 1990's redistributed valuations from the Agricultural category to the Residential, Forest, and Other categories. The Other category (created between 1990 and 2000) includes, "buildings and improvements; including any residence for the farm operator's spouse, children, parents, or grandparents; and the land necessary for the location and convenience of those building and improvements (WI Statutes 70.32)." The critical factor defining "Other" property is its actual use supporting a farm enterprise. If an assessor obtains verifiable evidence that buildings on a farm are used for agricultural purposes, they qualify as "Other." (WI DOR 2018 *Agricultural Assessment Guide for Wisconsin Property Owners*). Additional modifications were made to the property categories in 2004 when the Swamp and Waste class of property was renamed Undeveloped, and the Agricultural Forest class of property was created.

Table 8.2: Equalized Assessed Property Values, Town of Grant

Type of Property	1990		2000		2010		2018	
	Value	% of Total	Value	% of Total	Value	% of Total	Value	% of Total
Residential	\$24,734,000	52%	\$62,478,000	67%	\$97,660,900	68%	\$113,139,000	72%
Commercial	\$564,000	1%	\$996,300	1%	\$1,672,900	1%	\$2,060,200	1%
Manufacturing	\$0	0%	\$11,100	0%	\$869,200	1%	\$475,200	0%
Agricultural	\$14,052,000	30%	\$5,596,600	6%	\$2,267,700	2%	\$2,659,000	2%
Undeveloped (1)	\$20,000	0%	\$2,798,800	3%	\$3,517,900	2%	\$4,082,400	3%
Ag Forest (2)	N/A	0%	N/A	0%	\$4,729,700	3%	\$5,270,700	3%
Forest	\$7,568,000	16%	\$14,992,100	16%	\$25,167,800	17%	\$21,813,000	14%
Other	N/A	0%	\$3,720,800	4%	\$8,273,500	6%	\$8,298,900	5%
Personal Property	\$307,000	1%	\$2,278,000	2%	\$398,800	0%	\$356,600	0%
Total Value	\$47,245,000	100%	\$92,871,700	100%	\$144,558,400	100%	\$158,155,000	100%

Source: Department of Revenue, Historical Statement of Changes in Equalized Values 1990, 2000, and 2010 (Report 2) and Statement of Changes in Equalized Values 2018 (Expanded Version).

(1) The Swamp and Waste property classification was renamed Undeveloped in 2004.

(2) The Ag Forest property classification was created in 2004.

Section 8.3 Land Use Conflicts

The primary land use conflict identified by the Town Plan Commission is a potential for dispute between non-farm residences and farm operations. Due to the important role agriculture plays in the community's economy and character, the primary recommendation for conflict resolution is to direct non-farm residential building away from intensive agricultural operations.

Section 8.4 Land Use Goals, Objectives and Policies

The following statements pertain to land use within the Town of Grant. The goals, objectives and policies from the previous seven chapters must also be taken into consideration when making decisions on development within Grant.

A. Goal: Maintain the Town's rural character.

B. Objectives:

1. Avoid conflicts between residential and non-residential land uses.
2. Consider the "open space design" option in the Zoning Ordinance for residential development.
3. Encourage increased use of the Lot Averaging Option of the Portage County Subdivision Ordinance.
4. Consider developing a Nuisance Ordinance.

C. Policies:

1. Groundwater quality and quantity, traffic and transportation infrastructure, loss of rural character, and protection of open space are taken into consideration when recommending housing density.
2. Encourage the use of buffers around residential areas to avoid conflict with farms, non-metallic mineral extraction, and sensitive areas.

3. Promote use of the A1-a Farmland Preservation Overlay Zoning District.
4. Direct non-farm residential development away from productive agricultural areas.
5. Adoption and maintenance of a Comprehensive Plan with ordinances to enforce such a plan.

Section 8.5 Future Land Use Recommendations

Table 8.3 below and Map 8.2 illustrate the Future Land Use recommendations for the Town of Grant Comprehensive Plan, and identify how development should proceed in the future to meet the Town's goal of encouraging a pattern of community growth and development that will provide a quality living environment, protect rural character, and maintain the agricultural economy. Future development and redevelopment should be encouraged in an orderly pattern adjacent to and compatible with existing development.

Land Use recommendations include both immediate and long range planning goals to be implemented. The long-range Land Use Plan recommendations will be implemented over the course of the 25-year planning period as development proposals and land use changes are presented to the Town for consideration. The Town will have to consider periodically updating its zoning map to reflect changing land uses and citizen requests.

Table 8.3: Future Land Use in the Town of Grant, 2040

Land Use Category	2040 Acres	Percentage
Low Density Residential	941	2.1%
High Density Residential	440	1.0%
Enterprise Agriculture	13,032	28.6%
Intermediate Agriculture	9,781	21.4%
Limited Agriculture/Mixed Use	13,415	29.4%
Natural Areas - Limited Development	6,555	14.4%
Commercial	81	0.2%
Industrial	0	0.0%
Governmental/Institutional	95	0.2%
Road Right-of-Way	1,262	2.8%
Rail Right-of-Way	17	0.0%
Total	45,620	100.0%

Source: Town of Grant and Portage County Planning and Zoning Department

Section 8.6 Future Land Use Categories

Assigning different land use classes to land in the Town is a formidable task. In order to ensure accuracy and consistency throughout the process, specific mapping criteria were developed.

There is no "Undeveloped" category on the Future Land Use map; all areas were assigned an anticipated future use that meets the goals, objectives and policies of this Comprehensive Plan. These future land use designations are only intended to identify what compatible uses would be for the particular parcels; they are not intended to require these parcels to develop in these uses throughout the planning period.

A. Residential Land Use Category and Mapping Criteria

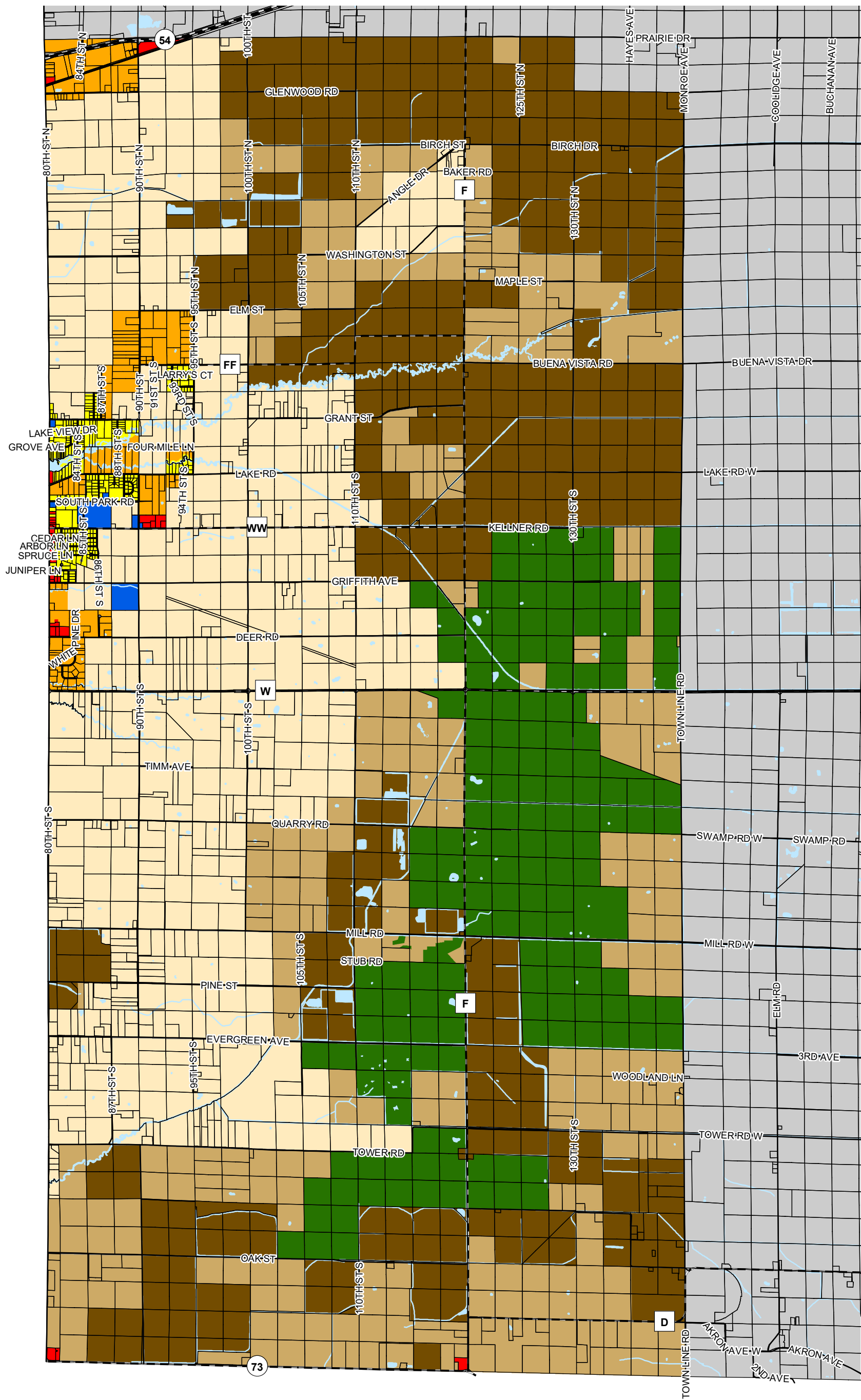
To better describe and define residential intensity within the Town of Grant, future residential land use has been divided into Low Density and High Density designations.

1. **Low Density** category: Includes residential development on larger lots due to limitations presented by the natural conditions of the soils, depth to groundwater, and/or compatibility with adjacent lands in the area. May include existing non-residential uses.
2. **High Density** category: Includes existing higher density residential development in the Town of Grant, specifically within the Kellner area. In-fill residential development at densities similar to that currently found within the category is appropriate. May include non-residential uses that are compatible with neighboring properties provided the residential character of the neighborhood is not disturbed. Non-residential proposals must be considered on a case-by-case basis.

B. Agricultural Land Use Category and Mapping Criteria

Lands recommended predominantly for the continuation of agricultural pursuits, the protection of productive agricultural lands, and the retention of the rural nature of the community. In recognition of the differentiation of soil characteristics throughout the County, changing agricultural economy, and development pressures, three categories of agriculture will be used based on the intensity of the agricultural operations in that area:

1. **Enterprise Agriculture:** The Enterprise Agriculture category is intended to include lands that are eligible for the State's Farmland Preservation Program. These lands can support a full range of intensive agricultural uses, including intensive concentrations of irrigated lands, cranberry marshes, large dairies, and large confined livestock feeding operations. The category's uses and regulations are designed to implement Land Use Plan goals by encouraging livestock and other agricultural uses in areas where conditions are best suited to these agricultural pursuits, and discouraging residential development to avoid potential land use conflict.
2. **Intermediate Agriculture:** The Intermediate Agriculture category is intended to preserve and enhance land for agricultural uses. The category's uses and regulations are designed to encourage agricultural uses in areas where soil and other conditions are best suited to these agricultural pursuits, and control residential development to avoid potential conflict with agriculture uses. The category may also serve as a buffer for more intensive agricultural and/or residential uses in adjacent categories. The intensity of agricultural uses supported in this category is less than that of the Enterprise Agriculture category but more than the Limited Agriculture/Mixed Use category.
3. **Limited Agriculture/Mixed Use:** The Limited Agriculture category is intended to provide for the continuation of low intensity agricultural uses, restrict new and expanding livestock operations, provide for careful siting of single family residences, and support other uses that maintain the rural characteristics of the area. It may serve as a buffer for more intensive agricultural and/or residential uses in adjacent categories, and prevent premature conversion of rural lands to urban and other non-agricultural uses. The category's use and development regulations are designed to implement the Town's goals by limiting urban and suburban development in areas that are suited to agricultural uses.



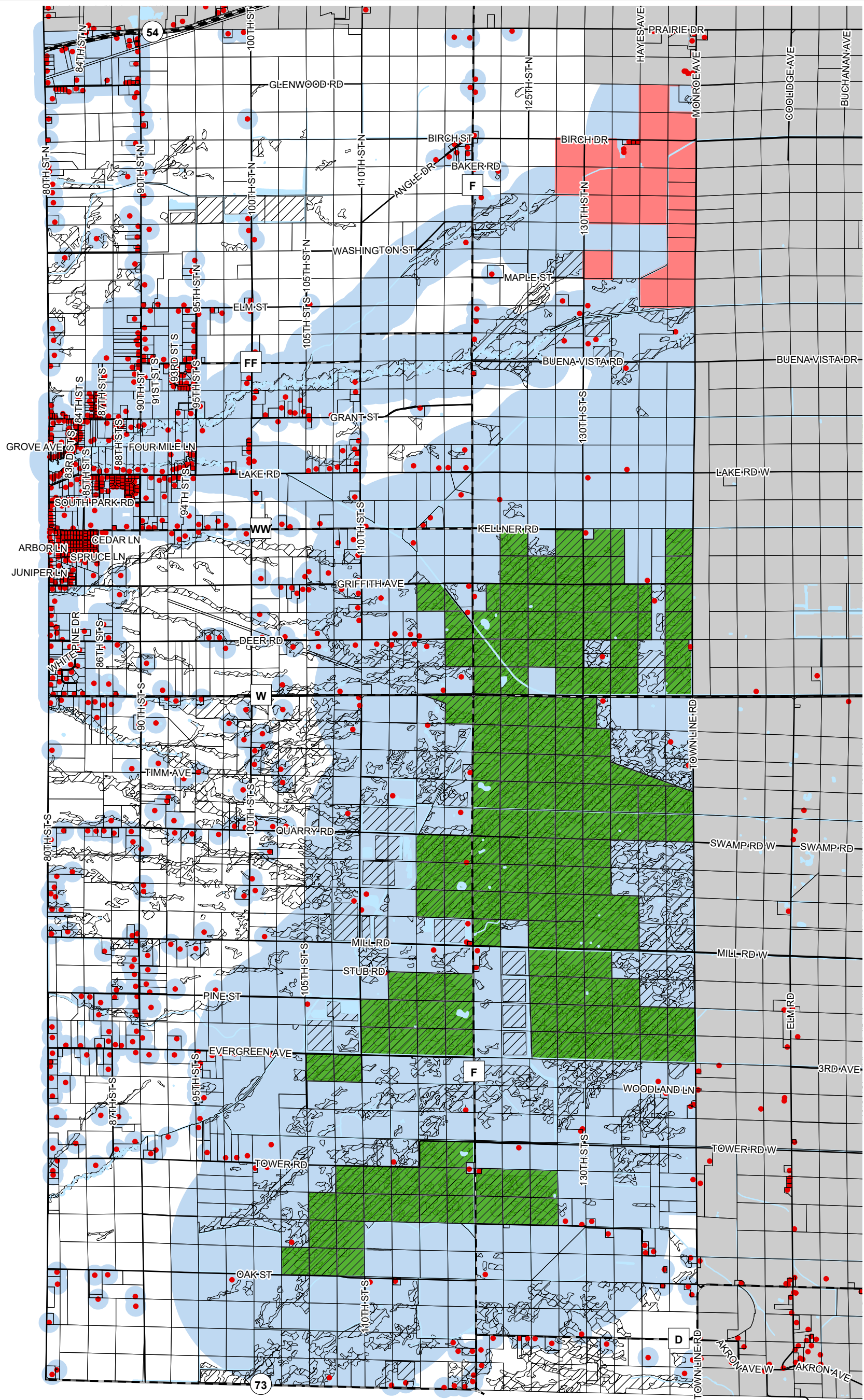
Map 8.2
Future Land Use

- Low Density Residential
- High Density Residential
- Enterprise Agriculture (L1)
- Intermediate Agriculture (L2)
- Limited Agriculture/Mixed Use (L3)
- Natural Areas - Limited Development (NAL)
- Commercial
- Institutional
- Right-of-Way
- Railroad

Source: Portage County Planning & Zoning (2018)
 Town Board Adopted: November 27, 2018
 Town Board Amended: September 11, 2019
 Map Printed: November 15, 2019

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Map 8.2A
Future Land Use
Recommendations For
Solar Projects
100MW or Greater

- Residence/Structure Locations
- Existing Solar Project Boundary
- ▨ Protected Conservation Land
- Areas of Special Concern
- Residence/Structure 500 Ft Buffer
- Areas Suitable For Solar Energy Projects
- ▨ Areas Not Suitable For Solar Energy Projects

Source: Portage County Planning & Zoning (2023)

Town Board Adopted: November 27, 2018
Town Board Amended: September 13, 2023
Map Printed: November 20, 2023

Town of Grant Comprehensive Plan

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TOWN OF GRANT
UTILITY SCALE SOLAR OVERLAY
ADDENDUM TO THE FUTURE LAND USE MAP
(Overlay Map Rationale)

The Town of Grant recognizes the potential impacts to our community of large-scale Solar Energy projects (100 MW or greater) can be both positive and negative. Since the landscape of our Town is attractive for development, the Town recognizes the need to encourage the siting of solar projects to specific areas that best fit the needs and desires of both the citizens and the agricultural community while minimizing negative impacts on existing land use trends and public interests.

