

**VOLUME I - APPENDIX A**  
**PUBLIC PARTICIPATION**



# Procedures for Public Participation for Adoption or Amendment of the Town of Little Suamico Comprehensive Plan

## **Introduction**

The Little Suamico Planning Process is designed to engage stakeholders and facilitate community involvement. Means of participation outlined in this plan and the Oconto County Public Participation Plan will provide guidance while promoting stakeholders to express ideas, opinions, and expertise throughout the planning process; resulting in a locally supported Comprehensive Plan for the Town of Little Suamico.

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

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

The Town of Little Suamico acknowledging the need for continuous public involvement throughout the planning process and the requirements of 66.1001(4)(a), will adopt these written public participation procedures. These adopted procedures will provide the framework needed to maximize public involvement throughout the planning process and any subsequent amendments to the comprehensive plan.

## **Posting/Notification of all Plan Commission Meetings**

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

- Town Hall
- Other locations specific to the Town

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

**Meetings**

The Little Suamico Plan Commission will participate in periodic public informational hearings/input sessions held at the cluster and local level during the planning process. All meetings conducted by Oconto County, UW-Extension, or Bay-Lake Regional Planning Commission staff will be open to the public and posted similar to plan commission meetings.

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

**Open Houses**

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

**Notices**

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

**Public Comments**

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

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

**Distribution of the Adopted Plan**

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

- Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
- Every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan.
- The Wisconsin Land Council

- The Wisconsin Department of Administration
- The Bay-Lake Regional Planning Commission
- The public library that serves the Town.

### **Adoption of Comprehensive Plan by Town Board**

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

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

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

### **Additional Steps for Public Participation**

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

### **State Statutes**

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

### **Amendments**

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



TOWN OF LITTLE SUAMICO

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION ADOPTING WRITTEN PUBLIC PARTICIPATION  
PROCEDURES**

**WHEREAS**, the Town of Little Suamico is preparing a Comprehensive Plan under Wis. Stats. 66.1001, and;

**WHEREAS**, the Town of Little Suamico may amend the Comprehensive Plan from time to time and;

**WHEREAS**, Wis Stats 66.1001 (4) requires a governing body of a local unit of government adopt written procedures designed to foster public participation in the adoption of amendment of a comprehensive plan and;

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

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

Adopted this 11<sup>th</sup> day of September, 2006

Approved:

Elmer Pagen  
Town Chairperson

Attest:

Sandra M. Pagsl  
Town Clerk

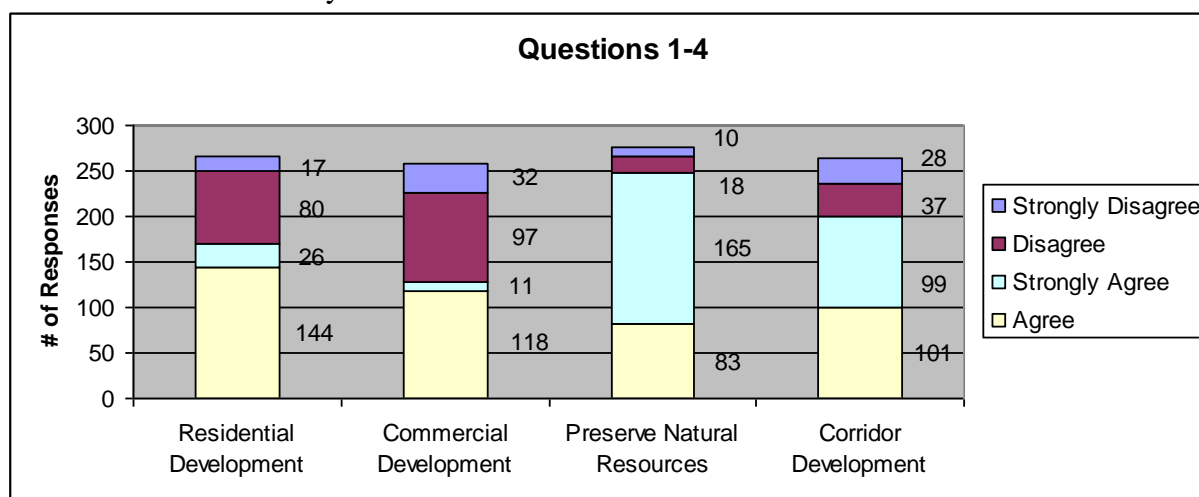
**VOLUME I - APPENDIX B**  
**COMMUNITY SURVEY RESULTS**



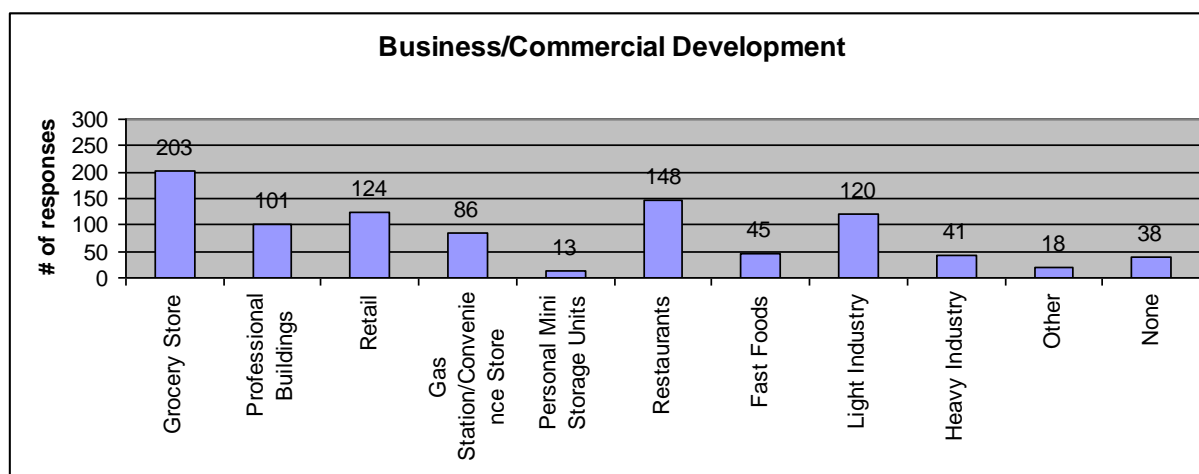


**Town of Little Suamico  
Community Survey Results-January 2008  
Respondents - 280**

1. I am satisfied with the way the Town of Little Suamico is developing residentially?
2. I am satisfied with the way the Town of Little Suamico is developing commercially?
3. Preserving the Town of Little Suamico's natural resources and existing open space is important to me?
4. New Commercial development should only be allowed along the Highway 141/41 Corridor and within the sanitary district?



5. As a consumer, what types of business/commercial development would you like to see locate in the Town of Little Suamico?



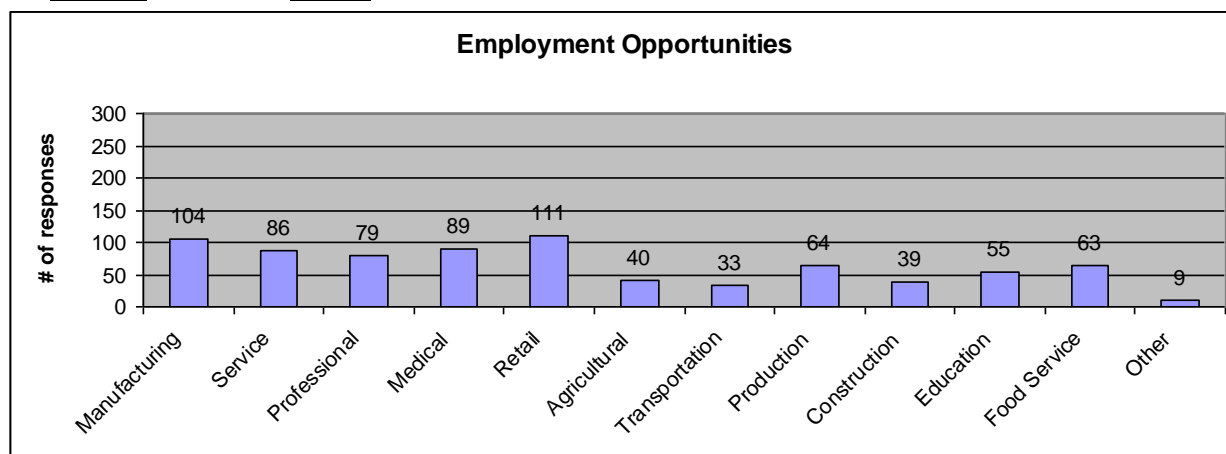
**Other Comments:**

- nursing home
- anything to not have to run to Green Bay.
- any in 141/41 corridor
- Hanson's Dairy or Dairy Queen
- Ag. Related.