The Town of Grant Comprehensive Plan was first developed in 2005 and went through an extensive revision which was adopted by the Town of Grant and Portage County Boards, respectively, in 2018. During development of the Plan, a review was done of how the land is currently being used and then an attempt was made to assess current and future trends of that use. These trend factors were then applied to anticipate future land use. Nowhere in this process was it contemplated that large scale solar operations would be displacing our highly productive agricultural industry.

In April 2023, the idea of developing a Solar Overlay to our Future Land Use Map was introduced during a Plan Commission meeting. This overlay is not intended to prevent solar displacement of the productive agricultural land, but rather to direct future projects to the areas that best fit the overall future land use visions as well as to offer a potential layer of protection to residents affected by such projects adjacent to their property. The Town understands they do not have direct regulatory/review authority over large scale solar systems, yet it intends to provide recommendations, concerns, and comments to the Public Service Commission (PSC). Each proposed solar project, pursuant to Wis Stat 196.491(3)(d)6, will be evaluated to determine if it is consistent with and does not interfere with our orderly land use development plans.

A draft overlay map was developed and shared with the Town of Grant Plan Commission on May 17, 2023. On June 21, 2023, the Plan Commission Chair requested obtaining citizen input regarding the desire for an overlay map before a resolution was developed by the Plan Commission. A Special Meeting – Solar Overlay Addendum to Comprehensive Plan took place. A new draft map was available at that time. Twenty electors voted in favor of amending the Comprehensive Plan revision with no opposition. Based on citizen input, the map was discussed by the Town of Grant Plan Commission and is now being presented to the Town Board for their consideration and adoption. It is important to understand the process that the Commission used in developing the overlay. Areas cross-hatched on the map have been identified as not suitable for solar development from a land use perspective. Areas suitable are shown in white and pink. Areas of special concern are shown in blue. Outlined below are the criteria used in developing both areas:

1. The Plan Commission recognizes that the Portage Solar LLC solar energy project has completed the permitting process with the Wisconsin Public Service Commission and will be constructed and fully operational in the near future. The lands that have been leased and identified by this

filing are included in the suitable solar areas and identified with the pink coloring. A second large-scale solar energy project is early in the permitting process.

2. The current Future Land Use Map identifies Enterprise Agriculture as L-1. This classification prevents the splitting of large parcels into sizes less than 35 acres to preserve high intensity agricultural production utilizing our irrigated Central Sands croplands. This land is also attractive to large scale solar footprints. Within this area, there are reasons to consider excluding portions of parcels that are identified as wetlands on the DNR wetland inventory. Therefore, the areas in the Town classified as L-1 were scrutinized by the Commission members and portions of the L-1 parcels that are wetlands were identified and included in the cross-hatched scheme as not compatible with solar use.
3. Environmentally sensitive areas occurring throughout the Town are not compatible with solar use and are shown as cross-hatched on the map. They include:
 - a. Wetlands – DNR classified wetlands as identified in the Portage County GIS system.
 - b. Buena Vista Wildlife Area – DNR managed grasslands including parcels owned by:
 - i. State of WI - Department of Natural Resources.
 - ii. Dane County Conservation League.
 - iii. Wisconsin Society of Ornithology.
 - c. Areas identified in our Future Land Use Map as “Natural Areas – Limited Development.” In general, these areas map directly to land zoned Conservancy.
 - d. Any other land that is zoned Conservancy (i.e., floodplains).

The Town recognizes that there are areas of Special Concern for lands adjacent to sections a -d that likely merit additional mitigation and/or protection efforts, as identified in blue on the map. These areas of special concern also include trout and feeder streams and the associated wildlife corridors.

4. Protection of property owners that have residences and/or structures is an important issue that the Plan Commission wanted to address. Residences or other structures are shown with red dots on the overlay map.

There are two classifications of property owners within the area identified as suitable for solar development:

- a. Those who choose to participate by leasing land to the solar project.
- b. Those who are not participating in the solar project.

The Plan Commission felt an obligation to create a level of protection for the non-participating landowners/residents by limiting the closeness of the solar farm to any parcel containing a structure. To achieve that, a natural vegetative buffer of up to 500-feet in depth as identified in blue on the map is an additional area of special concern. These areas are encouraged to be protected or developed and maintained by the solar company from the property line on each side of those abutting parcels. This buffer requirement may be modified or waived in its entirety at the sole discretion of the non-participating landowner. The establishment of this buffer area is intended to visually screen residences from solar energy projects, to mitigate any aesthetic issues as well as

concerns regarding loss in property values when a non-participating landowner is adjacent to a solar energy project on any or all sides of their property.

The Plan Commission recognizes that all property owners have certain rights in determining the use of the land under their ownership. Fracturing of contiguous parcels under common ownership was avoided as much as possible throughout the Town to allow the landowner to have full decision-making capabilities about his/her acreage. However, the landowner's neighbors also have a right to be protected from non-compatible uses of adjacent lands. The area(s) in the Town identified as compatible with solar development provides adequate areas for any future solar expansions within our town and is consistent with the current Land Use Element which was adopted in 2018.

C. Natural Areas Land Use Category and Mapping Criteria

Includes lands recommended to remain in their natural state or for non-intensive uses such as recreation, wildlife habitat, or forest management. This category is applied to lands that are environmentally important or sensitive, including: shorelands, wetlands, floodplains, steep slopes, substantial wildlife habitat and public resource areas. Limited residential development could occur in specified areas that does not negatively impact the ecological or aesthetic value of lands designated for preservation in their natural state. Criteria for identification may include the following:

- Lands within 100 feet of navigable waters or to the landward side of adjoining wetlands, if greater than 100 feet, wetlands within 300 feet of navigable waters; excludes preexisting structures or cropland that would be nonconforming uses under Conservancy Zoning.
 - Other wetlands (not adjoining navigable waters).
 - Federal Emergency Management Agency (FEMA) 100-year floodplains.
 - Publicly owned lands used for recreation or wildlife/resource management.
 - Privately owned lands enrolled in permanent conservation easements for grassland and wetland protection, restoration and enhancement, and to improve wildlife habitat.
 - Large tracts of unbroken native landscapes such as natural forests, grasslands, and wetlands.
 - Other natural features of the landscape deemed important by the local community
1. **Natural Area – Limited Development** category: Identifies lands that are environmentally important to the community; however seasonal residential development could occur without negatively impacting the ecological value of the area. Lands identified within this category include public lands for the preservation of wildlife and environmentally sensitive areas, and private lands enrolled in conservation easements in perpetuity.

D. Commercial and Industrial Land Use Category and Mapping Criteria

Includes areas of existing, developed commercial or industrial land uses. For most rural communities, it is difficult to determine an appropriate location for the growth of commercial activity. Most of the businesses that develop are home or farm based and do not have the option of relocating. Some communities have a clear vision of a commercial or industrial development area while others may not. Proposals for new industrial and commercial development should be considered only on a case-by-case basis, based on the goals, objectives, and policies of the comprehensive plan. Approval for such use may require a change to the land use map.

1. **Commercial** category: Lands recommended for commercial development. This category is applied primarily to existing commercial areas. Future commercial locations should be evaluated based on land use and aesthetic compatibility of such businesses with existing or planned development on adjacent lands on a case-by-case basis. Favorable locations for this type of development would be along County and State roads and railroad right-of-way. It is anticipated that a sizeable percentage of existing and future commercial activity will take place as “home occupations” in residentially designated areas.
2. **Industrial** category: Include uses where the manufacturing of a product from a raw material is the primary purpose of the business. Individual industrial development proposals should be considered on a case-by-case basis. Favorable locations for this type of development would be along County and State roads and railroad right-of-way.

E. Governmental/Institutional Land Category and Mapping Criteria

Lands where public facilities exist or are to be located. Facilities include, but aren't limited to: government services and institutions, educational, religious, cemeteries, medical and health care, military, power plants, solid waste disposal sites, municipal wells and sewage treatment plants.

F. Right-of-Way

This land use category includes all public road surface and right-of-way within the Town, as well as railroad right-of-way.

CHAPTER 9 Implementation Element

66.1001 (2)(i) Wisconsin Statutes:

Implementation Element. A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs containing in par. 66.1001(2)(a) to 66.1001(2)(h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

The Comprehensive Plan is intended to be used as the guide for future development decisions. Its real value, however, will be measured in the results it produces. To accomplish the goals, objectives, and policies of the plan, specific implementation measures must be taken to ensure the Town of Grant's actions meet the intent of its Comprehensive Plan.

Section 9.1 Comprehensive Plan Adoption Procedures

The Wisconsin State Statutes establish the manner in which a Comprehensive Plan must be adopted by a community:

66.1001(4) Procedures for adopting Comprehensive Plans. *A local governmental unit shall comply with all of the following before its Comprehensive Plan may take effect:*

(a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a Comprehensive Plan and shall provide an opportunity for written comments on the Plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.

(b) The Plan Commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a Comprehensive Plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the Plan Commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted Comprehensive Plan, or of an amendment to such a Plan, shall be sent to all of the following:

- 1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.*
- 2. The Clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended as described in [par. \(b\) \(intro.\)](#).*
- 3. The Department of Administration.*
- 4. The Regional Planning Commission in which the local governmental unit is located.*
- 5. The public library that serves the area in which the local governmental unit is located.*

(c) No Comprehensive Plan that is recommended for adoption or amendment under [par. \(b\)](#) may take effect until the political subdivision enacts an ordinance or the Regional Planning Commission adopts a resolution that adopts the plan or amendment. The political subdivision may not enact an ordinance or the Regional Planning Commission may not adopt a resolution under this paragraph unless the Comprehensive Plan contains all of the elements specified in [sub. \(2\)](#). An ordinance may be enacted or a resolution may be adopted under this paragraph only by a majority vote of the members-elect, as defined in [s. 59.001 \(2m\)](#), of the governing body. One copy of a comprehensive plan enacted or adopted under this paragraph shall be sent to all of the entities specified under [par. \(b\)](#).

(d) No political subdivision may enact an ordinance or no regional planning commission may adopt a resolution under [par. \(c\)](#) unless the political subdivision or Regional Planning Commission holds at least one public hearing at which the proposed ordinance is discussed. That hearing must be preceded by a class 1 notice under [ch. 985](#) that is published at least 30 days before the hearing is held. The political subdivision or Regional Planning Commission may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:

1. The date, time and place of the hearing.
2. A summary, which may include a map, of the proposed Comprehensive Plan or amendment to such a Plan.
3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
4. Information relating to where and when the proposed Comprehensive Plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

(e) At least 30 days before the hearing described in [par. \(d\)](#) is held, a local governmental unit shall provide written notice to all of the following:

1. An operator who has obtained, or made application for, a permit that is described under [s.295.12\(3\)\(d\)](#).
2. A person who has registered a marketable nonmetallic mineral deposit under [s.295.20](#).
3. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing described in [par.\(d\)](#).

(f) A political subdivision shall maintain a list of persons who submit a written or electronic request to receive notice of any proposed ordinance, described under [par.\(c\)](#), that affects the allowable use of the property owned by the person. Annually, the political subdivision shall inform residents of the political subdivision that they may add their names to the list. The political subdivision may satisfy this requirement to provide such information by any of the following means: publishing a 1st class notice under [ch. 985](#); publishing on the political subdivision's Internet site; 1st class mail; or including the information in a mailing that is sent to all property owners. At least 30 days before the hearing described in [par. \(d\)](#) is held a political subdivision shall provide written notice, including a copy or summary of the proposed ordinance, to all such persons whose property, the allowable use of which, may be affected by the proposed ordinance. The notice shall be by mail or in any reasonable form that is agreed to by the person and the political subdivision, including electronic mail, voice mail, or text message. The political subdivision may charge each person on the list who receives a notice by 1st class mail a fee that does not exceed the approximate cost of providing the notice to the person.

As previously stated in this plan, the process to update the 2005 Comprehensive Plan began in January 2016 (see the Issues and Opportunities chapter of this document). The Grant Plan Commission met monthly to conduct a chapter by chapter review of their Comprehensive Plan. Each of these meetings was open to the public and officially noticed, being posted in two public places, in local newspapers, and on the Town of Grant website (<http://www.townofgrantportageco.com/>). The Plan Commission passed a resolution adopting the Comprehensive Plan and recommending it to the Town Board for consideration on September 25, 2018, with copies of this recommended draft made available for inspection at the Grant Town Hall, Portage County Planning and Zoning office, as well as being posted for viewing on the Portage County Comprehensive Planning website (www.co.portage.wi.us) and on the Town of Grant website (<http://www.townofgrantportageco.com/>). A public hearing was held before the Town Board and Plan Commission on November 27, 2018 and the Town of Grant 2018 Comprehensive Plan was officially adopted by ordinance at the November 27, 2018 Town Board meeting.

Section 9.2 Comprehensive Plan Implementation

Wisconsin State Statute 66.1001(3) establishes the ordinances that must be consistent with the comprehensive plan to include:

(3) Ordinances that must be consistent with Comprehensive Plans. Beginning on January 1, 2010, if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's Comprehensive Plan:

(g) Official ordinances enacted or amended under [s. 62.23 \(6\)](#);

(h) Local subdivision ordinances enacted or amended under [s. 236.45](#) or [236.46](#);

(j) County zoning ordinances enacted or amended under [s. 59.69](#);

(k) City or Village zoning ordinances enacted or amended under [s. 62.23 \(7\)](#);

(l) Town zoning ordinances enacted or amended under [s. 60.61](#) or [60.62](#);

(q) Shorelands or wetlands in shoreland zoning ordinances under [s 59.692](#), [61.351](#), [61.353](#), [62.231](#), or [62.233](#).

The Town of Grant does not operate under Portage County Zoning jurisdiction. It enacted its own Town Zoning Ordinance in 1966 and administers the Zoning Ordinance for itself. The Town is subject to Portage County's Shoreland and Floodplain Zoning, Subdivision, Private Sewage System, Well Abandonment, Sexually Oriented Businesses, and Nonmetallic Mining Reclamation Ordinances.

Periodically, the Town shall undertake a review of these regulatory tools for compatibility and consistency with the various goals, objectives and policies of the adopted Comprehensive Plan, and identify any sections of the documents that may need updating.

To ensure that this Plan will accomplish its intended goals, more steps will need to be taken beyond simply adopting this document. In general, the plans effectiveness depends upon the commitment of Town and County officials, as well as local residents, to follow through with the policies, recommendations and action plan contained herein.

Action Plan:

Specific actions needed to preserve the Town's rural atmosphere, guide growth and otherwise successfully implement this Plan include:

1. Review and update the Town of Grant zoning map following Comprehensive Plan adoption.
2. Amend the Rezoning and/or Conditional Use Permit Application form to include requests to amend Comprehensive Plan text and/or maps.
3. The Plan Commission and/or Town Board will periodically review, update, and create if necessary, goals, objectives and policies for the Comprehensive Plan.

Section 9.3 Relationship to Zoning

While this Plan is intended to serve as a guide in updating the Town zoning map, it does not have the authority of a zoning ordinance. However, the State's Comprehensive Planning law requires that *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.* One of those actions is zoning, therefore, the Town's zoning map will have to be consistent with the recommendations found in this Comprehensive Plan.

The Town will rely on the Town of Grant Zoning Ordinance as the primary tool for implementing their Comprehensive Plan. Both the Comprehensive Plan and the Zoning Ordinance use districts to separate incompatible uses and specify appropriate development densities. Each land use district identified by this Plan describes the community's expectations of what future development should consist of within specific areas. To implement those expectations, the Town must assign zoning districts that match the intent of their land use categories. Table 9.1 is provided to show appropriate zoning / land use district relationships.

Table 9.1: Town of Grant Zoning / Land Use Plan Compatibility Table

<div>Future Land Use Map Categories</div> <div>Town of Grant Zoning Districts</div>	Enterprise Agriculture	Intermediate Agriculture	Limited Agriculture / Mixed Use	Natural Area – Limited	Residential – Low Density	Residential – High Density	Commercial	Industrial	Governmental / Institutional
R1 – Low Density Residential			X		X	X			X
R2 – High Density Residential					X	X			X
A1 – Exclusive Agricultural	X	X							X
A2 – Agricultural Transition	X	X	X						X
A3 – General Agriculture		X	X		X				X
Commercial							X	X	X
Industrial								X	X
Conservancy				X					

The Future Land Use category definitions should be used to give the Town Board further guidance and discretion when reviewing relationships which are not found on the above zoning/land use plan compatibility table.

Section 9.4 Integration, Amendment, and Update of Comprehensive Plan Elements

A. Integration

The goals, objectives, and policies contained within the preceding eight elements (chapters) of this Comprehensive Plan, along with the accompanying inventory and analysis, have been thoroughly reviewed and approved by the Grant Plan Commission and Town Board. Throughout the drafting and review process, great care was taken to include all issues and concerns from Board and Commission members, as well as from the community at large. Special attention was then given to making sure that the policies required to address the individual issues or concerns did not conflict, either with each other within the chapter, or between the different chapters. The future revision of any Comprehensive Plan goal, objective, or policy shall receive the same level of deliberation and analysis as the original Plan; special attention shall be given so that the new adopted language does not create conflicts within or between chapters.

B. Plan Amendment and Update

As cited at the beginning of this chapter, State Statute section 66.1001(2)(i), states that the Comprehensive Plan shall be updated no less than once every 10 years. To comply with this requirement, the Town of Grant will need to undertake a complete update of this nine-chapter document and appendices by the year 2028. The Town may commence the update at any time prior to 2028 as Town conditions or needs change.

Smaller-scale amendments to portions of the Comprehensive Plan may also be considered by the Town Board at any time. The public shall be notified of any proposed changes and allowed the opportunity to review and comment. The Town should consider resident's opinion in evaluating a proposed change. The procedure for amendment and update will be the same as original Plan adoption outlined in Section 9.1 above.

1. Amendment Initiation

The following may submit an application for a Comprehensive Plan amendment:

- Grant Town Board
- Grant Plan Commission
- Any Town resident **
- Any person having title to land within the Town
- Any person having a contractual interest in land to be affected by a proposed amendment
- Any agent for the above

***Any Grant resident may request for the Town Plan Commission to review future land use for a parcel of land (not owned by the resident making the request); and determine if it is in the Town's best interest to move forward with the request or deny it.*

The applicant that proposes an amendment to the Future Land Use Map shall have the burden of proof to show that the proposed amendment is in the public interest and internally consistent with the remainder of the Plan.

2. Application and Review Procedure

The amendment process described in Section 9.1 shall also include the following steps:

- a. Submittal of Application. The applicant shall submit a complete application to the Town Clerk, along with any applicable application fees. A copy of the application shall be forwarded by the Clerk to each member of the Plan Commission.
- b. Application Review. The Plan Commission shall review the application at one of its regular or special meetings for compliance with the Comprehensive Plan. Upon conclusion of their review, Plan Commission shall make a written recommendation to the Town Board for either approval or denial. This recommendation shall include finding of fact to justify the recommendation.
- c. Public Hearing. The Town Board shall hold a public hearing on the request, per State Statute requirements. After reviewing the application, Plan Commission recommendation, and comments from the public hearing, the Town Board shall make a decision to deny the proposed amendment; approve the proposed amendment; or approve the amendment with revision(s) that it deems appropriate. Such revisions to the proposed amendment shall be limited in scope to those matters considered in the public hearing.

3. Application Requirements

- a. An application submitted by a resident/landowner/agent to amend the Future Land Use Map shall include the following:
 - A scaled drawing of the subject property.
 - A legal description of each of the parcels in the subject property.
 - A map of existing land uses occurring on and around the subject property
 - A written description of the proposed change
 - A written statement outlining the reason(s) for the amendment
 - Other supporting information the Town or applicant deems appropriate.
- b. Other Amendments. For all other types of amendments, the application shall include the following:
 - A written description of the proposed change
 - A written statement outlining the reason(s) for the amendment
 - Other supporting information the Town or applicant deems appropriate.

4. Special Considerations for Plan Amendments

- a. Internal Consistency. Amendments shall be made so as to preserve the internal consistency of the entire Comprehensive Plan.
- b. Granting special privileges or placing limitations is not permitted. No amendment to change the Future Land Use Map shall contain special privileges or rights or any conditions, limitations, or requirements not applicable to all other lands in the district.
- c. The amendment shall not create an adverse impact on adjacent land/land uses.
- d. The amendment shall not create an adverse impact on public facilities and services.

Section 9.5 Monitoring/Formal Review of the Plan

To assure that this Comprehensive Plan will continue to provide useful guidance regarding development within the Town, the Grant Plan Commission must periodically review and amend the Plan to ensure that it remains relevant and reflects current Town values and priorities.

In order to achieve this, the Town Plan Commission Chair may periodically place the performance of the Comprehensive Plan on the agenda of a regular or special Plan Commission meeting for discussion and recommendation to the Town Board. Discussion may include a review of the number and type of amendments approved throughout the previous year(s), as well as those that were denied. This information serves to gauge the adequacy of existing policies; multiple changes indicate policy areas in need of re-assessment. Other topics would include changes to either the development market or residents' attitudes and values toward different aspects of Town life. As a result of this discussion, the Plan Commission would recommend either no change to the Plan, or one or more specific changes that should be addressed. At this point the process detailed in Sections 9.1 and 9.4 above would commence.

Appendix A

Portage County Comprehensive Plan:
Public Participation Plan

and

Town Board Resolution to
Adopt Public Participation Plan

Town of Grant
Comprehensive Plan
2018



PORTAGE COUNTY COMPREHENSIVE PLANNING COMMITTEE

1462 STRONGS AVENUE,
STEVENS POINT, WI

PHONE: 715
54481

-346 -1334 FAX: 715 -346 -1677

Portage County Comprehensive Plan: Public Participation Plan

Adopted by:

Portage County Comprehensive Planning Joint Steering Committee

July 25, 2001

Portage County Comprehensive Plan: Public Participation Plan

Introduction

The concept of citizens participating in government decision-making is fundamental to our system of governance. While it is true that our government officials are elected to represent citizens, it is also true that elected officials need to inform, be informed by, and interact with the public on an ongoing basis if their representation is to be meaningful. Regular and continuing involvement in government decision-making is the very basis for the idea of citizenship. Citizen participation is likely to produce better decisions by utilizing the knowledge of the populace and by allocating part of the responsibility for formulating and implementing decisions to the citizens. Without citizen participation, governments become less “governments for the people and by the people,” and more “service providers” for “taxpayers.”

The Portage County Comprehensive Planning process is committed to providing broad-based and continuous opportunities for public participation throughout the planning process. The process is designed to be responsive to citizen participants, is committed to utilizing the knowledge and understanding of citizens to address important issues, and offers multiple opportunities for engagement – at varying levels of involvement. The purpose of this Public Participation Plan is to define how the public will be involved throughout the entire comprehensive planning effort.

Wisconsin’s new Smart Growth and Comprehensive Planning law requires public participation throughout the comprehensive planning process.

Wisconsin Statutes, Section 66.1001(4)(a)...

“The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”

In order to be responsive to the new law, Portage County’s public participation process will: require planning committees to adopt the written public participation guidelines contained within this document to provide for meaningful input into the process; utilize a variety of public forums to garner input on a broad range of planning issues; provide for wide distribution of plan-related proposals and reports (through mail, world wide web, community exhibits and displays, etc.) to foster public dialogue and interaction; and develop formal mechanisms for the public to ask questions of the planning committees and for the planning committees to respond to those questions.

In addition, the public participation process will utilize a variety of methods to involve citizens at differing levels – from passive to active.

- **Public awareness** will be increased through the use of direct mail, news releases and mass media; displays and exhibits will be used as well to build awareness of the comprehensive planning process and opportunities to participate.
- **Public education** will provide citizens with balanced and objective information to assist them in understanding issues and alternatives for addressing them. Public meetings will be held as one approach to providing education.
- **Public input** is an important part of participatory efforts. Public feedback through surveys, focus groups, open houses, and public meetings will be critical in assessing needs and providing input on alternatives developed to address them.
- **Public interaction** provides a higher level of participation. Through community visioning processes, public concerns and issues are directly reflected in the alternatives developed to address them, and feedback is given on how the input affected decision-making.
- **Public Partnership** is the highest level of participation. Decision making authority is placed in the hands of the urban and rural planning committees, with the promise to work to implement their decisions.

Public Participation in the Comprehensive Planning Approach

Portage County proposes to use an eight-step approach to the comprehensive planning process. What follows is a discussion of public participation at each step in the comprehensive planning approach (a graphic illustration of the comprehensive planning and citizen participation approaches is attached to this document).

Step 1: Committee Formation and Initial Meetings

In this step, urban and rural planning committees are formed. This represents the beginning of **Public Partnership** as described above. **Public education** also begins in Step 1. Educational efforts will focus attention on the comprehensive planning process, with the objective of improving public awareness surrounding the project. Newsletters, news media, a comprehensive planning website, and public meetings will be used to make the public more aware of the planning effort.

Step 2: Plan for Planning

Building **Public awareness** and **public education** will be the major objectives of participatory efforts in this step. Awareness will continue to be built through the use of media outlets, such as local newspapers, radio stations, and television. Presentations will be made to community and local government groups. Information will be made available through the comprehensive planning website and through written fact sheets and newsletters that will be made available to the public at county and local government offices, local libraries, and the comprehensive planning website.

Public education efforts will focus attention on the planning process and opportunities for public involvement. Awareness efforts described above will also provide some education.

Public input will be solicited through an interactive question and answer function on the website, as well as through more traditional means of communicating (phone, mail, etc.). Planning committees and staff will develop a system to respond to the questions submitted by the public.

Public partnership efforts continue with the convening of the urban and rural planning committees. This group of individuals will meet together to develop and adopt a public participation plan.

Step 3: Background Information and Inventory: Trends Assessment

Step 3 provides for the collection and analysis of data related to growth and change in the community, and looks at projections into the future.

Public awareness related to the inventory and assessment is critical to the understanding of community issues. In that regard, the public will be kept informed through a variety of media, as well as printed materials developed by the planning team. Presentations will be made at community and local government meetings. Materials developed will be made available to the public at county and local government offices, local libraries, and the comprehensive planning website.

Public education will take the form of public meetings related to the discussion of information developed throughout this step. Fact sheets will be developed for distribution to the public at county and local government offices, local libraries, and the comprehensive planning website.

Public input will be accepted in a number of ways. Opportunities for interactive questions and answers will be made available through the comprehensive planning website, as well as through traditional means of communication (phone, mail, etc.). Public comment will be solicited regarding the inventory, assessment, and trends information, which will be compiled in a Background Analysis Report. The Background Analysis Report will be made available for public review and comment at county and local government offices, local libraries, and the comprehensive planning website.

Public partnership is advanced as the urban and rural committees continue to meet and adopt the Background Analysis Report.

Step 4: Issue Identification and Visioning

Step 4 is the most public participation intensive in the comprehensive planning approach. It is at this point in the process that citizens identify key community issues and develop a vision of what their community should look like in 20 years.

As in the first three steps, **public awareness** efforts will focus on the utilization of the media, community meetings, printed materials, and the comprehensive planning website to inform people of opportunities to participate in this step. Materials developed will be made available to the public at county and local government offices, local libraries, and the comprehensive planning website.

Public education will continue through the use of public meetings and fact sheets developed for this step in the process.

Public input will be gathered in a number of ways. Opportunities for interactive questions and answers will be made available through the comprehensive planning website, as well as through traditional means of communication (phone, mail, etc.). Opinion surveys will be conducted to identify community issues. These surveys will include a mail survey to all residents, as well as property owners, in the county, and a photographic survey to assess visual preferences for different types of land uses and development (likely to be completed by urban and rural committee members). Invited experts will address the planning committees regarding a number of critical community issues. Focus groups will be convened to further detail issues identified through the opinion surveys and by invited experts. Citizens will also be asked to provide input on draft vision statements that are developed following interactive events described below. A summary Issue Identification Report will be made available for public review and comment at county and local government offices, local libraries, and the comprehensive planning website.

Public interaction will take place through community visioning sessions that take place throughout the county. Participants will be asked to describe their hopes and concerns about the future of their community, and more broadly, Portage County. Community mapping exercises will be used to develop graphic visions to be used along with narrative comments collected. The Draft and Final Vision Statement documents will be made available for public review and comment at county and local government offices, local libraries, and the comprehensive planning website.

Public Partnership efforts continue as the urban and rural committees meet jointly through this step. The large group will adopt an Issues Identification Report and will draft and adopt a vision statement for the county as a whole. The two committees will then continue their work separately, and will adopt vision statements and establish development goals and policies for the urban and rural areas, using the county vision as a guide.

Step 5: Strategy Formulation and Draft Comprehensive Plans

In this step, alternative strategies are developed to address the issues identified in Step 4 and to move toward the vision established in that step as well.

Public awareness efforts will continue using media, printed materials, community presentations, and the comprehensive planning website. Materials developed will be made available to the public at county and local government offices, local libraries, and the comprehensive planning website.

A series of **public educational** sessions will be held to provide information and education surrounding strategy formulation.

In an effort to gather **public input**, countywide public sessions will be held to respond to alternative strategies that are developed. Opportunities for interactive questions and answers will be made available through the comprehensive planning website, as well as through traditional means of communication (phone, mail, etc.). Open houses will be utilized to gather information related to graphic and narrative strategies developed. This input will be utilized by the planning committees to assess preferred strategies to pursue in the development of the comprehensive planning documents.