- Environment & rural life friendly
- Manufacturing/warehousing
- Sport shop
- Any industry for employment
- Any industry for employment
- Industry should be developed along rail lines
- There is enough of them within a 5 mi radius of Sobieski
- Fruit/berry orchards/honey farms, tree nurseries, landscaping
- Video rental/pharmacy
- Bio fuel plant
- Bike or recreations trails interconnecting other communities.
- Natural spaces/farmland

6. Are more employment opportunities needed in the Town of Little Suamico?

170 Yes      94 No



**Other Comments:**

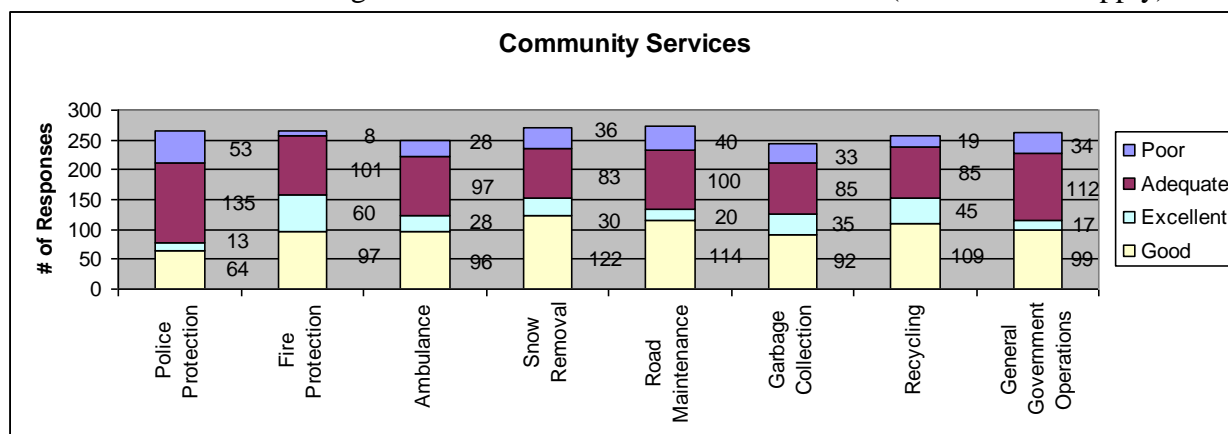
- laundry mat, shoe repair, small engine/appliance repair
- coffee specialty - drive through
- better visual maintenance on existing business's
- Cell towers
- Energy production (alternate)
- Arts
- Library Branch (like Gillett has)

7. The Town of Little Suamico has expanded the town-owned park on Ball Park Road. Would you like to see additional park and recreational facilities in the town?

108 Yes      165 No

**\*See attached comments!**

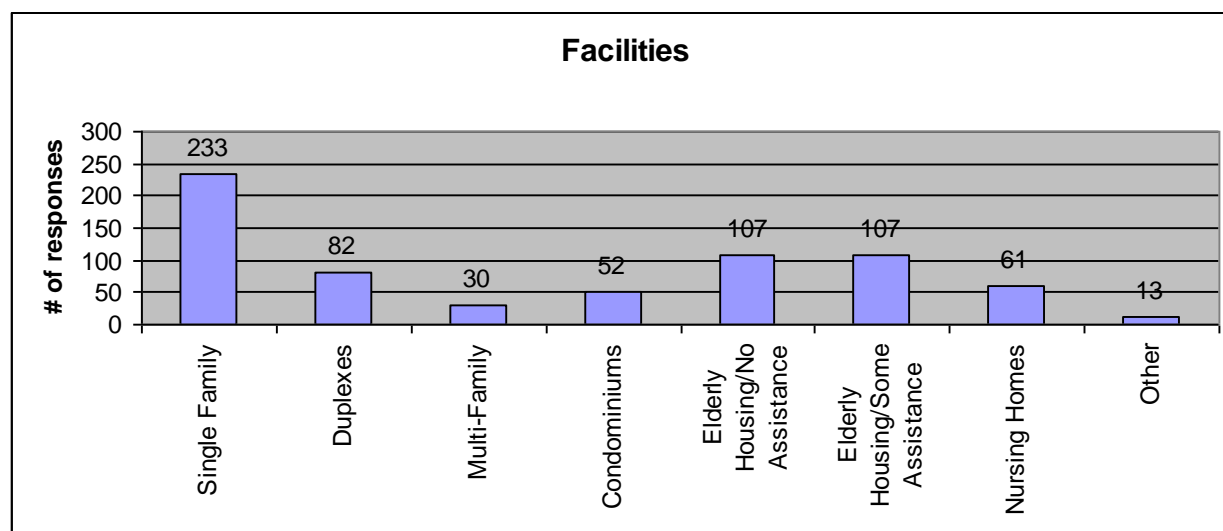
8. Please rate the following services in the Town of Little Suamico. (Check all that apply)



9. The Town of Little Suamico could further enhance these services if it were an incorporated village, do you feel the town should investigate that option?

118 Yes      144 No

10. As the Town of Little Suamico develops, what housing options do you feel should be available in the town?



11. Do you support the vigorous enforcement of Town of Little Suamico and Oconto County nuisance ordinances through the establishment of a regional court system?

158 Yes      96 No

12. In regards to recreation, housing, commercial, and industrial development, what do you like most about living in the Town of Little Suamico?

**\*See attached comments!**

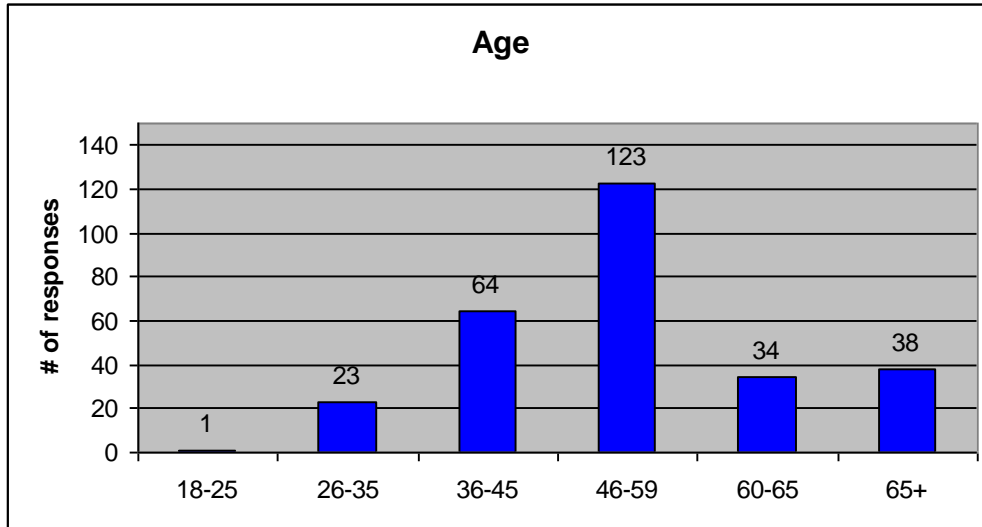
13. In regards to recreation, housing commerce and industry, and community services, what are the greatest challenges facing the Town of Little Suamico in the next 20 years?