Public partnership efforts are advanced as the planning committees work to develop alternative strategies with the assistance of planning staff. The planning committees will review public input regarding potential strategies and will select and adopt preferred strategies. The committees will draft comprehensive plans with staff assistance. The Draft Comprehensive Plans will be available for public review and comment at county and local government offices, local libraries, and the comprehensive planning website.

Step 6: Plan Review and Adoption

In this step, the planning committees, local units of government and citizens review the comprehensive plans.

Public awareness surrounding the review and adoption step will utilize a variety of media, printed materials, community presentations, and the comprehensive planning website.

Public education sessions will be held to improve understanding of the plan review and adoption step, as well as specifics of the plans.

Public input will be solicited regarding the comprehensive plans through open houses and other public events. Opportunities for interactive questions and answers will be made available through the comprehensive planning website as well as through traditional means of communication (phone, mail, etc.). Materials will be available for review and comment at county and local government offices, and at local libraries.

Public partnership efforts will be focused on the planning committees taking final action to approve the comprehensive plans and presenting the final comprehensive plan documents to local units of government and the County Board of Supervisors for their approval.

Step 7: Plan Implementation

The first stage of the comprehensive planning process is complete following the adoption of comprehensive plans in step 6. Grant funding for this project is provided through adoption of the comprehensive plan. Step 7 initiates implementation of the plan. This step focuses attention on updating all land related ordinances in the county to be consistent with the new comprehensive plans. As in preceding steps, public involvement in this process is critical, but will be more formally designed as comprehensive plans are adopted.

Step 8: Plan Monitoring, Reassessment and Amendment Procedures

As the plan is implemented, it is imperative to monitor and reassess the effectiveness of strategies that have been put into place. Effective strategies need to be maintained, while ineffective strategies need to be modified or terminated. An amendment process will be developed to address issues that develop with the plan, or changes that take place in the community that necessitate change in the documents. Public involvement in this process will be needed. A more formal process will be designed as comprehensive plans are adopted.

Portage County Comprehensive Plan

PUBLIC PARTICIPATION APPROACH

INCREASING LEVEL OF PUBLIC INVOLVEMENT

<i>Public Awareness</i>	<i>Public Education</i>	<i>Public Input</i>	<i>Public Interaction</i>	<i>Public Partnership</i>
Objective: To make the public aware of the comprehensive planning process.	Objective: To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, and/or solution.	Objective: To obtain public feedback on issues, alternatives and/or decisions.	Objective: To work directly with the public throughout the process to ensure that public issues and concerns are consistently understood and considered	Objective: To place decision-making responsibilities in the hands of the public
Promise to the Public: We will keep you informed.	Promise to the Public: We will try to help you understand.	Promise to the Public: We will keep you informed, listen to and acknowledge concerns, and provide feedback on how public input influenced decisions.	Promise to the Public: We will work with you to ensure that your concerns and issues are directly reflected in the alternatives developed and provide feedback on how public input influenced decisions.	Promise to the Public: We will work to implement what you decide.
Example Methods <ul style="list-style-type: none"> • Direct mail • News releases and mass media • Displays and exhibits 	Example Methods <ul style="list-style-type: none"> • Public education meetings • Websites 	Example Methods <ul style="list-style-type: none"> • Open houses • Public hearings • Visual preference surveys • Opinion surveys • Focus Groups 	Example Methods <ul style="list-style-type: none"> • Visioning 	Example Methods <ul style="list-style-type: none"> • Citizen planning committees

Adapted from the International Association for Public Participation

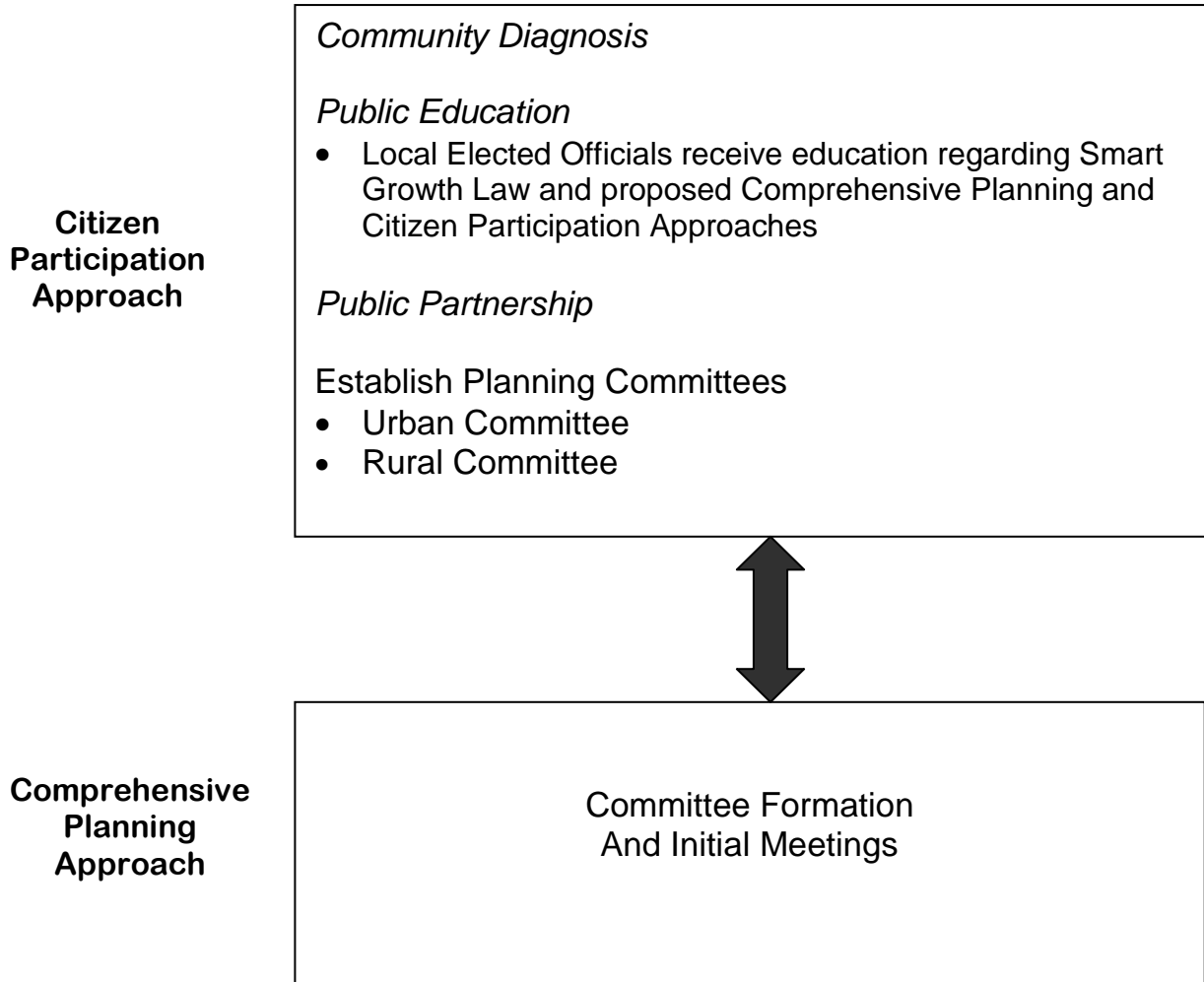


Developed by: Citizen Participation Team,
Community, Natural Resource and Economic
Development Program Area.

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University of Wisconsin-Extension.

Portage County Citizen Participation and Comprehensive Planning Approaches

Step 1: Committee Formation and Initial Meetings



Portage County Citizen Participation and Comprehensive Planning Approaches

Step 2: Plan for Planning

Citizen Participation Approach

Public Awareness

- News Releases announcing Comprehensive Planning Effort
- Radio Talk Shows announcing Comprehensive Planning Effort
- Cable Access TV announcing Comprehensive Planning Effort
- Introductory Comprehensive Planning Newsletter
- Presentations at community meetings and to local Government Groups
- Website development to house comprehensive planning resources

Public Education

- Public Educational Sessions related to the Comprehensive Planning Approach and Opportunities for Citizen Participation
- Utilization of Awareness Methods to provide public education as well

Public Input

- Debut interactive Question and Answer and Input function on comprehensive planning website
- Accept questions from the public and provide answers and referrals by the Joint and Individual Planning Committees
- Evaluation of awareness and education activities

Public Partnership

- Convene Planning Committees
- Develop and Adopt Citizen Participation Plan/Guidelines



Comprehensive Planning Approach

Plan for Planning

Portage County Citizen Participation and Comprehensive Planning Approaches

Step 3: Background Information & Inventory: Trends Assessment

Citizen Participation Approach

Public Awareness

- News Releases related to Inventory and Assessment
- Radio Talk Shows related to Inventory and Assessment
- Cable Access TV related to Inventory and Assessment
- Comprehensive Planning Newsletter related to Inventory and Assessment
- Presentations at community meetings and to local Government Groups related to Inventory and Assessment
- Comprehensive Planning Project Website

Public Education

- Public Educational Sessions related to Inventory and Assessment
- Fact Sheets related to Inventory and Assessment
- Utilization of Awareness Methods to provide public education as well

Public Input

- Interactive Question and Answer and Input function on comprehensive planning website
- Accept questions from the public and provide answers and referrals by the Joint and Individual Planning Committees
- Public Review and Comment related to Background Analysis Report
- Evaluation of awareness and Inventory and Assessment

Public Partnership

- Planning Committees Meet
 - Adopt Background Analysis Report



Comprehensive Planning Approach

Background Information and Inventory:
Trends Assessment

Portage County Citizen Participation and Comprehensive Planning Approaches

Step 4: Issue Identification and Visioning

Citizen Participation Approach

Public Awareness

- News Releases related to Issue Identification and Visioning
- Radio Talk Shows related to Issue Identification and Visioning
- Cable Access TV related to Issue Identification and Visioning
- Comprehensive Planning Newsletter related to Issue Identification and Visioning
- Presentations at community meetings and to local Government Groups related to Issue Identification and Visioning
- Comprehensive Planning Project Website

Public Education

- Public Education Sessions related to Issue Identification and Visioning
- Utilization of Awareness Methods to provide public education as well

Public Input

- Hopes and Concerns Workshops throughout the county
- Community Surveys (mail/photographic)
- Focus Groups (tied to planning elements and human services dimension)
- Invited "Experts" provide input to planning committees
- Public Input Sessions to review draft mission statements
- Interactive Question and Answer and Input function on comprehensive planning website
- Accept questions from the public and provide answers and referrals by the Joint and Individual Planning Committees
- Evaluation of issue identification and visioning process

Public Interaction

- Hopes and Concerns Workshops throughout the county
- Community Visioning Sessions
- Community Mapping Exercises

Public Partnership

- Planning Committees Meet
 - Adopt Issue Identification Summary Report
 - Draft Vision Statement (County; Rural & Urban)
 - Adopt Visions Statements with Local Units of Government



Comprehensive Planning Approach

Issue Identification and Visioning

Portage County Citizen Participation and Comprehensive Planning Approaches

Step 5: Strategy Formulation and Draft Comprehensive Plans

Citizen Participation Approach

Public Awareness

- News Releases related to Strategy Formulation
- Radio Talk Shows related to Strategy Formulation
- Cable Access TV related to Strategy Formulation
- Comprehensive Planning Newsletter related to Strategy Formulation
- Presentations at community meetings and to local Government Groups related to Strategy Formulation
- Comprehensive Planning Project Website

Public Education

- Public Education Sessions related to Strategy Formulation
- Utilization of Awareness Methods to provide public education as well

Public Input

- Area-wide public input sessions related to alternative strategies
- Open Houses at various locations throughout the county
- Public review and comment of alternative strategies (narrative and graphic formats)
- Interactive Question and Answer and Input function on comprehensive planning website
- Accept questions from the public and provide answers and referrals by the Joint and Individual Planning Committees
- Evaluation of Planning Approach and Citizen Participation effort

Public Partnership

- Planning Committees Meet
 - Develop Alternative Strategies
 - Review Public Input related to alternative Strategies
 - Select/Adopt Preferred Strategies
 - Draft Comprehensive Plans with Staff



Comprehensive Planning Approach

Strategy Formulation and Draft Comprehensive Plans

Portage County Citizen Participation and Comprehensive Planning Approaches

Step 6: Plan Review and Adoption

Citizen Participation Approach

Public Awareness

- News Releases related to Plan Review and Adoption
- Radio Talk Shows related to Plan Review and Adoption
- Cable Access TV related to Plan Review and Adoption
- Comprehensive Planning Newsletter related to Plan Review and Adoption
- Presentations at community meetings and to local Government Groups related to Plan Review and Adoption
- Comprehensive Planning Project Website

Public Education

- Public Education Sessions related to Plan Review and Adoption

Public Input

- Public review and comment on Comprehensive Plans
- Open Houses at various locations throughout the county
- Interactive Question and Answer and Input function on comprehensive planning website
- Accept questions from the public and provide answers and referrals by the Joint and Individual Planning Committees
- Formal Public Hearings prior to adoption by each local unit of government
- Evaluation of Comprehensive Planning Approach and Citizen Participation Effort

Public Partnership

- Planning Committees Meet
 - Present Final Comprehensive Plan documents to public
 - Action by Planning Committees, Local Units of Government, and County Board to Adopt Comprehensive Plan



Comprehensive Planning Approach

Plan Review and Adoption

Portage County Citizen Participation and Comprehensive Planning Approaches

Step 7: Plan Implementation

Citizen Participation Approach

Public Awareness

- News Releases related to Plan Implementation
- Radio Talk Shows related to Plan Implementation
- Cable Access TV related to Plan Implementation
- Comprehensive Planning Newsletter related to Plan Implementation
- Presentations at community meetings and to local Government Groups related to Plan Implementation
- Comprehensive Planning Project Website

Public Education

- Public Education Sessions related to Plan Implementation and opportunities for participation

Public Input

- Interactive Question and Answer and Input function on comprehensive planning website
- Accept questions from the public and provide answers and referrals by the Joint and Individual Planning Committees

Public Partnership

- Planning Committees Meet
 - Assess membership
 - Begin revision/updating of all land related ordinances to make consistent with the Comprehensive Plan
 - Develop linkages between Comprehensive Plan and Implementation
 - Develop action steps, timelines, roles, and responsibilities for implementation



Comprehensive Planning Approach

Plan Implementation

Portage County Citizen Participation and Comprehensive Planning Approaches

Step 8: Plan Monitoring, Reassessment and Amendment Procedures

Citizen Participation Approach

Public Awareness

- News Releases related to Plan Monitoring, Assessment and Amendment Procedures
- Radio Talk Shows related to Plan Monitoring, Assessment and Amendment Procedures
- Cable Access TV related to Plan Monitoring, Assessment and Amendment Procedures
- Comprehensive Planning Newsletter related to Plan Monitoring, Assessment and Amendment Procedures
- Presentations at community meetings and to local Government Groups related to Plan Monitoring, Assessment and Amendment Procedures
- Comprehensive Planning Project Website

Public Education

- Public Education Sessions related to Plan Monitoring, Assessment and Amendment Procedures

Public Input

- Interactive Question and Answer and Input function on comprehensive planning website
- Accept questions from the public and provide answers and referrals by the Joint and Individual Planning Committees

Public Partnership

- Planning Committees Meet
 - Develop plan evaluation process
 - Develop plan review and amendment process
 - Definition of plan update target (i.e. 5 years, 10 years, etc.)



Comprehensive Planning Approach

Plan Monitoring, Assessment and Amendment Procedures

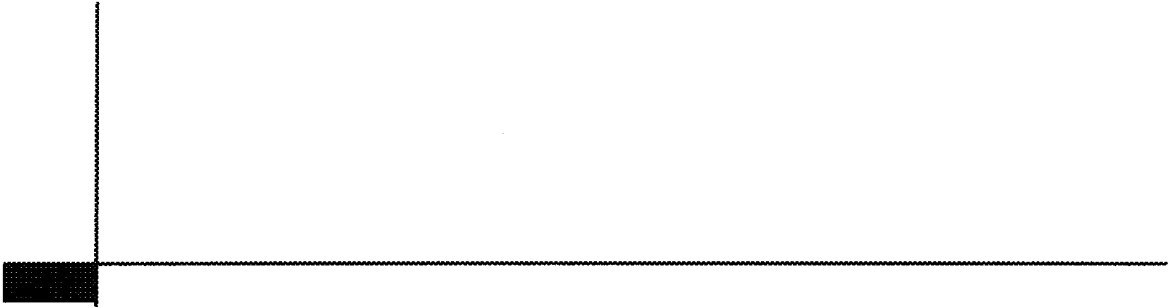
*Prepared By: Mark Hilliker, Community Resource Development Agent
Portage County UW-Extension
July 2001*

Appendix B

Portage County Comprehensive Planning and Zoning Survey Final Report

December, 2001

Town of Grant
Comprehensive Plan
2018



Portage County Comprehensive Planning & Zoning Survey

Final Report

December, 2001

Town of Grant

Prepared By:

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Stevens Point, WI 54481
715-344-2725**

Grant Planning Survey

County Trends and Land Use

1. From the year 2000 to 2020, Portage County's population is projected to increase 21 percent from 67,182 to 81,242. At what rate would you like to see growth occur?

	Responses	Percent
Faster than projected	6	3%
Present projected rate of growth	70	35%
Slower than projected	93	46%
No growth	19	10%
Don't Know	12	6%
Total	200	100%

2. The following types of growth should be encouraged within Portage County

Single family residential

	Responses	Percent
1- Strongly Disagree	4	2%
2-Disagree	7	3%
3-Neutral	46	23%
4-Agree	84	41%
5-Strongly Agree	59	29%
DK-Don't Know	3	1%
Total	203	100%

Valid cases 200

Average 3.9

Multi-family residential

	Responses	Percent
1- Strongly Disagree	24	13%
2-Disagree	47	25%
3-Neutral	65	34%
4-Agree	38	20%
5-Strongly Agree	13	7%
DK-Don't Know	4	2%
Total	191	100%

Valid cases 187

Average 2.8

Rural residential

	Responses	Percent
1- Strongly Disagree	19	10%
2-Disagree	21	11%
3-Neutral	48	25%
4-Agree	67	34%
5-Strongly Agree	37	19%
DK-Don't Know	3	2%
Total	195	100%

Valid cases	192
Average	3.4

Family farms

	Responses	Percent
1- Strongly Disagree	0	0%
2-Disagree	9	5%
3-Neutral	43	22%
4-Agree	75	39%
5-Strongly Agree	62	32%
DK-Don't Know	4	2%
Total	193	100%

Valid cases	189
Average	4.0

Small businesses

	Responses	Percent
1- Strongly Disagree	3	2%
2-Disagree	4	2%
3-Neutral	36	18%
4-Agree	94	48%
5-Strongly Agree	56	29%
DK-Don't Know	3	2%
Total	196	100%

Valid cases	193
Average	4.0

Hobby farms

	Responses	Percent
1- Strongly Disagree	4	2%
2-Disagree	15	8%
3-Neutral	75	39%
4-Agree	60	31%
5-Strongly Agree	33	17%
DK-Don't Know	4	2%
Total	191	100%

Valid cases	187
Average	3.6

Large corporate farms

	Responses	Percent
1- Strongly Disagree	53	28%
2-Disagree	51	27%
3-Neutral	51	27%
4-Agree	15	8%
5-Strongly Agree	9	5%
DK-Don't Know	10	5%
Total	189	100%

Valid cases	179
Average	2.3

Large retail outlets/centers

	Responses	Percent
1- Strongly Disagree	30	15%
2-Disagree	27	14%
3-Neutral	53	27%
4-Agree	54	28%
5-Strongly Agree	28	14%
DK-Don't Know	2	1%
Total	194	100%

Valid cases	192
Average	3.1

<u>Light industry</u>			<u>Heavy industry</u>		
	Responses	Percent		Responses	Percent
1- Strongly Disagree	9	4%	1- Strongly Disagree	23	12%
2-Disagree	10	5%	2-Disagree	32	16%
3-Neutral	36	18%	3-Neutral	45	23%
4-Agree	87	43%	4-Agree	50	26%
5-Strongly Agree	58	29%	5-Strongly Agree	41	21%
DK-Don't Know	2	1%	DK-Don't Know	3	2%
Total	202	100%	Total	194	100%
Valid cases	200		Valid cases	191	
Average	3.9		Average	3.3	

3. Local units of government have the responsibility to protect property owners and the community by regulating land use.

	Responses	Percent
1- Strongly Disagree	16	8%
2-Disagree	18	9%
3-Neutral	37	18%
4-Agree	100	48%
5-Strongly Agree	34	16%
DK-Don't Know	2	1%
Total	207	100%
Valid cases	205	
Average	3.6	

4. The use of zoning regulations is beneficial.

	Responses	Percent
1- Strongly Disagree	5	2%
2-Disagree	11	5%
3-Neutral	41	20%
4-Agree	105	50%
5-Strongly Agree	43	21%
DK-Don't Know	3	1%
Total	208	100%
Valid cases	205	
Average	3.8	

5. People should be allowed to develop their property any way they see fit.

	Responses	Percent
1- Strongly Disagree	34	16%
2-Disagree	69	33%
3-Neutral	39	19%
4-Agree	40	19%
5-Strongly Agree	23	11%
DK-Don't Know	3	1%
Total	208	100%

Valid cases	205
Average	2.8

Housing

6. Ideal urban neighborhoods would include homes as well as:

<u>Apartments</u>			<u>Shopping</u>		
	Responses	Percent		Responses	Percent
1- Strongly Disagree	21	11%	1- Strongly Disagree	12	6%
2-Disagree	36	18%	2-Disagree	12	6%
3-Neutral	50	26%	3-Neutral	32	16%
4-Agree	66	34%	4-Agree	111	56%
5-Strongly Agree	21	11%	5-Strongly Agree	28	14%
DK-Don't Know	2	1%	DK-Don't Know	3	2%
Total	196	100%	Total	198	100%
Valid cases	194		Valid cases	195	
Average	3.2		Average	3.7	

Employment

	Responses	Percent
1- Strongly Disagree	8	4%
2-Disagree	13	7%
3-Neutral	37	19%
4-Agree	90	45%
5-Strongly Agree	47	24%
DK-Don't Know	3	2%
Total	198	100%
Valid cases	195	
Average	3.8	

Parks

	Responses	Percent
1- Strongly Disagree	4	2%
2-Disagree	1	0%
3-Neutral	25	12%
4-Agree	113	56%
5-Strongly Agree	56	28%
DK-Don't Know	1	0%
Total	200	100%
Valid cases	199	
Average	4.1	

Sidewalks

	Responses	Percent
1- Strongly Disagree	15	8%
2-Disagree	29	15%
3-Neutral	44	22%
4-Agree	74	37%
5-Strongly Agree	34	17%
DK-Don't Know	3	2%
Total	199	100%
Valid cases	196	
Average	3.4	

Schools

	Responses	Percent
1- Strongly Disagree	4	2%
2-Disagree	6	3%
3-Neutral	22	11%
4-Agree	108	54%
5-Strongly Agree	57	29%
DK-Don't Know	2	1%
Total	199	100%
Valid cases	197	
Average	4.1	

Alleys

	Responses	Percent
1- Strongly Disagree	42	22%
2-Disagree	48	25%
3-Neutral	61	32%
4-Agree	24	12%
5-Strongly Agree	11	6%
DK-Don't Know	7	4%
Total	193	100%
Valid cases	186	
Average	2.5	

7. Other than farm residences, what types of housing would be appropriate in rural areas

Single family (2+ acre)

	Responses	Percent
1- Strongly Disagree	13	6%
2-Disagree	6	3%
3-Neutral	19	9%
4-Agree	94	46%
5-Strongly Agree	70	34%
DK-Don't Know	1	0%
Total	203	100%
Valid cases	202	
Average	4.0	

Duplexes

	Responses	Percent
1- Strongly Disagree	46	24%
2-Disagree	61	31%
3-Neutral	46	24%
4-Agree	28	14%
5-Strongly Agree	11	6%
DK-Don't Know	3	2%
Total	195	100%
Valid cases	192	
Average	2.5	

Mobile home parks

	Responses	Percent
1- Strongly Disagree	82	42%
2-Disagree	58	30%
3-Neutral	30	15%
4-Agree	15	8%
5-Strongly Agree	5	3%
DK-Don't Know	5	3%
Total	195	100%
Valid cases	190	
Average	2.0	

Single family (<2 acre)

	Responses	Percent
1- Strongly Disagree	29	14%
2-Disagree	35	18%
3-Neutral	36	18%
4-Agree	62	31%
5-Strongly Agree	37	18%
DK-Don't Know	1	0%
Total	200	100%
Valid cases	199	
Average	3.2	

Multi-family apartments

	Responses	Percent
1- Strongly Disagree	71	36%
2-Disagree	79	40%
3-Neutral	32	16%
4-Agree	6	3%
5-Strongly Agree	5	3%
DK-Don't Know	3	2%
Total	196	100%
Valid cases	193	
Average	1.9	

No new non-farm housing

	Responses	Percent
1- Strongly Disagree	32	16%
2-Disagree	63	32%
3-Neutral	54	28%
4-Agree	21	11%
5-Strongly Agree	12	6%
DK-Don't Know	13	7%
Total	195	100%
Valid cases	182	
Average	2.5	

8. My city/village/township has a need for more:**Moderately priced homes**

	Responses	Percent
1- Strongly Disagree	10	5%
2-Disagree	16	8%
3-Neutral	70	34%
4-Agree	79	39%
5-Strongly Agree	25	12%
DK-Don't Know	5	2%
Total	205	100%
Valid cases	200	
Average	3.5	

Higher priced homes

	Responses	Percent
1- Strongly Disagree	31	16%
2-Disagree	56	29%
3-Neutral	79	41%
4-Agree	17	9%
5-Strongly Agree	7	4%
DK-Don't Know	5	3%
Total	195	100%
Valid cases	190	
Average	2.5	

Manufactured(mobile) homes

	Responses	Percent
1- Strongly Disagree	78	39%
2-Disagree	68	34%
3-Neutral	34	17%
4-Agree	8	4%
5-Strongly Agree	4	2%
DK-Don't Know	6	3%
Total	198	100%
Valid cases	192	
Average	1.9	

Public/subsidized housing

	Responses	Percent
1- Strongly Disagree	58	29%
2-Disagree	72	36%
3-Neutral	47	24%
4-Agree	12	6%
5-Strongly Agree	3	2%
DK-Don't Know	6	3%
Total	198	100%
Valid cases	192	
Average	2.1	

Multi-unit rental housing

	Responses	Percent
1- Strongly Disagree	65	33%
2-Disagree	74	38%
3-Neutral	43	22%
4-Agree	5	3%
5-Strongly Agree	2	1%
DK-Don't Know	6	3%
Total	195	100%
Valid cases	189	
Average	2.0	

Housing for seniors

	Responses	Percent
1- Strongly Disagree	21	10%
2-Disagree	32	16%
3-Neutral	72	36%
4-Agree	55	27%
5-Strongly Agree	18	9%
DK-Don't Know	4	2%
Total	202	100%
Valid cases	198	
Average	3.1	

9. The overall quality of housing in my city/village/township is good.

	Responses	Percent
1- Strongly Disagree	0	0%
2-Disagree	4	2%
3-Neutral	41	20%
4-Agree	134	64%
5-Strongly Agree	24	11%
DK-Don't Know	7	3%
Total	210	100%
Valid cases	203	
Average	3.9	

10. Government should provide financial assistance for lower income residents to maintain and improve their homes.

	Responses	Percent
1- Strongly Disagree	25	12%
2-Disagree	52	25%
3-Neutral	66	32%
4-Agree	49	23%
5-Strongly Agree	13	6%
DK-Don't Know	4	2%
Total	209	100%
Valid cases	205	
Average	2.9	

Utilities & Community Facilities

11. New homes and businesses should be encouraged :

11a. Primarily in communities where sewer and water are available...

	Responses	Percent
1- Strongly Disagree	5	2%
2-Disagree	20	10%
3-Neutral	32	16%
4-Agree	97	48%
5-Strongly Agree	46	23%
DK-Don't Know	3	1%
Total	203	100%

Valid cases 200

Average 3.8

11b. Next to communities where sewer and water could be extended...

	Responses	Percent
1- Strongly Disagree	8	4%
2-Disagree	24	12%
3-Neutral	46	23%
4-Agree	95	47%
5-Strongly Agree	25	12%
DK-Don't Know	3	1%
Total	201	100%

Valid cases 198

Average 3.5

11c. Anywhere in the County, with or without sewer and water services...

	Responses	Percent
1- Strongly Disagree	34	17%
2-Disagree	49	24%
3-Neutral	52	26%
4-Agree	40	20%
5-Strongly Agree	21	10%
DK-Don't Know	4	2%
Total	200	100%

Valid cases 196

Average 2.8

12. Future boundaries should be established for municipal water and sanitary sewer systems.

	Responses	Percent
1- Strongly Disagree	7	3%
2-Disagree	19	9%
3-Neutral	64	31%
4-Agree	90	43%
5-Strongly Agree	23	11%
DK-Don't Know	6	3%
Total	209	100%
Valid cases	203	
Average	3.5	

13. The boundaries described in Question 12 should be

	Responses	Percent
Very inflexible, essentially stopping development outside of the boundary.	36	18%
Somewhat flexible, allowing for some development outside the boundary	147	74%
Very flexible, allowing anyone who asks for sewer and water to get it wherever they are.	16	8%
Total	199	100%

14. How would you rate each of the following local services.**Sanitary sewer**

	Responses	Percent
1-Very Poor	2	1%
2-Poor	3	1%
3-Average	20	10%
4-Good	20	10%
5-Excellent	5	2%
DU-Don't Use	154	75%
Total	204	100%
Valid cases	50	
Average	3.5	

Municipal water

	Responses	Percent
1-Very Poor	2	1%
2-Poor	4	2%
3-Average	19	9%
4-Good	20	10%
5-Excellent	4	2%
DU-Don't Use	155	76%
Total	204	100%
Valid cases	49	
Average	3.4	

Police protection

	Responses	Percent
1-Very Poor	4	2%
2-Poor	25	12%
3-Average	84	41%
4-Good	67	33%
5-Excellent	9	4%
DU-Don't Use	17	8%
Total	206	100%
Valid cases	189	
Average	3.3	

Fire protection

	Responses	Percent
1-Very Poor	3	1%
2-Poor	12	6%
3-Average	72	35%
4-Good	90	44%
5-Excellent	15	7%
DU-Don't Use	14	7%
Total	206	100%
Valid cases	192	
Average	3.5	

Ambulance service

	Responses	Percent
1-Very Poor	3	1%
2-Poor	9	4%
3-Average	77	38%
4-Good	81	40%
5-Excellent	14	7%
DU-Don't Use	21	10%
Total	205	100%
Valid cases	184	
Average	3.5	