**\*See attached comments!**

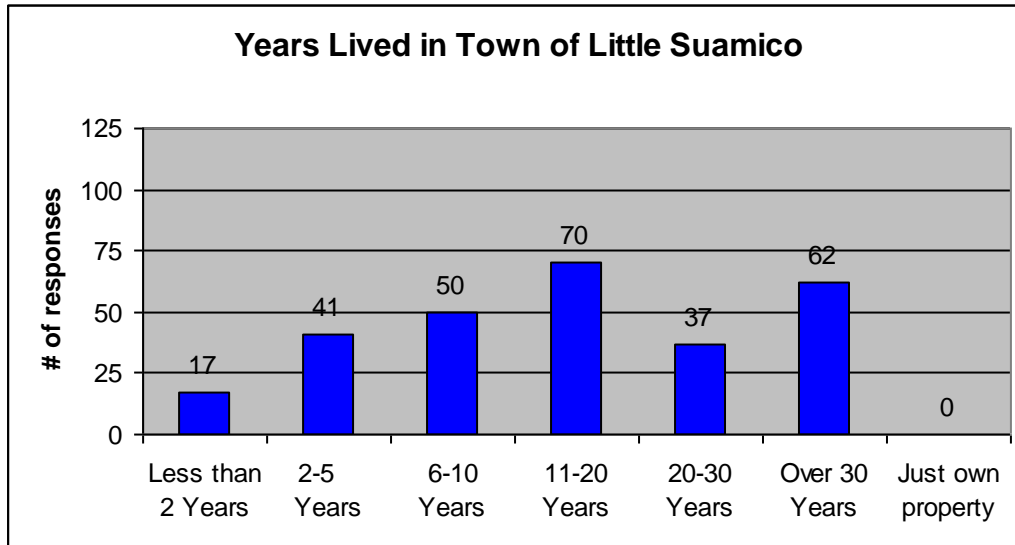
14. Sex of those completing this survey.

156 Male      124 Female

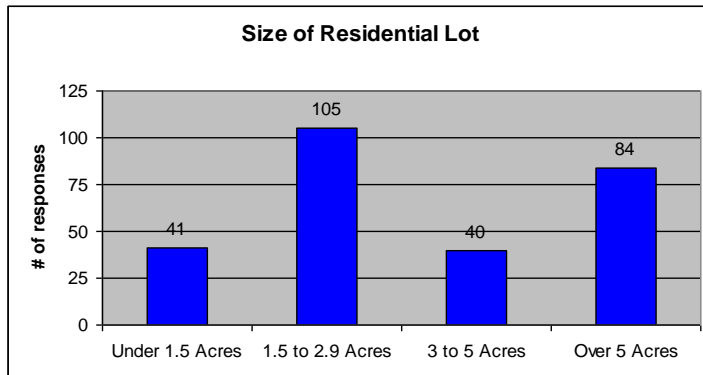
15. Age of respondents.



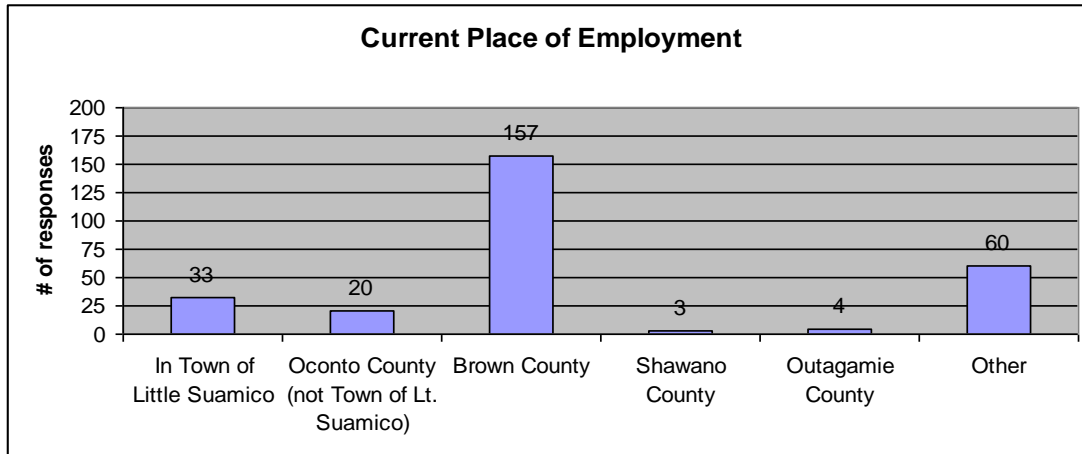
16. How long have you lived in the Town of Little Suamico?



17. If you own your home in the Town of Little Suamico, how large is your residential lot size?



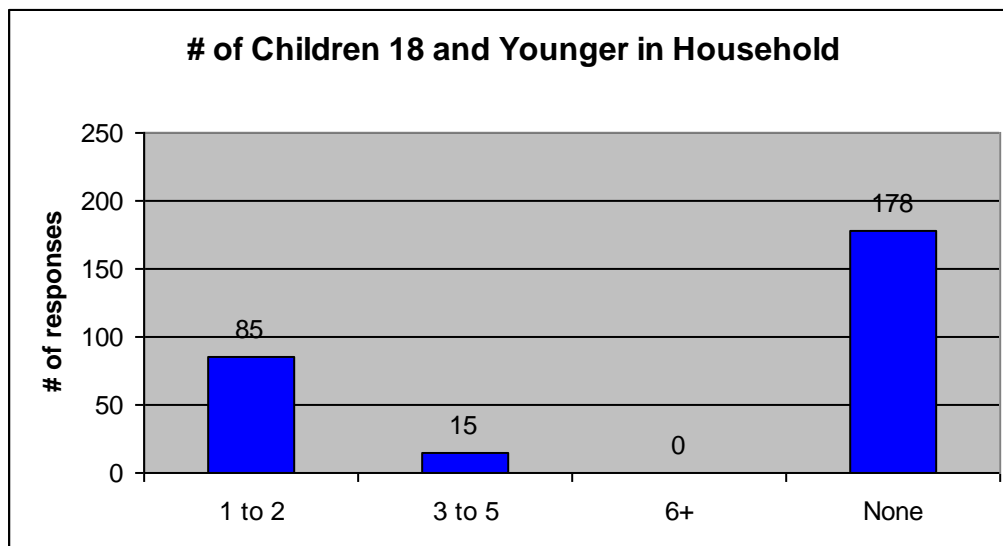
18. If you are currently employed, where is your place of employment located?



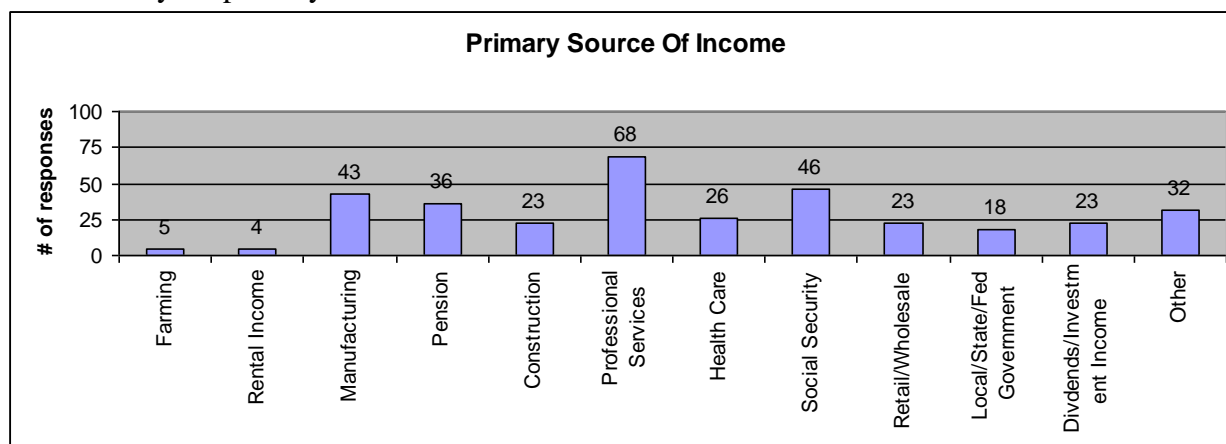
**Other comments:**

- Retired (20)
- Kewaunee County
- Out of State (2)
- River Forest, Illinois
- Stay at home mom
- Marinette
- Marinette
- Construction
- Homemaker (2)
- Pulaski (2)
- Waushara County
- Disabled
- Berwyn, Illinois
- Office out of home/wks t/o state
- Manitowoc County
- New Berlin
- Marinette County
- Self-employed farmer (2)
- Travel