Social service

	Responses	Percent
1-Very Poor	1	0%
2-Poor	5	2%
3-Average	67	33%
4-Good	35	17%
5-Excellent	7	3%
DU-Don't Use	87	43%
Total	202	100%
Valid cases	115	
Average	3.4	

Garbage collection

	Responses	Percent
1-Very Poor	2	1%
2-Poor	8	4%
3-Average	30	15%
4-Good	28	14%
5-Excellent	4	2%
DU-Don't Use	132	65%
Total	204	100%
Valid cases	72	
Average	3.3	

Library

	Responses	Percent
1-Very Poor	1	0%
2-Poor	3	1%
3-Average	44	22%
4-Good	91	45%
5-Excellent	28	14%
DU-Don't Use	37	18%
Total	204	100%
Valid cases	167	
Average	3.9	

Parks

	Responses	Percent
1-Very Poor	0	0%
2-Poor	11	5%
3-Average	53	26%
4-Good	80	39%
5-Excellent	21	10%
DU-Don't Use	41	20%
Total	206	100%
Valid cases	165	
Average	3.7	

Recycling program

	Responses	Percent
1-Very Poor	1	0%
2-Poor	7	3%
3-Average	65	32%
4-Good	86	42%
5-Excellent	15	7%
DU-Don't Use	31	15%
Total	205	100%
Valid cases	174	
Average	3.6	

Education

	Responses	Percent
1-Very Poor	1	0%
2-Poor	5	2%
3-Average	42	21%
4-Good	60	30%
5-Excellent	18	9%
DU-Don't Use	77	38%
Total	203	100%
Valid cases	126	
Average	3.7	

Recreation programs

	Responses	Percent
1-Very Poor	1	0%
2-Poor	15	7%
3-Average	57	28%
4-Good	53	26%
5-Excellent	11	5%
DU-Don't Use	68	33%
Total	205	100%
Valid cases	137	
Average	3.4	

Agricultural, Natural, & Cultural Resources

16. Portage County should work with farmers to identify and protect productive agricultural regions.

	Responses	Percent
1- Strongly Disagree	3	1%
2-Disagree	8	4%
3-Neutral	39	19%
4-Agree	102	49%
5-Strongly Agree	55	26%
DK-Don't Know	1	0%
Total	208	100%

Valid cases	207
Average	4.0

17. Local units of government in Portage County should address the issue of development in productive agricultural regions by:

17a. Preserving farmland at all costs

	Responses	Percent
1- Strongly Disagree	12	6%
2-Disagree	40	20%
3-Neutral	68	34%
4-Agree	51	25%
5-Strongly Agree	28	14%
DK-Don't Know	3	1%
Total	202	100%

Valid cases	199
Average	3.2

17b. Protecting productive farmland, but allowing growth in areas not suitable for agricultural use.

	Responses	Percent
1- Strongly Disagree	7	3%
2-Disagree	22	11%
3-Neutral	49	24%
4-Agree	104	50%
5-Strongly Agree	22	11%
DK-Don't Know	2	1%
Total	206	100%
Valid cases	204	
Average	3.5	

17c. Not protecting farmland, let owners develop as they see fit

	Responses	Percent
1- Strongly Disagree	60	30%
2-Disagree	72	36%
3-Neutral	41	20%
4-Agree	15	8%
5-Strongly Agree	10	5%
DK-Don't Know	2	1%
Total	200	100%
Valid cases	198	
Average	2.2	

18. The rural economy of Portage County should be protected by having growth directed into and around existing developed areas.

	Responses	Percent
1- Strongly Disagree	5	2%
2-Disagree	19	9%
3-Neutral	51	25%
4-Agree	92	46%
5-Strongly Agree	29	14%
DK-Don't Know	5	2%
Total	201	100%
Valid cases	196	
Average	3.6	

19. My city/village/township should make an effort to identify and protect the following:

19a. Woodlands

	Responses	Percent
1- Strongly Disagree	6	3%
2-Disagree	9	4%
3-Neutral	34	16%
4-Agree	79	38%
5-Strongly Agree	76	37%
DK-Don't Know	3	1%
Total	207	100%
Valid cases	204	
Average	4.0	

19c. Open spaces

	Responses	Percent
1- Strongly Disagree	7	3%
2-Disagree	16	8%
3-Neutral	66	33%
4-Agree	73	36%
5-Strongly Agree	36	18%
DK-Don't Know	4	2%
Total	202	100%
Valid cases	198	
Average	3.6	

19e. Endangered species habitat

	Responses	Percent
1- Strongly Disagree	10	5%
2-Disagree	17	8%
3-Neutral	54	26%
4-Agree	67	32%
5-Strongly Agree	56	27%
DK-Don't Know	3	1%
Total	207	100%
Valid cases	204	
Average	3.7	

19b. Wetlands and floodplains

	Responses	Percent
1- Strongly Disagree	7	3%
2-Disagree	15	7%
3-Neutral	43	21%
4-Agree	78	38%
5-Strongly Agree	59	29%
DK-Don't Know	3	1%
Total	205	100%
Valid cases	202	
Average	3.8	

19d. Lakes, rivers and streams

	Responses	Percent
1- Strongly Disagree	5	2%
2-Disagree	3	1%
3-Neutral	20	10%
4-Agree	87	42%
5-Strongly Agree	91	44%
DK-Don't Know	3	1%
Total	209	100%
Valid cases	206	
Average	4.2	

19f. Parkland, existing and future

	Responses	Percent
1- Strongly Disagree	5	2%
2-Disagree	5	2%
3-Neutral	42	20%
4-Agree	93	45%
5-Strongly Agree	57	28%
DK-Don't Know	4	2%
Total	206	100%
Valid cases	202	
Average	4.0	

19g. Historic and cultural sites

	Responses	Percent
1- Strongly Disagree	6	3%
2-Disagree	12	6%
3-Neutral	48	23%
4-Agree	86	42%
5-Strongly Agree	51	25%
DK-Don't Know	4	2%
Total	207	100%
Valid cases	203	
Average	3.8	

20. The following represent a threat to the quality of Portage County's groundwater:

20a. Residential runoff

	Responses	Percent
1- Strongly Disagree	4	2%
2-Disagree	32	16%
3-Neutral	56	27%
4-Agree	78	38%
5-Strongly Agree	25	12%
DK-Don't Know	10	5%
Total	205	100%
Valid cases	195	
Average	3.5	

20b. Agricultural pesticides and fertilizers

	Responses	Percent
1- Strongly Disagree	1	0%
2-Disagree	9	4%
3-Neutral	24	11%
4-Agree	81	39%
5-Strongly Agree	91	43%
DK-Don't Know	4	2%
Total	210	100%
Valid cases	206	
Average	4.2	

20c. Manure and liquid waste application

	Responses	Percent
1- Strongly Disagree	2	1%
2-Disagree	19	9%
3-Neutral	42	20%
4-Agree	86	41%
5-Strongly Agree	54	26%
DK-Don't Know	6	3%
Total	209	100%
Valid cases	203	
Average	3.8	

20e. Sewage holding tank and septic tank spreading

	Responses	Percent
1- Strongly Disagree	9	4%
2-Disagree	41	20%
3-Neutral	57	28%
4-Agree	62	30%
5-Strongly Agree	29	14%
DK-Don't Know	9	4%
Total	207	100%
Valid cases	198	
Average	3.3	

20g. Industrial waste land spreading

	Responses	Percent
1- Strongly Disagree	3	1%
2-Disagree	19	9%
3-Neutral	46	22%
4-Agree	73	35%
5-Strongly Agree	55	26%
DK-Don't Know	12	6%
Total	208	100%
Valid cases	196	
Average	3.8	

20d. Commercial/Industrial storm water runoff and infiltration

	Responses	Percent
1- Strongly Disagree	2	1%
2-Disagree	14	7%
3-Neutral	51	25%
4-Agree	86	42%
5-Strongly Agree	46	22%
DK-Don't Know	7	3%
Total	206	100%
Valid cases	199	
Average	3.8	

20f. Improperly abandoned wells

	Responses	Percent
1- Strongly Disagree	8	4%
2-Disagree	23	11%
3-Neutral	68	33%
4-Agree	59	29%
5-Strongly Agree	35	17%
DK-Don't Know	14	7%
Total	207	100%
Valid cases	193	
Average	3.5	

20h. municipal waste and sludge land spreading

	Responses	Percent
1- Strongly Disagree	3	1%
2-Disagree	26	12%
3-Neutral	50	24%
4-Agree	71	34%
5-Strongly Agree	46	22%
DK-Don't Know	13	6%
Total	209	100%
Valid cases	196	
Average	3.7	

21. The following represent a threat to the quantity of Portage County's groundwater:

21a. Municipal wells

	Responses	Percent
1- Strongly Disagree	11	5%
2-Disagree	34	17%
3-Neutral	65	32%
4-Agree	60	29%
5-Strongly Agree	27	13%
DK-Don't Know	9	4%
Total	206	100%

Valid cases 197

Average 3.3

21c. Drinking water bottling plants

	Responses	Percent
1- Strongly Disagree	7	3%
2-Disagree	16	8%
3-Neutral	45	22%
4-Agree	52	25%
5-Strongly Agree	72	35%
DK-Don't Know	16	8%
Total	208	100%

Valid cases 192

Average 3.9

21e. Private wells

	Responses	Percent
1- Strongly Disagree	40	19%
2-Disagree	82	40%
3-Neutral	55	27%
4-Agree	18	9%
5-Strongly Agree	5	2%
DK-Don't Know	6	3%
Total	206	100%

Valid cases 200

Average 2.3

21b. Agricultural irrigation wells

	Responses	Percent
1- Strongly Disagree	11	5%
2-Disagree	27	13%
3-Neutral	45	22%
4-Agree	70	34%
5-Strongly Agree	44	21%
DK-Don't Know	10	5%
Total	207	100%

Valid cases 197

Average 3.6

21d. Industrial water users

	Responses	Percent
1- Strongly Disagree	8	4%
2-Disagree	24	12%
3-Neutral	62	30%
4-Agree	65	32%
5-Strongly Agree	37	18%
DK-Don't Know	10	5%
Total	206	100%

Valid cases 196

Average 3.5

Commerce and Employment

22. What types of new development do you believe would be good for Portage County to attract?

22a. Retail development

	Responses	Percent
1- Strongly Disagree	4	2%
2-Disagree	18	9%
3-Neutral	61	29%
4-Agree	87	42%
5-Strongly Agree	32	15%
DK-Don't Know	5	2%
Total	207	100%
Valid cases	202	
Average	3.6	

22c. Office Development

	Responses	Percent
1- Strongly Disagree	7	3%
2-Disagree	45	22%
3-Neutral	82	40%
4-Agree	51	25%
5-Strongly Agree	13	6%
DK-Don't Know	7	3%
Total	205	100%
Valid cases	198	
Average	3.1	

22b. Service Development

	Responses	Percent
1- Strongly Disagree	3	1%
2-Disagree	32	16%
3-Neutral	91	44%
4-Agree	58	28%
5-Strongly Agree	15	7%
DK-Don't Know	7	3%
Total	206	100%
Valid cases	199	
Average	3.3	

22d. Industrial Development

	Responses	Percent
1- Strongly Disagree	7	3%
2-Disagree	21	10%
3-Neutral	41	20%
4-Agree	78	38%
5-Strongly Agree	58	28%
DK-Don't Know	3	1%
Total	208	100%
Valid cases	205	
Average	3.8	

23. New retail or commercial businesses should only be located in cities or villages

	Responses	Percent
1- Strongly Disagree	11	5%
2-Disagree	39	19%
3-Neutral	38	18%
4-Agree	85	41%
5-Strongly Agree	30	14%
DK-Don't Know	4	2%
Total	207	100%
Valid cases	203	
Average	3.4	

24. There are enough job opportunities to make a living in Portage County.

	Responses	Percent
1- Strongly Disagree	19	9%
2-Disagree	53	25%
3-Neutral	42	20%
4-Agree	73	35%
5-Strongly Agree	8	4%
DK-Don't Know	14	7%
Total	209	100%
Valid cases	195	
Average	3.0	

25. Tax dollars should be used to develop new jobs in the County.

	Responses	Percent
1- Strongly Disagree	15	7%
2-Disagree	34	16%
3-Neutral	60	29%
4-Agree	68	33%
5-Strongly Agree	26	12%
DK-Don't Know	6	3%
Total	209	100%
Valid cases	203	
Average	3.3	

Transportation

26. Local roads in my city/village/township are in good condition

	Responses	Percent
1- Strongly Disagree	43	20%
2-Disagree	56	27%
3-Neutral	41	19%
4-Agree	64	30%
5-Strongly Agree	7	3%
DK-Don't Know	0	0%
Total	211	100%
Valid cases	211	
Average	2.7	

27. Portage County Highways are in good condition.

	Responses	Percent
1- Strongly Disagree	4	2%
2-Disagree	12	6%
3-Neutral	36	17%
4-Agree	146	69%
5-Strongly Agree	13	6%
DK-Don't Know	0	0%
Total	211	100%
Valid cases	211	
Average	3.7	

28. Local units of government in Portage County need to provide:

28a. more bicycle routes

	Responses	Percent
1- Strongly Disagree	12	6%
2-Disagree	25	12%
3-Neutral	71	34%
4-Agree	66	32%
5-Strongly Agree	27	13%
DK-Don't Know	8	4%
Total	209	100%

Valid cases 201

Average 3.4

28b. more pedestrian routes

	Responses	Percent
1- Strongly Disagree	12	6%
2-Disagree	27	13%
3-Neutral	75	36%
4-Agree	66	32%
5-Strongly Agree	20	10%
DK-Don't Know	9	4%
Total	209	100%

Valid cases 200

Average 3.3

29. Local units of government should provide connections to regional trail systems.

	Responses	Percent
1- Strongly Disagree	14	7%
2-Disagree	27	13%
3-Neutral	67	33%
4-Agree	61	30%
5-Strongly Agree	23	11%
DK-Don't Know	13	6%
Total	205	100%

Valid cases 192

Average 3.3

30. How would you rate the following transportation-related services in Portage County:

Road maintenance

	Responses	Percent
1-Very Poor	13	6%
2-Poor	29	14%
3-Average	73	35%
4-Good	77	37%
5-Excellent	15	7%
DU-Don't Use	3	1%
Total	210	100%
Valid cases	207	
Average	3.3	

Public parking

	Responses	Percent
1-Very Poor	3	1%
2-Poor	16	8%
3-Average	100	48%
4-Good	56	27%
5-Excellent	6	3%
DU-Don't Use	27	13%
Total	208	100%
Valid cases	181	
Average	3.3	

Bicycle/pedestrian facilities

	Responses	Percent
1-Very Poor	2	1%
2-Poor	22	11%
3-Average	83	41%
4-Good	34	17%
5-Excellent	6	3%
DU-Don't Use	56	28%
Total	203	100%
Valid cases	147	
Average	3.1	

Snow plowing

	Responses	Percent
1-Very Poor	6	3%
2-Poor	15	7%
3-Average	69	33%
4-Good	93	44%
5-Excellent	24	11%
DU-Don't Use	3	1%
Total	210	100%
Valid cases	207	
Average	3.6	

Bus / Taxi / etc.

	Responses	Percent
1-Very Poor	2	1%
2-Poor	25	12%
3-Average	59	29%
4-Good	24	12%
5-Excellent	2	1%
DU-Don't Use	93	45%
Total	205	100%
Valid cases	112	
Average	3.0	

Transportation for seniors

	Responses	Percent
1-Very Poor	1	0%
2-Poor	20	10%
3-Average	50	24%
4-Good	24	12%
5-Excellent	3	1%
DU-Don't Use	107	52%
Total	205	100%
Valid cases	98	
Average	3.1	

Transportation for disabled

	Responses	Percent
1-Very Poor	2	1%
2-Poor	21	10%
3-Average	41	20%
4-Good	26	13%
5-Excellent	3	1%
DU-Don't Use	111	54%
Total	204	100%
Valid cases	93	
Average	3.1	

Airport facilities

	Responses	Percent
1-Very Poor	3	1%
2-Poor	22	11%
3-Average	52	25%
4-Good	32	16%
5-Excellent	4	2%
DU-Don't Use	92	45%
Total	205	100%
Valid cases	113	
Average	3.1	

Issues and Opportunities

31. My preference for development in rural Portage County in the year 2020 is:

	Responses	Percent
Preservation of the existing rural landscape with limited amounts of new development.	96	46%
Preservation of the existing landscape with moderate amounts of new development.	98	47%
Unrestricted development in rural areas.	15	7%
Total	209	100%

32. my preference for development in urban Portage County in the year 2020 is:

	Responses	Percent
Infill and redevelopment with no outward expansion of existing urban areas.	35	17%
Some outward expansion of existing urban areas with a focus on infill and redevelopment.	156	76%
Unrestricted growth of the urban areas with a focus on outward expansion.	15	7%
Total	206	100%

33. As Portage County and local government units plan for future development, should they discourage, encourage, or remain neutral regarding each of the following:

33a. Environmental preservation

	Responses	Percent
Encourage	157	77%
Remain neutral	42	21%
Discourage	1	0%
Don't Know	4	2%
Total	204	100%

33b. Farmland preservation

	Responses	Percent
Encourage	142	69%
Remain neutral	54	26%
Discourage	7	3%
Don't Know	2	1%
Total	205	100%

33c. Industrial development

	Responses	Percent
Encourage	120	59%
Remain neutral	63	31%
Discourage	18	9%
Don't Know	4	2%
Total	205	100%

33d. Residential development

	Responses	Percent
Encourage	84	41%
Remain neutral	98	48%
Discourage	20	10%
Don't Know	2	1%
Total	204	100%

33e. Retail development

	Responses	Percent
Encourage	95	46%
Remain neutral	86	42%
Discourage	21	10%
Don't Know	3	1%
Total	205	100%

33f. Tourism facilities

	Responses	Percent
Encourage	94	46%
Remain neutral	88	43%
Discourage	18	9%
Don't Know	6	3%
Total	206	100%

33g. Vacation homes

	Responses	Percent
Encourage	33	16%
Remain neutral	100	49%
Discourage	64	31%
Don't Know	7	3%
Total	204	100%

Demographics

36. How long have you been a resident in Portage County?

	Responses	Percent
Less than 1 year	4	2%
1 - 5 years	19	9%
6 - 10 years	28	13%
11 - 20 years	42	20%
over 20 years	92	44%
Not a resident but own land	26	12%
Total	211	100%

38. I currently

	Responses	Percent
Own	201	100%
Rent	1	0%
Total	202	100%

39. Please indicate your gender:

	Responses	Percent
Male	138	66%
Female	70	34%
Total	208	100%

40. What is your age:

	Responses	Percent
under 18	0	0%
18-24	0	0%
25-34	17	8%
35-44	61	29%
45-54	49	23%
55-64	51	24%
65-74	21	10%
over 75	11	5%
Total	210	100%

42. What is the highest level of education you have completed?

	Responses	Percent
some high school	8	4%
high school graduate	82	40%
technical college	59	29%
junior college	2	1%
college	32	16%
post graduate	23	11%
Total	206	100%

43. What is your employment status:

	Responses	Percent
employed	129	63%
unemployed	3	1%
self-employed	18	9%
student	0	0%
retired	51	25%
do not work	4	2%
Total	205	100%

44. What is your field of employment?

	Responses	Percent
Agriculture	9	6%
Wholesale trade	2	1%
Manufacturing	53	37%
Finance/Insurance/Real Estate	8	6%
Government	15	11%
Retail trade	11	8%
Transportation/Public Utilities	7	5%
Services	28	20%
Construction/Mining	9	6%
Total	142	100%

41. How many people live in your household, including yourself?

	Responses	Percent
0	3	1%
1	26	13%
2	77	37%
3	36	17%
4	49	24%
5	12	6%
6	2	1%
7	1	0%
8	1	0%
9	0	0%
10	0	0%
Over 10	0	0%
Total	207	100%

41a. number under 18 years old.

	Responses	Percent
0	89	51%
1	33	19%
2	37	21%
3	12	7%
4	1	1%
5	0	0%
6	1	1%
7	0	0%
8	0	0%
9	0	0%
10	0	0%
Over 10	0	0%
Total	173	100%

45. Where do you work?

	Responses	Percent
Portage County	19	13%
Stevens	16	11%
Point/Plover/Whiting/ParkRidge		
Marshfield Area	2	1%
Wisconsin Rapids	97	66%
Mosinee/Wausau Area	1	1%
Waupaca Area	2	1%
Outside Central Wisconsin	9	6%
Total	146	100%

46. What is your approximate gross (before tax) yearly family income?

	Responses	Percent
under \$15,000	6	3%
\$15,001 to \$29,999	25	13%
\$30,000 to \$49,999	68	36%
\$50,000 to \$99,999	80	42%
\$100,000 or more	12	6%
Total	191	100%

15. One recreational program or facility that my family or I would like to see provided somewhere in Portage County is:

T. Grant

1. target range
2. more bike trails
3. none
4. winter indoor soccer
5. 1 - central fairgrounds (st. pt.)
6. na
7. BETTER BOAT LANDINGS AT SOME LAKES
8. something for 18-21 year olds to do
9. N/A
10. Cheaper swimming lessons.
11. shooting range
12. County should stay out.
13. skateboarding park
14. Cultural center/theatre-possibly a collaborative effort with UWSP to serve all of central Wisconsin for large productions like Phantom of the Opera etc.
15. Indoor lap pool (Plover)
16. There is none @ present
17. drag strip!!
18. Indoor Public Swimming Pool in the rural area
19. more x country skiing
20. -
21. CLEAN THE SEDIMENT OUT OF THE PORTAGE COUNTY SIDE OF LAKE KASCHAU LIKE WOOD COUNTY DID!! IT'S A WASTE TO LET A NICE LAKE FILL IN & I PAY MY TAXES RIGHT NEXT TO IT!
22. Indoor-year round water park
23. Horse Back Riding Trails
24. archery range or trap shooting & rifle range
25. bike & walking paths
26. ?
27. none
28. County parks
29. More bike trails
30. dog park
31. more bike trails
32. downhill skiing
33. disk golf
34. YMCA Plover area
35. Bike Racing
36. Boys & Girls Club (not YMCA)
37. another bike trails 10+ miles long
38. skateboard park
39. public golf course - between St Point & Wis Rapids
40. library
41. Boys & Girls Club
42. 6 feet Wide Walk Area on Side of Same Road
43. ?

44. more family parks
45. We use WI Rapids facilities
46. N/A
47. swimming pool
48. to old
49. Rifle Range
50. More parks
51. Bike trails increased
52. Marked snowmobile trails
53. Trade shows
54. skate boarding for kids
55. TOWN OF GRANT
56. corporate theme park
57. Something for senior citizens to enjoy
58. ?
59. Skate board park and rollerblades
60. Soccer field, maybe
61. Bowling alley here, underground swimming pool, carwash
62. Senior center
63. ?
64. First responders in every township
65. ATV trails
66. swimming lessons at evening
67. ?
68. dog parks

34. Please tell us the SINGLE greatest problem or concern you have regarding your city/village/township.

T. Grant

1. Leadership! We are tired of the good old boys attitude.
2. open space protection
3. Very bad roads in the town of Grant! Most are still Gravel!
4. Government is getting too large and services are top heavy and expensive
5. cutting woodlands for housing
6. Rural roads
7. Water quality
8. HOUSE GETTING BUILT IN FARMLANDS
9. ROADS IN SOUTHWEST PORTAGE COUNTY ARE IN POOR CONDITION
10. ROAD MAINTENANCE
11. our town supervisor
12. Roads
13. would like to see the circle driveway plowed for the bus to use to turn around in.
14. Large corporate farms cutting down the wooded lands!!
15. Inadequate fire protection.
16. Development of forested areas/ billboard signs
17. Taxes being pd. and Roads not being fixed.
18. cranberry growth x
19. fragmentation of property & housing development
20. Roads are in poor condition.
21. Poor roads - some unpaved

22. Too many people
23. Relies too heavily upon property tax to fund services
24. None
25. Police protection - fire - ambulance
26. Poor road condition- somewhat widely used at excessive speeds (Lake Rd- Town of Grant)
27. High property taxes
28. To much government and stupid laws
29. Roads
30. We can't get our road paved (Pine St)
31. Government serve NOT dictate. Help growth NOT slow it
32. Living at the edge of the county is living in "no mans land" - police patrol is poor - we do not benefit from most of what Stevens Point & Plover enjoys!
33. My neighbors and there junk and rats.
34. Road conditions
35. Too much land being developed for Commercial farming
36. rebuilding, repair and maintenance of town roads
37. dump opens to late in morning
38. no work for people
39. HIGH TAXES - POOR ROADS
40. The poor quality of the town roads (sand). They need to be upgraded
41. Ground water quality and quantity
42. Home-owners taxes are not equal.
43. I wish that the Town of Grant had garbage pickup.
44. future road development, but right now - Hwy 10 Bypass.
45. ?
46. PORTAGE COUNTY NOT COOPERATING WITH WOOD COUNTY ON CLEANING OUT LAKE WAUZEECHA
47. To much regulation, not that anything goes, but don't over burdon.
48. Who to contact
49. Good environment Preservation
50. THAT P+Z WON'T GIVE THE LAND OWNER ANY CHOICE HOW HIS LAND IS ZONED AND THAT THE ZONING WON'T BE FLEXABLE.
51. Our Road needs More Frequent Plowing in Winter
52. Poor road conditions in the township of Grant. I have lived in this area all my life and many of the roads have never been paved.
53. Road conditions are very poor
54. Local Government has to many rules & restrictions
55. Town of Grant Roads
56. Keep the OverSized Equip off roads Farmers ruin more roads than the township can repair They should pay for all repairs Planing & Zoning - Let People do with their land as they wish. Keep the spray planes away Farmers are taking over - DON'T LIK IT!!
57. Lack of concern over silt build up in
58. No garbage pickup
59. Town of grant roads are in very poor condition and need repaving.
60. rules are not applied evenly across township
61. No town garbage pick-up
62. Haphazzard development
63. Roads speed limits
64. High real estate taxes and no police protection
65. Being able to reach our county official
66. Owned land 40yrs afraid I am not allowed to build on it.
67. preservation of forests, wetlands, and water quality

68. loss of land for low income housing
69. LACK OF GARBAGE PICK-UP
70. lack of leadership with township government
71. LAND TAXES GETTING OUT OF HAND
72. Ground water
73. Pollution - from crop duster runoff (water and air)
74. inflexibility for no reason
75. road maintenance
76. Ground water over use by irrigation
77. Poor Roads!!
78. There are far too many rules and regulations that are being forced on town and village residents and more coming!
79. Taxes
80. taxes
81. Lack of long term planning for growth.
82. none
83. Park rules not enforced
84. Good paying jobs
85. Police protection
86. Township does not have open attitude for change (Grant)
87. cutting down woodland for more open fields
88. NONE
89. quality of roads
90. So many woods taken away due to more & more home development
91. Don't have any serious concerns
92. We live closer to Wis Rapids, but vote for Portage Cty seats - we feel left out of campaigns & news about our area - Grant Township. COUNTY NEWSLETTER??
93. If you live in Kellner you don't get any service
94. Too much development in rural areas
95. Lack of respect for others/public property - eg. littering, theft, damaging
96. No problems
97. Not Enough Road Aid
98. TAXES
99. Being on the County line, I don't think we get the law enforcement we should have.
100. CROWDING
101. TOO MANY PEOPLE
102. uncontrolled growth and expansion
103. Road conditions on side roads
104. Pesticide use in fields
105. EMERGENCY SERVICES
106. too small of government. More involvement.
107. communication & representation at county level
108. Groundwater contamination from pesticides & fertilizers.
109. Pesticides on the potato fields.
110. Allowing any type of development (retail - service - industrial) in area intended for residential development rural. Includes no streetlights, sidewalks, etc.
111. traffic concerns with expansion
112. Who to contact with a problem.
113. No place to bring leaves
114. Pollution from land spreading of Paper mill sludge (Mercury)
115. Rough country roads in town of Grant, not sealed in 12 yrs
116. Attitude of local officials of our township

117. Poor roads in Town of Grant
118. taxes are too high
119. Living on the county line - don't feel connected
120. Growth is happening too fast
121. Use of pesticides by potato farmers
122. Low income public housing, trash & garbage collections
123. A regular publicized meeting for township.
124. A 100.00 permit fee to have a few chicks!!
125. Extremely poor road maintenance & snow plowing. town of Grant gets done based on how close you live to the members of the town board & or their family members!
126. Roads-
127. poor police protection
128. That it filled with business along 54
129. TOO MUCH BUILDING/DESTROYING RURAL AREAS/TREE CLEARING, ETC.
130. The roads are terrible - TWN of Grant -
131. No sidewalks or enough lighting for evening walking
132. OPENING FARMLAND FOR PUBLIC HUNTING PRIVILEGES AND IND. LAND.
133. chemical spraying of crops, irrigation dropping water table - this summer the water table dropped three feet
134. Too many cranberry marshes
135. Roads
136. Keeping roads in winter plowed and free of snow + ice
137. How long it would take Portage County officers to respond to a call.
138. Power supply
139. POOR ROADS
140. Preservation-existing city limits should be Frozen Now new housing development beyond those limits
141. Seems like they put more snow in my drive way in the winter months. Then they plow snow when there is less than an inch of snow on ground.
142. Need more woodlot preservation and management
143. Live in Keller-police dept is too spread out-
144. Lack of local town zoning ordinance.
145. Too many little concentrated "expensive" houses in rural areas-town is spreading out
146. Water pollution (houses being built in wetlands) next to streams.
147. Expansion
148. High taxes
149. Clear cutting the forests, so the potato farmers can grow more potatoes, that they can't sell.
150. None
151. Roads to my property!
152. none
153. taxes
154. very poor town of Grant roads
155. taxes
156. that's it's going to keep expanding and soon it will be like living in the city

35. Please share with us the best part of living in your city/village/township.
T. Grant

1. there isn't one, there are too many new people moving in & building
2. open space
3. Good schools

4. The people around us are the best.
5. rural living w/employment + retail close by
6. Space and privacy
7. The lake & stream water quality
8. QUIET
9. WE LIKE THE RURAL SETTING WE ARE IN
10. LIVING IN RURAL AREA
11. no neighbors
12. There are not so many rules of what you can and can't do
13. No close neighbors!!!
14. Love the quiet and friendly people.
15. Not overcrowded.
16. low taxes
17. trees- land- animal life- scenery, ext.
18. undeveloped
19. Rural setting
20. Quite
21. Nature
22. Peaceful Environment
23. Limited Development-Preservation of woodlots and agricultural land
24. Solitude
25. Open space
26. no neighbors
27. Beautiful, quiet neighborhood located close to Plover- Wis. Rapids
28. quiet
29. Love the peace & quiet
30. Hopeful better common sense in government
31. I enjoy the peace and quiet and the great neighbors.
32. The quiet country
33. the peace & tranquility of rural living
34. it's a rural area
35. good water-police and fire protection
36. no close neighbors
37. Quiet Rural Living
38. The open spaces for wildlife
39. Feeling of personal safety - security
40. The wild-life
41. We live in a rural area of Portage county and we want it to stay that way.
42. Very quiet pleasant neighborhood.
43. FREEDOM TO LET PETS RUN FREE OUR CATS-THE NEIGHBORS DOGS DO JUST FINE TOGETHER OR THEY TAKE CARE OF IT ON THEIR OWN
44. Being able to have the flexibility to do things with out having to get a permit, every time you turn around.
45. Fresh air
46. Do not live own land only
47. FEW REGULATIONS (USED TO BE)
48. The peace & quiet of the country - Birds & Wildlife
49. Rural characteristics & access to undeveloped land
50. Good place to raise family
51. Safe area, good neighbors, good schools
52. It would be great if the spray planes would stay away - Enough is enough- Farmers bellie ack all the time how bad it is - Don't think so. Don't make no money