19. How many children 18 years of age and younger live in your household?



## 20. What is your primary source of income?

**Responses to Question 7 - What and where additional park and recreational facilities should be built?**

- Sobieski - natural parks
- Green bay shoreline/Lt. Suamico, fishing, hiking, camping
- Hwy C area, Sunnyside elementary
- No..if you want the city stay in the city.
- Green space, forests
- Truck and tractor pulling at existing site
- Don't know what is available. Tennis courts, basketball, swings and playground
- Sobieski, Allen Road - playground equipment
- Pine Lane/S. Chase Rd area - park with trails, picnic area, playground & small athletic field
- West of 41 - Picnic area
- Any facility for teens, give them places to go
- Playground - diamond
- Outskirts of town - swimming
- West of 41-141 - green space w/growth potential
- Dog park.
- Soccer, baseball, football fields
- Would like to have the existing park expanded even more (one large complex)
- Chase & Sobieski, ball park.
- Something in the Sobieski area!
- On the bay or river - picnic tables/grills/walking trails/cross country ski
- West of Hwy 41/141 - park, hiking, picnics, no motorized trails.
- Closer to Sunnyside School - hiking trails, natural areas
- Along rivers/streams - hiking/biking trails
- Sobieski.
- On County S - children's park.
- Along the river or bay (if the DNR would play ball) - Smaller, scenic parks w/picnic tables, etc.
- Along the bay - beach, swim area, picnic area, boat landings

- Sobieski area - soccer & baseball.
- West of 141. Park/playground.
- On west side of the town - park.
- Unsure - playground/sports
- Kid playground equipment, family picnic areas
- Along the bay shore - beach and boat ramp, like Oconto City Park.
- Picnic areas - softball.
- Adjoining property.
- Along the Green Bay shoreline - picnic area/hiking trails.
- Close to or off of Brown Road/41 - baseball, soccer, tennis, basketball, child play area
- Picnic - recreation.
- Dog park.
- West of 41/141 - swings, etc for kids.
- Not sure where, but we need to save land for parks for families.
- First complete the Lt. Suamico park to revitalize it.
- Expand programs at ball park.
- West of 41 - playground.
- Sledding hill and ice rink.
- Any.
- Near Town Hall - family oriented.
- In Sobieski - recreational - family
- Near Sobieski - family
- New subdivisions - recreational
- Children's park
- Make ball park better
- In a wooded area - nature trails, picnic area
- Possible park, western Little Suamico
- Sobieski area - park by river
- West side 41
- Sobieski
- Allen Rd - trails/nature/playground
- On J in Little Suamico
- Deer Lane - boat landing on Bay
- West of Hwy 41 - family w/shelter & picnic-playground area
- Maybe a park by the Lt. Suamico River - YMCA
- On the bay/west of Hwy 41 - trail development.
- West side of hwy 141/41 – family
- Along existing roads upon upgrading - bike trails or extra lane for peds. or bikes.

### **Responses to Question 12 – What do you like most about living in the Town of Little Suamico?**

- Rural living within 25 miles to a city
- Peace & quiet of country living vs. the city



- Country living
- Country setting, quiet, spacious lots
- Liked it better without so many subdivisions
- Recreation
- Rural, small town
- Non-suburban atmosphere, its far enough out of cities w/o being too far from a city
- Open space
- Open space, rural
- Quiet, low traffic, large lots
- Large lots & privacy, close to Green Bay
- Quiet, rural, country, woodsy area
- Don't like living here anymore, becoming too populated noisy & crime ridden. Too many run down, trash infested residences. No ordinance or not enforced?
- Peaceful most of the time, control speeders, track traffic on Allen Rd, East of 41-141
- Great people, all around good place to live
- Is quieter and not as fast paced as Green Bay/Howard
- Country living - not a lot of neighbors
- No heavy industry
- Being in the country away from big city trouble and problems
- Countryside peacefulness
- Pleasant, quiet, crime free
- Green space, farms, limited well planned subdivision with green space, smaller lots
- It is a very safe place to live
- Rural undeveloped property - septic and wells
- Rural living
- Crime seems to be down out here
- Rural living
- Rural area, clean air, quiet
- Noise ordinance
- Beautiful rural settings
- The people
- Relatively low property taxes
- Rural setting w/proximity to Green Bay, Oconto, Oconto Falls and Pulaski
- Quiet, few people
- The rural atmosphere/close to the city w/o the expense
- The natural setting
- Some people are nice. 95% don't care about other
- Rural atmosphere
- Close to Green Bay
- Still has a country feel, close to GB and up North.
- Close to town but not overdeveloped.
- Quiet, not much traffic.
- Peace, beauty.
- The privacy.

- Natural areas, wild life.
- Housing
- Quiet and country life
- Open space, low traffic
- The caring & friendly people
- Kind of country
- It is still open woodsy country, close to fishing & Green Bay. Life long friends still there and Good memories.
- Close to Green Bay
- The rural feeling.
- Quiet, nature setting, 1.5 or more parcels, single family.
- Quiet, separated from Green Bay, privacy.
- It's lack of development.
- Space.
- I'm left alone. I can do what I want on my property without being bothered by a lot of neighbors.
- The rural setting.
- That I feel safe here - not a big city feeling. Keep it that way.
- Open space.
- Quiet setting w/quick accesses. School system (Pulaski).
- Green space, large tracts of forest/agriculture
- Not too commercial.
- People keep to themselves. They aren't nosy. Open spaces.
- The open unbuilt areas. Almost all built areas are kept clear and free of debris and junk.
- Country/rural living area.
- No industry.
- Quality of environment.
- I did like the country setting but the subdivisions are ruining that.
- Closeness to business and recreational opportunities.
- Friendly, country atmosphere w/most daily needs within 15 min. drive.
- It is a small town, safety is good, housing is very good.
- Having no commercial or industrial use in residential zone.
- The woods and that there is not a lot of businesses.
- They are pretty isolated from each other.
- Large acreage for homes in subdivisions.
- Location & size of township.
- Yesterday.
- Not over populated.
- Businesses to employ more local people.
- It's country living/quiet.
- Not living on top of one another, not a lot of noise, privacy, peace and quiet, open Spaces, rural setting.
- The quiet rural feel.
- Housing.
- Country setting.

- Low taxes.
- Less government.
- Living in the country.
- Small town atmosphere.
- Quiet - country - not too populated. Safe - friendly people - not a lot of crime.
- It is still a small town.
- Country feel, close to recreation, lack of commercial development.
- Country setting/larger lots.
- Access to bay, fishing, peace & quiet.
- It's country, rural feel you can no longer get in Brown Co.
- Friendly, I feel safe and calm here.
- Peace and quiet.
- Quiet.
- Nature.
- Open spaces - large lots.
- Country living, close to Green Bay.
- I'm living in same place 64 years and wouldn't change.
- It's quiet, peaceful yet close to city.
- Space, quality of life, out of town.
- Larger residential lots and the potential for increased commercial expansion & development, increased recreation expansion and development.
- Housing.
- Rural living.
- Rural living, quiet & peaceful.
- Quiet, space, close to Green Bay/surrounding areas.
- Quiet.
- Quietness.
- Privacy & quiet.
- We like how quiet it is.
- Quiet, low traffic.
- Country setting, wide open spaces, quiet.
- Smaller community, closeness & friendly neighborhoods
- School District - Oconto Falls
- Living in a quiet country setting.
- We moved from the city recently so we love the peace & quiet and the openness of the land.
- The fact that it is 9 miles north of Green Bay.
- Keep the rural feeling in Lt. Suamico.
- Do not live in Lt. Suamico.
- Rural setting, large lots - 1 acres is not enough. Should be 1.5 - 2 acres min.
- Mostly quiet neighborhoods.
- Housing & recreation.
- The peace and quiet.
- Space/country.
- A good mix is needed for a good tax base.