53. Nature
54. It's quiet and peaceful.
55. rural atmosphere
56. Quiet- nonevasive gov't
57. People are nice and help each other.
58. The remoteness and overall quietness
59. Few people
60. Peace and quiet
61. Wonderful neighbors and peaceful
62. neighbors aren't too close
63. QUIET, PEACEFUL
64. quiet & peaceful
65. QUIET AND PEACEFUL
66. Peace and Quite
67. quiet
68. Rural way of life, nice township, good school
69. feeling of safety for my family
70. country
71. Its Quiet
72. Taxes are moderate to reasonable (Town of Grant)
73. isolation
74. Provides us with the home & area we enjoy- so far!
75. Low taxes, moderate priced homes, near a school.
76. quiet, no mill smells, no nosey neighbors
77. peaceful
78. The lower population in the rural areas
79. Safe environment to live in - previously lived in Indiana
80. Small town atmosphere
81. new neighborhood watch program
82. limited neighbors in a rural setting
83. NONE
84. It is more quiet than urban living. We live in a rural area.
85. Quiet, peaceful neighborhood
86. Lack of crowding
87. Close to 2 large cities, but still live in the "country"
88. neighbors
89. Quality of services
90. Small-town atmosphere
91. We are just land owners 10 ac. just for Hunting & Pleasure
92. Clean open Air
93. CLOSE TO SHOPPING AREAS, BUT AWAY FOR THE NOISE & HASSLE
94. Town of Grant is close to schools, Parks, shopping, & recreational opportunities (hunting ,boating, biking, snow mobiling)
95. PRIVACY
96. no hassels of city living IE sewer/water/taxes/rules
97. PEACE & QUITE
98. peace and quiet
99. very small population.
100. Privacy
101. NOT MUCH NOISE
102. close proximity to Stevens Poin & Wis. Rapids
103. rural setting

104. Quiet woodsy country area. Private.
105. no neighbors
106. Peace + quiet of country living
107. well kept area with room not overcrowded housing
108. A caring township.
109. Quiet-not alot of traffic
110. Patch on a patch, Pavement not gravel. Someone show the town of Grant to fill in a dip in the road!
111. Rural life style
112. Relatively crime free
113. Country living
114. Rural area
115. Privacy
116. No rush life style, mail delivery
117. Convenience to church, schools, and central location
118. Good People!!
119. Can choose to remain segregated or join in activities as one sees fit!
120. I just own land in the township
121. Rural Setting
122. Adequate space between homes in residential area
123. It's quiet, open, and not filled with homes/businesses
124. PARKS, RECREATIONAL OPPORTUNITIES
125. People
126. I live in a very quiet area
127. OPEN COUNTRY LAND
128. Quiet
129. Rural- Country Feeling (Kelner)
130. Privacy/Freedom
131. Being able to see traffic at stop signs without obstructive viewing
132. quiet
133. QUIET COUNTRY SETTINGS
134. I like living in the country.
135. Rural living
136. Rural area but school and gas station close
137. Quiet, peaceful, rather low taxes.
138. The large plots of land people can still own and don't have to worry about a house being built next door.
139. Love country living
140. Every body knows each other
141. Peaceful
142. Good snow removal and fire protection
143. The ability to enjoy wildlife in your backyard and not having a neighbor within ¼ mile.
144. The freedom of rural living and trout fishing on clean streams
145. Don't live there yet!
146. privacy- rural benefits, peace and quiet
147. rural
148. Don't know
149. rural living, peace, safety
150. nice quiet rural area, not to close to factories, mills, etc. nice country living

Appendix C

Wisconsin State Statutes:

66.1001
Comprehensive Planning

Town of Grant
Comprehensive Plan
2018



WISCONSIN STATE LEGISLATURE

[HOME](#) [SENATE](#) [ASSEMBLY](#) [COMMITTEES](#) [SERVICE AGENCIES](#)

[DOCS](#) [OPTIONS](#) [HELP](#) 

Menu

66.1001 Comprehensive planning.

(1) DEFINITIONS. In this section:

- (a) "Comprehensive plan" means a guide to the physical, social, and economic development of a local governmental unit that is one of the following:
 1. For a county, a development plan that is prepared or amended under s. 59.69 (2) or (3).
 2. For a city, village, or town, a master plan that is adopted or amended under s. 62.23 (2) or (3).
 3. For a regional planning commission, a master plan that is adopted or amended under s. 66.0309 (8), (9) or (10).
- (am) "Consistent with" means furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.
- (b) "Local governmental unit" means a city, village, town, county or regional planning commission that may adopt, prepare or amend a comprehensive plan.
- (c) "Political subdivision" means a city, village, town, or county that may adopt, prepare, or amend a comprehensive plan.

(2) CONTENTS OF A COMPREHENSIVE PLAN. A comprehensive plan shall contain all of the following elements:

- (a) *Issues and opportunities element.* Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.
- (b) *Housing element.* A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or

rehabilitate the local governmental unit's existing housing stock.

- (c) *Transportation element.* A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.
- (d) *Utilities and community facilities element.* A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.
- (e) *Agricultural, natural and cultural resources element.* A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.
- (f) *Economic development element.* A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.
- (g) *Intergovernmental cooperation element.* A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts, drainage districts, and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or

installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

(h) *Land-use element.* A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

(i) *Implementation element.* A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

(2m) EFFECT OF ENACTMENT OF A COMPREHENSIVE PLAN, CONSISTENCY REQUIREMENTS.

(a) The enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.

(b) A conditional use permit that may be issued by a political subdivision does not need to be consistent with the political subdivision's comprehensive plan.

(3) ORDINANCES THAT MUST BE CONSISTENT WITH COMPREHENSIVE PLANS. Except as provided in sub. (3m), beginning on January 1, 2010, if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan:

(g) Official mapping ordinances enacted or amended under s. 62.23 (6).

(h) Local subdivision ordinances enacted or amended under s. 236.45 or 236.46.

(j) County zoning ordinances enacted or amended under s. 59.69.

(k) City or village zoning ordinances enacted or amended under s. 62.23 (7).

(L) Town zoning ordinances enacted or amended under s. 60.61 or 60.62.

(q) Shorelands or wetlands in shorelands zoning ordinances enacted or amended under s. 59.692, 61.351, 61.353, 62.231, or 62.233.

(3m) DELAY OF CONSISTENCY REQUIREMENT.



- (a) If a local governmental unit has not adopted a comprehensive plan before January 1, 2010, the local governmental unit is exempt from the requirement under sub. (3) if any of the following applies:
 - 1. The local governmental unit has applied for but has not received a comprehensive planning grant under s. 16.965 (2), and the local governmental unit adopts a resolution stating that the local governmental unit will adopt a comprehensive plan that will take effect no later than January 1, 2012.
 - 2. The local governmental unit has received a comprehensive planning grant under s. 16.965 (2) and has been granted an extension of time under s. 16.965 (5) to complete comprehensive planning.
- (b) The exemption under par. (a) shall continue until the following dates:
 - 1. For a local governmental unit exempt under par. (a) 1., January 1, 2012.
 - 2. For a local governmental unit exempt under par. (a) 2., the date on which the extension of time granted under s. 16.965 (5) expires.
- (4) PROCEDURES FOR ADOPTING COMPREHENSIVE PLANS.** A local governmental unit shall comply with all of the following before its comprehensive plan may take effect:
 - (a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.
 - (b) The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted comprehensive plan, or of an amendment to such a plan, shall be sent to all of the following:
 - 1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
 - 2. The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended as described in par. (b) (intro.).
 - 4. After September 1, 2005, the department of administration.
 - 5. The regional planning commission in which the local governmental unit is located.
 - 6. The public library that serves the area in which the local governmental unit is located.
 - (c) No comprehensive plan that is recommended for adoption or amendment under par. (b) may take effect until the political subdivision enacts an ordinance or the regional planning commission adopts a resolution that adopts the plan or amendment. The political subdivision may not enact an ordinance or the regional planning commission may not adopt a resolution under this paragraph unless the comprehensive plan contains all of the elements specified in sub. (2). An ordinance may be enacted or a resolution may be adopted under this paragraph only by a majority vote of the members-elect, as defined in s. 59.001 (2m),

of the governing body. One copy of a comprehensive plan enacted or adopted under this paragraph shall be sent to all of the entities specified under par. (b).

(d) No political subdivision may enact an ordinance or no regional planning commission may adopt a resolution under par. (c) unless the political subdivision or regional planning commission holds at least one public hearing at which the proposed ordinance or resolution is discussed. That hearing must be preceded by a class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The political subdivision or regional planning commission may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:

1. The date, time and place of the hearing.
2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
4. Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

(e) At least 30 days before the hearing described in par. (d) is held, a local governmental unit shall provide written notice to all of the following:

1. An operator who has obtained, or made application for, a permit that is described under s. 295.12 (3) (d).
2. A person who has registered a marketable nonmetallic mineral deposit under s. 295.20.
3. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing described in par. (d).

(f) A political subdivision shall maintain a list of persons who submit a written or electronic request to receive notice of any proposed ordinance, described under par. (c), that affects the allowable use of the property owned by the person. Annually, the political subdivision shall inform residents of the political subdivision that they may add their names to the list. The political subdivision may satisfy this requirement to provide such information by any of the following means: publishing a 1st class notice under ch. 985; publishing on the political subdivision's Internet site; 1st class mail; or including the information in a mailing that is sent to all property owners. At least 30 days before the hearing described in par. (d) is held a political subdivision shall provide written notice, including a copy or summary of the proposed ordinance, to all such persons whose property, the allowable use of which, may be affected by the proposed ordinance. The notice shall be by mail or in any reasonable form that is agreed to by the person and the political subdivision, including electronic mail, voice mail, or text message. The political subdivision may charge each person on the list who receives a notice by 1st class mail a fee that does not exceed the approximate cost of providing the notice to the person.

(5) APPLICABILITY OF A REGIONAL PLANNING COMMISSION'S PLAN. A regional planning commission's comprehensive plan is only advisory in its applicability to a political subdivision and a political subdivision's comprehensive plan.

(6) COMPREHENSIVE PLAN MAY TAKE EFFECT. Notwithstanding sub. (4), a comprehensive plan, or an amendment of a comprehensive plan, may take effect even if a local governmental unit fails to provide the notice that is required under sub. (4) (e) or (f), unless the local governmental unit intentionally fails to provide the notice.

History: 1999 a. 9, 148; 1999 a. 150 s. 74; Stats. 1999 s. 66.1001; 1999 a. 185 s. 57; 1999 a. 186 s. 42; 2001 a. 30, 90; 2003 a. 33, 93, 233, 307, 327; 2005 a. 26, 208; 2007 a. 121; 2009 a. 372; 2011 a. 257; 2013 a. 80; 2015 a. 391.

A municipality has the authority under s. 236.45 (2) to impose a temporary town-wide prohibition on land division

while developing a comprehensive plan under this section. Wisconsin Realtors Association v. Town of West Point, 2008 WI App 40, 309 Wis. 2d 199, 747 N.W.2d 681, 06-2761.

The use of the word “coordination” in various statutes dealing with municipal planning does not by itself authorize towns to invoke a power of “coordination” that would impose affirmative duties upon certain municipalities that are in addition to any other obligations that are imposed under those statutes. With respect to the development of and amendment of comprehensive plans, s. 66.1001 is to be followed by the local governmental units and political subdivisions identified in that section. OAG 3-10.

Menu

Appendix D

Grant Town Plan Commission Resolution to Adopt Plan

Town of Grant
Comprehensive Plan
2018

RESOLUTION NO. 2018-09

A RESOLUTION RECOMMENDING AMENDMENT OF
THE TOWN OF GRANT 2005 COMPREHENSIVE PLAN

WHEREAS, Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes set out the requirements for long-range Comprehensive planning for towns, villages, and cities across the State; and

WHEREAS, Section 62.23(2) and (3) of the Wisconsin Statutes authorizes the Plan Commission to prepare, amend and recommend a Comprehensive Plan for the Town of Grant; and

WHEREAS, the Town of Grant Plan Commission began working cooperatively with the Portage County Planning and Zoning Department in updating the Town of Grant 2005 Comprehensive Plan in January of 2016; and

WHEREAS, the Town of Grant completed a comprehensive update to the 2005 Plan which includes updates to demographic and socioeconomic information using the 2010 Decennial Census and the 2010-2014 American Community Survey; updates to information related to transportation, utilities and community facilities, agricultural and natural resources, economic development, intergovernmental cooperation, land use, and implementation; and amendments to the Existing Land Use Map and Future Land Use Map of the Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission of the Town of Grant, Portage County, Wisconsin, by a majority vote, hereby recommends adoption of the amendments to the document formerly titled "Town of Grant 2005 Comprehensive Plan" to the Grant Town Board for final adoption by ordinance, after holding a public hearing.

Adopted this 25th day of September, 2018.



Plan Commission Chair

Attest 

Town Clerk

Published: 10/24/18

Appendix E

Grant Town Board Ordinance to Adopt Plan

Town of Grant Comprehensive Plan 2018

**TOWN OF GRANT
PORTAGE COUNTY
STATE OF WISCONSIN**

ORDINANCE NO. 2018-11

**AN ORDINANCE ADOPTING AN AMENDMENT TO
THE TOWN OF GRANT 2005 COMPREHENSIVE PLAN**

The Town Board of the Town of Grant Ordains as Follows:

Section 1

Pursuant to Section 62.23(2) and (3) of the Wisconsin Statutes the Town of Grant is authorized to prepare and amend a Comprehensive Plan for the Town of Grant as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, and has been working cooperatively with the Portage County Planning and Zoning Department in amending the Town of Grant 2005 Comprehensive Plan.

Section 2

The Plan Commission of the Town of Grant, by a majority vote of the entire Commission, has adopted a resolution recommending the Town Board adopt the amended Town of Grant 2005 Comprehensive Plan.

Section 3

The Grant Town Board held a public hearing on the proposed amendments to the 2005 Comprehensive Plan on November 27, 2018, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

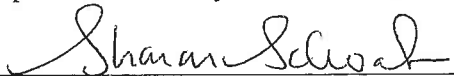
Section 4

The Town Board of the Town of Grant, Portage County, Wisconsin, does by enactment of this Ordinance, adopt the amendments to the document formerly titled "Town of Grant 2005 Comprehensive Plan" pursuant to Section 66.1001(4) (c) of Wisconsin Statutes.

Section 5

This Ordinance shall take effect upon passage by a majority vote of the Town Board and publication as required by law, and the 2005 Comprehensive Plan shall be amended as deemed appropriate by the Town Board.

Adopted this 27th day of November, 2018.



Town Board Chair

Attest:



Town Clerk

Posted: 11/29/18

Town Hall
Transfer Station
Town Website