- Country living.
- Country living - seclusion - few houses.
- Rural setting.
- Open space.
- Country living - no large industry.
- Rural country living
- Residential not business
- It is in an area of growth and improvement
- Rural Setting
- Simplicity of town government
- It's pretty peaceful yet
- Rural feel
- The clean quiet country style of living
- The country life/no industry/the fresh air, wide open spaces & serenity
- Single family housing
- Trying to stay rural
- Peace and Quietness
- For the most part it is a peaceful quiet and safe neighborhood. A great place to live and raise a family.
- Peaceful/quiet/area/friendly people
- Rural atmosphere, open land, nature
- Would like to see other people on the Planning Commission rather than the ones that own businesses of their own.
- Quiet and peaceful/no city
- The people are very friendly (responding as working in the Town of Lt. Suamico)
- Quiet/country like
- Love where we live
- Rural setting - quiet- close to hwy
- Lived here all my life and close to Green Bay
- Country style living
- Rural atmosphere.
- Doesn't have a casino or strip joint.
- Open land and close to green bay.
- Small town.
- It's a rural community.
- 15 mi from Green Bay.
- Friendly people, quiet.
- Quiet, wide open spaces, NOT developed
- Quiet, non-busy country living.
- Space - no one close
- Room to move around open spaces.
- Not congested, quiet
- We are far enough away from Green Bay.
- Nice suburban (68) residential neighborhoods & nice lot sizes.

- People are nice, houses are spaced enough apart to have privacy, no street lights, wildlife, quiet, well water.
- Very nice place to live.
- Rural area, separation of uses commercial and industry from residential.
- Rural living, not having neighbors on top of me.
- In my area nothing but my privacy.
- Very nice place to live.
- Close to employment.
- Close to Green Bay.
- Rural living, minimum good government, quiet, location to Green Bay and up North
- Space and green areas and quiet

**Responses to Question 13 – What are the greatest challenges facing the Town of Little Suamico in the next 20 years?**

- Police & fire dept services, road maintenance
- loss of green space/farms to subdivisions
- industry at a minimum, professional services
- bringing in industry to taxes & jobs
- preserving what we have - open spaces
- avoid strip commercial development along 141/41 corridor
- managing the development of housing
- becoming another Howard or Bellevue. Becoming urban.
- Housing - using up farm and wooded land
- Well and septic overload - possible water shortage and contamination
- Controlling taxes, property values
- Attracting new home buyers into the area
- continual business growth along 41 to keep good tax base
- Crime, police enforcement, cleaning up the trash
- Keeping taxes in check & still keep doing the good job they're doing
- So many people not enough police or fire protection.
- More police & fire protection and more industry to help with jobs and tax base.
- There will be many problems if there isn't a good master plan.
- Over population
- Keeping it a small town
- Allowing subdivisions (doublewides) to overpopulate our neighborhoods! They bring trouble with them.
- For the taxes we have little to no services (i.e. garbage)
- Expansion
- Overdevelopment, comprehensive planning (and sticking to the plan)
- Area is growing very fast & there is not a lot of recreation for young people
- Not growing the government and taxes
- Not allowing businesses in residential areas
- Taxes

- Over population and too much commercial and industrial
- Urban sprawl
- Continue to uphold restrictions on ATV (noise)
- I think we need zoning laws
- Revenue
- Control residential growth/improve roads
- Better snow removal
- Keep pre-built & mobile homes in specified areas, zoned appropriately so we don't become a trailer town
- Getting rid of the conflict of interest on planning committee. The town should be buying commercial property to.....not persons on planning committee and we all know who we are talking about,
- don't we? You people are not gonna take this one because of the truths on it. Don't worry I made
- copies if you happen to lose it. (The town needs to get rid of the good ol boy government and get a real one)
- Don't know.
- Origination of the rapid growth/economics
- Controlling growth of subdivisions and not allowing proliferation w/mobile homes and modular homes
- (doublewides)
- Over populated and money hungry people. All they want is build and get money and do whatever they want.
- It is going to be overpopulated, too much building.
- Keeping up with modern services, i.e., sanitation, power, water.
- Provide services and opportunities and keep costs in line.
- Schools, higher taxes.
- Over growth, becoming another Village of Howard
- Sprawl.
- Overcrowding, loss of natural areas, traffic
- Industry
- Attracting the right type of businesses.
- Too much residential development without keeping green space
- Getting in more commercial business.
- Water for drinking
- Housing, community services
- Bringing in good businesses.
- Growth and how to not push out the farmer and small land owner.
- The right as a taxpayer and property owner to do what you want with your owned property without the town trying to make you do with what you have paid for and purchased and have paid taxes on - If they want control - they need to buy it and pay their own taxes!
- Fixing the mistakes of the past. Use Suamico as an example of what Lt. Suamico should strive for.

- Development with priority on nature and quiet life-style.
- Unplanned developments.
- Septic problems due to excessive developments.
- The rest of the farms disappearing.
- Trying to get Union Labor to contribute to all Community buildings.
- Trying to stay rural the way we like it.
- Too much crowding.
- Tax base, community service.
- Balance S.F. Residential w/commercial.
- Keeping taxes down while maintaining quality of life.
- Too many single family dwellings on small (less than 5 acre lots)
- Unsure.
- Keeping yuppies (liberals) out of town government.
- Too much over expansion/overcrowding.
- Rural living.
- Traffic.
- The challenge is do not let real estate buy everything. Keep it country lot sizes, large at least 3 acre lots.
- Maintaining open space, even along highway corridor.
- More opportunity for people to earn & spend money here along with providing adequate civic service to an inevitably growing community.
- Land development.
- Keeping the country feeling alive.
- Roads and taking care of them.
- To keep a rural setting.
- Also rural setting, over population like Howard.
- Schooling.
- History.
- Falling behind.
- Need changes.
- Bigger lot sizes for developments housing (5 acres)
- Police protection.
- Keeping a country atmosphere.
- Not trying to be everything to everyone.
- Balancing the community services & keeping the taxes low.
- Loosing the quiet rural feel.
- Housing.
- Uncontrolled growth.
- Growth & management of growth.
- Keeping low taxes.
- Keeping less government.
- To continue to keep the "country feel" and grow.
- Providing services to an aging population, while encouraging young families to move here.
- Not being annexed by Suamico.



- The growth is picking up (housing).
- Not to look like Suamico - no urban sprawl.
- Water availability& quality.
- Urban sprawl.
- Growth & not keeping up services.
- Adequate upkeep.
- Roads and congestion.
- Increasing the tax base while keeping to the small town approach.
- Planning for Hwy 41 development - commercial, business.
- Controlling expansion.
- Increased funding for commercial expansion/recreation expansion & development.
- Community service.
- Services meeting the needs for growing community.
- Need a big grocery store to attract more residential - inconvenient now to shop.
- Sanitary sewers/ garbage collection, city water, etc.
- Tax based revenue through business development.
- Planned growth.
- To keep Lt. Suamico small town feel. People moved here to
- escape commercial and industrial development as well as multi-family
- mini-cities.
- Keeping traffic passing from other town developments from cutting thru daily. Fireworks are disturbing my cattle in the fields and in the barns & forest fire danger. Our pines are very flammable.
- Keep it rural and quiet.
- Taxes.
- Must travel to GB or other areas for necessities. If gas prices continue to go up
- people won't want to travel or afford to travel.
- Probably taking care of the aging community.
- How aggressive you are w/building.
- Please keep it 2 acres lots per house for green space.
- Maintain status quo.
- Infra structure - Roads, fire and Police protection.
- Don't know.
- Residential growth - we moved here 18 years ago to enjoy a rural setting. We don't want our township/community to become another Suamico or Howard.
- Keeping taxes down and over development.
- Space/country.
- Public water.
- Taxes, urban development.
- How to allow development.
- Keeping it small and rural - not becoming a big city.
- Maintaining rural setting.
- Keeping industrial growth out.
- Keeping industrial growth out and maintaining rural environment & living.

- Keeping rural and residential
- Keeping growth non-industrial
- Development
- Developing the highway corridor along 41/141
- Too many people moving from the cities
- Keeping people here so they don't move closer to town.
- Maintaining its quiet, country style of living and not becoming a suburb of Green Bay (i.e. Howard, Suamico, today)
- Keeping the Natural resources/ traffic, keeping the country a country!
- Needing more business
- Trying to stay rural
- Stores
- To develop all the needs of growth and pleasing the majority that live here
- Housing/land use
- Bringing industry to the area, create industrial park or service park
- Over development of agricultural land, adequate police protection, lack of development in Sobieski
- Having good HONEST people on the planning commission.
- Growing too fast.
- Economic growth
- Attracting grocery store or restaurant
- Getting rid of some of the town board.
- Urban sprawl
- Keeping up with what we have - roads
- Too many subdivisions
- Pollution, growing too fast - without a plan
- Commerce and industry.
- Need commercial and industrial.
- Probably the water supply, it always becomes a problem as population increases.
- Taxes.
- Sewer and water.
- Staying small & quiet
- Minimizing a lot of growth.
- Lot sizes are to small, should be 3-5 acres.
- Keep big lot sizes the country feeling.
- Water Supply. Septic & drilled wells w/the number of houses being squeezed on 40 acres. Pollution of wells. Wells running dry. Depletion of the water table.
- Keeping it small.
- Laws & ordinances to reflect changes in housing development in our area and enforcing them.
- Growth.
- Developing commercial use along Hwy corridor, provide needed services, sewer & water, reduce taxes, developing community facilities to keep families in area, using recreation facilities.
- More buildings such as business we need now!

- Growth.
- School growth.
- Avoid poor planning for growth, minimum fair taxes, sprawl from Suamico
- Too much growth, poor planning.

**Other comments:**

- Anyone that runs a business should not be on Planning commission. Very unfair to the people of the Town.
- There's a lot of talk how dishonest the Plan Commission is.
- At the recycle center on Allen Rd. If someone can use something, like wood or metal, they should be able to take it.
- Response to establishment of a regional court system - Too expensive right now. We are not that big yet.
- Problems: 1) Usage of 4-wheelers and snowmobiles in our suburban residential neighborhoods. 2) Parking and driving semis (big rigs) in our urban residential neighborhoods.
- I can never get out of our driveway after the snow plow goes through, he piles it all in our driveway and I have to hire someone to take it out. We live on a cul-de-sac and we get the blunt of the snow plowing. There's 5 houses here, why us?
- Town needs to get rid of the good ol' boy government and get a real one. Want stick built homes, not mobile. Stick built, not doublewide or modular homes (trailer). Get rid of the trailer park, mobile houses, double-wides whatever they want to call them these days the longer they are there the less they are worth.
- Response to establishment of a regional court system - I would say yes but they have enough selective enforcement going on now and if the town enforced it would really get out of hand.
- You people are not gonna take this one because of the truths on it. Don't worry, I made copies if you happen to lose it.







## **Town of Little Suamico**

Five members of the Plan Commission participated in a Nominal Group Exercise to identify those issues most important for the town to address in the next several years. Each of their responses is listed below. Each member was given three stickers and asked to vote and prioritize the issues. The top issues are listed below.

<b>TOP ISSUES</b>
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Grocery Store  
 Business Incentives (TIF, etc.)  
 More Money for Parks and Recreation

Score	Issue
5	Grocery Store
4	Business Incentives (TIF, etc.)
2	More Money for parks and recreation
1	Governmental units working together
1	Elderly housing
1	Water and sewer system to accommodate growth
1	Protect image of the town
1	Municipal court system to enforce ordinances
1	Professional buildings
1	Health care facilities
	More employers to increase tax base
	West side park
	Trails (hike, bike, snowmobile)
	Another school building or redefine districts
	Activities for kids
	More police protection
	Multi-family homes



# **Oconto County Southern Planning Cluster**

## **Nominal Group Results**

August 24, 2006

### **Group 1**

<b>3</b>	<b>Businesses/industries located in municipalities</b>
<b>3</b>	<b>Farmers “Right to Farm”</b>
2	County needs jobs
2	Lack of police force based on population totals
2	Quarries
2	Urban sprawl from Brown County
1	Continue collaboration on Re-zone between county and towns
1	Decide uniform lot sizes for cluster
1	Discuss potential sanitary district areas
1	Park and recreation is a concern, expansion of recreation and green space
1	Preservation of waterways (3 major ones)
1	Preserve working lands (forestry and ag. lands)
1	Try to keep affordable housing in area
	Address “ <u>junkie</u> ” areas in the area and county (jointly)
	Address light pollution (bright properties)
	Better utilize forest areas/other natural areas
	Billboards addressed (#/size/placement)
	Concern of school consolidation and lack of future students
	Gas prices may “drive” people out of area
	Get commercial business in area for taxes
	Highway development to be consistent in area
	Lack of multi family in area that <u>is</u> affordable
	Maintain scenic easements along highway corridors
	Not “ <u>Outgrow</u> ” resources (police/fire/park/water) natural and public
	Wetlands help define/consistent definition

**Group 2**

<b>4</b>	<b>Preserve agriculture</b>
<b>3</b>	<b>Maximize industry and promote hwy corridor for industry</b>
2	Establish a southern cluster industrial area
2	Maintain water quality (surface waters)
1	Blighted area controls
1	Control light pollution – preserve night skies
1	Create (multi-use) (non-motorized) pedestrian pathways (bike, walk etc...) to interconnect communities
1	Intergovernmental cooperation
1	Maintain historic areas and buildings
1	Maintain wooded/forested areas
1	Means of funding for local parks
1	More restrictive shoreland controls
1	Protect farmers right to farm
1	Rural development and lot size
	Aging population
	Billboard control
	Develop multi-family housing in areas with utilities
	Employment
	Increase identify and regulate non-metallic mining
	Increased population
	Keeping green space in development
	Lack of youth
	Maintain local control and protect property rights
	Maintain rural character
	More recreational events
	More stringent subdivision regulation
	Need for low income housing
	Preserve access to local water resources
	Promote tourism

**Group 3**

3	<b>Conserve large contiguous areas of natural resources-preserve, protect groundwater/wetland resources</b>
3	<b>Offer tax incentives to attract businesses/industry</b>
2	Develop viable, but restrictive sign/billboard ordinance that can be used county-wide
2	More sharing of services between communities
2	Protect agricultural in south as necessary
1	Centralize development near incorporated
1	Commercial developments that fit the character of the area
1	Consider impacts of transportation improvements
1	Control/eliminate spot zoning
1	Enhance/protect park and recreation areas-walking trails
1	Loss of industry
1	Ordinances to allow farm and residential activities to co-exist
1	Preservation of historic places
1	Stronger rules and laws governing abandoned farm buildings, equipment and cars
	Develop a county zoning/subdivision ordinances that can be used county wide
	Elderly housing
	Improve on shoreline zoning
	More elderly transportation
	Police – more of it
	Promote local businesses
	Promote/encourage transportation (highway and rail) access to commercial/retail/industrial
	Recognize diversity within the county
	Regulate four wheelers and dirt bikes
	Regulate housing development – locations/densities, etc.
	Stronger regulation for reclamation of gravel pits





## **“Southern Cluster”**

Intergovernmental Cooperation Workshop  
April 16, 2008, County Courthouse

### **Land Use Issues and Conflicts/Positive Working Relationships**

- Shared services (emergency-mutual aid)
- Extra territorial planning area between Oconto Falls and Stiles
- Trans-county and town agreements for road maintenance and snow plow
- Agreements for joint sanitary with Little Suamico and Pensaukee and Oconto (future)
- Cluster meetings – good source of information-education
- Learn more about shared emergency services (fire and rescue)-Chase
- Town of Lena – good fire mutual aid with neighbors – open to working with others
- Chase – like to have agreement with Pulaski to stop further annexation
- Mar-Oco landfill – good working relationship with Marinette County
- Good relationship between Village and Town of Lena – recycling facility
- Political climate – disagreement – how will this impact communities?
- Like to see farmland preservation – through ordinances and buffers to avoid nuisance lawsuits
- Shared fire services (Green Valley and Morgan) good relationship
- Powerline revenue from ATC (Morgan)
- Concerns about rapid growth in Chase and Abrams and its impact on Town of Morgan
- Huge opportunity between DNR and southern communities for cooperation in environmental protection
- Within Town of Little Suamico – good relationship between town departments
- Would like to see better enforcement of ordinances and conditional uses in commercial areas (Town of Little Suamico) – would benefit town residents to add more commercial - spread out tax base
- Town of Little Suamico – would like one location to locate town officials – make it easier for residents
- Benefit – place to bring hazardous wastes – more locations – more education on what to do with materials – more often have “clean sweeps” – rotate around the county
- Clean sweeps are expensive
- Cooperation between Village of Suamico and Little Suamico – start talks about border development and transportation issues related to that development – Brown Rd. Commercial opportunities
- Encourage Oconto County to do NEWS (National Emergency Management System)
- Emergency response – county has established evacuation procedures – EM Director continuing to work on plans and continue making location contacts
- Lots of lessons learned in emergency response from Riverview tornado
- County recently updated 911 system – has mutual aid with surrounding communities/counties to help with disaster response
- Need for information on evacuation centers throughout county – where are they??
- Lots of support from entire county and surrounding communities/counties during tornado
- Suggestion that towns should work on having own emergency response plans to handle emergencies
- Coordination between county and local zoning
- ATC, fire department, ambulance

- Areas around us are being developed (Abrams and Chase) and could affect us
- Major residential development near Suamico/Little Suamico border and impact on transportation
- Commercial development at Brown Road exit
- NIMs compliance to match up with Suamico/Brown County
- Appointed person for economic development meetings
- Meet with adjoining municipality regarding extraterritorial land – initial verbal agreement
- Comprehensive zoning
- Potential conflict of town ordinances with county ordinances
- Subdivision road “connectivity” at edge matching
- Transportation: county/town agreements for road maintenance and snow plowing
- Economic Development: countywide and county funded OCEDC
- Solid waste: recycling county/town cooperation/operation - MAROCO Marinette and Oconto counties
- Extension: sharing of services with Oconto and Marinette
- Potential conflicts: \$, “turf issues”, state and local laws preventing cooperation, politics (sometimes the best political decision is not the best action), time, staff
- Recycling center – shared facilities
- Volunteer fire department, public services (Towns of Lena, Stiles, Spruce, Little River)
- Surrounding agricultural land (possibility of rezoning/annexation)
- Cooperation with Town of Pensaukee & DNR to develop boat launch facility on Pensaukee River
- General cooperative relationship between DNR and Oconto County Forest on resource material and recreation development
- Cooperative agreements between DNR and City of Oconto on management of Oconto Marsh
- Working relationship between WDNR, WDOT and Oconto Airport to deal with security issues
- Increased residential development can negatively impact important environmental features
- Increased recreational demands may lead to conflicts
- This region is extremely important environmentally and future development should be planned with that in mind
- Cooperation with Village of Suamico in providing park facilities
- Mutual aid agreements on wildland fire suppression between WDNR and many town and village fire departments
- Change in political party’s resulting in funding political resolution on path forward
- Better relationship with surrounding communities
- Discussion on mutual issues
- Development of Hwy 141 corridor
- Discussion on subdivisions that could later be annexed
- Sharing fire department , rescue squad, and recycling services
- Discussing concerns on established and possible incoming development
- Preserve farmland with necessary ordinances
- Support summer recreation programs
- Save agriculture farmland
- Shared services (fire)
- Keep water ways free (keep housing off water ways)
- Oconto – Marinette landfill (MAROCO) positive



- Positive: All work together, town and sanitary and planning
- No central government building results in communication barrier. Residents seeking information on planning, information being given, information not properly communicated to town planning
- Enforcement of ordinances and/or conditions on conditional use permits
- Initiatives/incentives for commercial to locate in town but yet, promote preservation of farmland – some type of incentive
- Promote recreational use along shore: swimming, hiking, preserve shoreline, limit development
- Concerned about Abrams and Chase residential development and the pressure it will put on the Town of Morgan’s development in terms of services provided
- Plan to develop with bordering town
- These cluster meetings are good to work together with other towns
- Sharing sanitary district services; Town of Oconto and Pensaukee – lack of number of clients
- Can’t get existing ordinances from our own town board. Lack of technology
- Mutual aid for department is a plus
- Prevent further annexing from village
- Places for rid of hazardous materials
- Fire protection with Little Suamico
- Industrial Parks
- The bordering issues have been working out real well
- We have been hearing from many people about the community ideas and values
- The availability of land in the present time is real tight and hard to get
- The grants for park and rec. are really hard to get. Most of it is based on promises, but not results
- Positive working relationship between the town and the Little Suamico Sanitary District – examples: ongoing communications, coordinated development review process
- Positive working relationship between the town and the Little Suamico Fire Department – examples: shared facilities, cooperative funding
- Mutual aid between area fire departments/districts
- Agreement with County Rescue Services for EMS – long term contract
- Positive working relationships with other southern Oconto County towns – examples: ongoing communication, comprehensive planning
- Positive working relationship with Oconto County – examples: coordinated development review process, road construction and road maintenance services, etc.
- Challenge of zoning ordinance enforcement through Oconto County – county and town both have limited resources
- Lack of capacity in the court system to properly prosecute zoning and other ordinance violations
- Potential for annexation of town land by the Village of Suamico over the long term
- Need for more dynamic county zoning ordinance to meet the town’s site planning and design review needs

### **Potential Resolutions**

- Sharing of information between communities (e.g. meeting minutes)
- Informal get-togethers to share information between towns and county
- Information discussions between incorporated communities and towns re. extraterritorial planning areas

- Tri-county emergency services and new – meetings to share
- Inter and Intra communication
- Shared planning
- Standardized ordinances – consistency with county – remove duplication and unnecessary items
- Sharing information on troubles between neighbors – local Pow-wow's
- Locate funding sources – to continue these meetings and planning processes
- Communities place own ordinances on a website so public can access
- Get town websites out to public – make people aware that they are out there – also promote county websites – utilize newspapers to promote
- Opportunities to identify more park and ride locations – work with DOT – especially along highway 41 – also looking to improve amenities at existing sites (tie into transit, bike racks added)
- Put in bike/ped trails and other facilities when DOT does transportation projects to pre-empt development that will occur once highway in-trying to reduce number of cars on road or how far people have to drive
- More professional mapping to share community visions
- Officials should be open minded to new solutions and communicating with others
- Maintain and talk about shared goals that already exist
- Recognize value and importance of natural resources in Oconto County – resources are a “global treasure” – continue and work more on preserving
- Continue cooperation between towns and communities in training with government agencies (i.e. DNR and local fire) – lead to more successes
- Communication and cooperation
- Coordination between towns and county to find more efficient ways to implement and enforce ordinances – let county help as much as they can
- Allow comprehensive plans to guide decision making process at community and county level
- Work with county so they can help with enforcement of ordinances
- Cooperative agreement with other towns that border
- Area planning with bordering towns
- Ordinance for towns should be reviewed to see if the county already have – county can reinforce, town can not
- Sharing information on problems within the local neighboring, so we can work out the problems (local)
- Sewer conflicts with Little Suamico and Pulaski (village)
- Resolutions and ordinances need to be reviewed; brought up to date, clarified and not duplicate the county
- Joint planning with neighbor towns for police protection, court system and sewer district development
- Compare mapping with neighbor towns to avoid conflicts, i.e. home developments adjacent to farm or quarry operations
- Any transportation issues in the southern cluster? Provide 7 Park and Rides to encourage carpooling
- Reduce barrier of State Highways/bike/ped. Options in developing area
- Town of Abrams and Town of Pensaukee share monthly meeting minutes
- Town of Pensaukee website
- Sharing sanitary district with neighboring Little Suamico

- Attend surrounding meetings
- Buffer zones around farm operations
- Official mapping – good communication
- Area planning – stay aware of surrounding development
- Try to attend joint plan committee meetings
- Increase shared services (facilities – sewer/water – without annexation)
- Land acquisition for development. No room to developer offer to develop
- Communication of potential development along border between Suamico/Little Suamico. Residential and commercial potential for development plan (commercial and transportation)
- Mutual aid agreements between Little Suamico/Suamico. Encourage Little Suamico to begin or continue with NIMS compliance
- Ongoing meetings regarding ATC money. Meetings with Tim Magnin on emergency planning
- Keeping adjoining municipality aware of events concerning extraterritorial land
- Informal get-togethers with town/cities/village/county about all issues affecting local government. Learn more about what each other does. Possible solutions for problems.
- Incentives to create joint operations
- Reduce duplication of services – law enforcement, libraries (school and city both have)
- Standardization of ordinances/resolutions/services
- Get information out to residents such as website
- Expand the menu of county zoning districts to meet the needs of the town
- Create an option for site plan and design review through the county zoning ordinance
- Hire a shared clerk/administrator for the Towns of Little Suamico and Chase
- Based on the similar needs of their high-growth areas, work cooperatively with the Town of Chase to develop a consistent development review process and related regulations
- Develop a cooperative boundary agreement with the Village of Suamico and potentially include provisions for the shared delivery of sewer and water utilities
- Work cooperatively with the Village of Suamico, the Town of Abrams, Oconto County, and the WDOT to manage growth along the Highway 41 corridor







## Planning and Zoning Definitions

- Alley:** a permanently reserved public or private secondary means of access to an abutting property.
- Accessory Structure:** a detached subordinate structure located on the same lot as and incidental to the principal structure.
- Accessory Use:** a use incidental to and on the same lot as a principal use. *See also* “accessory structure” and “principal building”.
- Acre:** a unit of area used in land measurement and equal to 43,560 square feet. This is approximately equivalent to 4,840 square yards, 160 square rods, 0.405 hectares, and 4,047 square meters.
- Adaptive Reuse:** the conversion of obsolescent or historic buildings from their original or most recent use to a new use.
- Adequate Public Facilities Ordinance (APFO):** an ordinance that ties development approvals to the availability and adequacy of public facilities. Adequate public facilities are those facilities relating to roads, sewer systems, schools, and water supply and distribution systems.
- Administrative Appeal (Appeal):** a quasi- judicial\* process before the local zoning board to review a contested ordinance interpretation or an order of an administrative zoning official.
- Adverse Impact:** a negative consequence to the physical, social, or economic environment.
- Aesthetic Zoning:** the regulation of building or site design to achieve a desirable appearance.
- Affordable Housing:** housing that has its mortgage, amortization, taxes, insurance, and condominium and association fees constituting no more than 30% of the gross household income per housing unit. If the unit is rental, then the rent and utilities constitute no more than 30% of the gross household income per rental unit. *See s. COMM 202.01, Wis. Admin. Code.*
- Agriculture:** the use of land for farming, dairying, pasturage, apiculture (bees), aquaculture (fish, mussels), horticulture, floriculture, viticulture (grapes), or animal and poultry husbandry; this includes the necessary accessory uses for packing, treating, or storing the produce from these activities. *See also ss. 30.40( 1) and 91.01( 1), Wis. Stats .*
- Agricultural Conservation Easement:** conservation easements that restrict specifically farmland from development or specified farming practices and give farmers income, property, and estate tax reductions.
- Agricultural Protection Zoning:** a method for protecting agricultural land use by stipulating minimum lot sizes or limitations on non- farm use.
- Air Rights:** the ownership or control of all land, property, and that area of space at and above it at a height that is reasonably necessary or legally required for the full use over the ground surface of land used for railroad or expressway purposes.
- Amendment:** a local legislative act changing a zoning ordinance to make alterations, to correct errors, or to clarify the zoning ordinance. A class 2 notice must be published and a public hearing must be held before a county board may adopt a proposed amendment. *See s. 59.69, Wis. Stats.*
- Amenities:** features that add to the attractive appearance of a development, such as underground utilities, buffer zones, or landscaping.
- Americans with Disabilities Act (ADA):** a congressional law passed in 1990, which provides a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities as well as clear, strong, consistent, enforceable standards addressing discrimination against individuals with disabilities.
- Amortization:** a method of eliminating nonconforming uses (usually minor structures) by requiring the termination of the nonconforming use after a specified period of time, which is generally based on the rate of economic depreciation of the use or structure.
- Annexation:** the process of incorporating an area of land in a township into a municipality. *See ch. 66, subch. II, Wis. Stats.*
- Appellate Body:** a body authorized to review the judgments made by administrative officers. For example, a board of adjustment hears appeals of the decisions of a county zoning administrator.
- Aquatic and Terrestrial Resources Inventory (ATRI):** a public and private partnership to gather, link, and make available data used for decisions affecting Wisconsin’s landscape; a systematic and comprehensive information management system developed by the Wisconsin DNR to improve environmental and resource management decisions.
- Aquifer:** a geologic formation, usually comprised of saturated sands, gravel, and cavernous and vesicular rock, that carries water in sufficient quantity for drinking and other uses.
- Aquifer Recharge Area:** the surface area through which precipitation passes to replenish subsurface water bearing strata of permeable rock, gravel, or sand.
- Architectural Control/ Review:** regulations and procedures requiring the exterior design of structures to be suitable, harmonious, and in keeping with the historic character or general style of surrounding areas.
- Area Variance (Variance):** the relaxation of a dimensional standard in a zoning ordinance decided by a local zoning board. *See ss.59.69, 60.61, 60.62 and 62.23, Wis. Stats .*
- Arterial:** a major street, which is normally controlled by traffic signs and signals, carrying a large volume of through traffic.
- Bargain Sale:** the sale of land (to a conservation organization, for example) at less than market value.

- Base Flood:** a flood that has a one percent chance of being equaled or exceeded in any give year, commonly called a 100- year flood. *See also “floodplain”.*
- Benchmark:** a performance- monitoring standard that allows a local government to periodically measure the progress of a local comprehensive plan’s goals and policies; also, a fixed and recorded elevation point from which another, relative elevation can be surveyed.
- Berm:** A low earthen ridge constructed as a landscaping feature or to direct runoff or deflect noise.
- Best Management Practices (BMPs):** the conservation measures and management practices intended to lessen or avoid a development’s impact on surrounding land and water.
- Billboard:** a sign that identifies or communicates a message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located.
- Block:** a unit of land or contiguous lots or parcels bounded by a roadway or other barrier.
- Board of Appeals/ Board of Adjustment (BOA):** a board of appointed individuals that hears appeals on variances and exceptions. Board of Appeals applies to cities, villages, and towns, whereas Board of Adjustment applies to counties.
- Brownfields:** lands contaminated by spills or leaks and that are perceived to be unsuitable for future development due to its hazardous nature or owner liability concerns.
- Buffer Area:** an area separating two incompatible types of development or a development and sensitive natural resources.
- Build Out:** the maximum, theoretical development of land as permitted under zoning regulations.
- Build Out Analysis:** a projection, based on the maximum, theoretical development of all lands, of the impact of a community’s cumulative growth.
- Building Coverage:** *See “lot coverage”.*
- Building Line:** the line parallel to the street line that passes through the point of the principal building nearest the front lot line.
- Building Scale:** the relationship between the volume of a building and its surroundings, including the width of street, amount of open space, and volume of surrounding buildings. Volume is determined by the three- dimensional bulk (height, width, and depth) of a structure.
- Bulk Regulations:** standards that establish the maximum size of structures on a lot and the location where a building can be, including coverage, setbacks, height, impervious surface ratio, floor area ratio, and yard requirements.
- Bundle of Rights Concept of Property:** *See “rights”.*
- Business Improvement Districts (BID):** an area within a municipality consisting of contiguous parcels subject to general real- estate taxes other than railroad rights- of-way and that may include railroad rights- of- way, rivers, or highways continuously bounded by the parcels on at least one side. *See s. 66.1109( 1)( b), Wis. Stats.*
- Business Incubator:** retail or industrial space, which may offer shared or subsidized management support such as information and advice on regulations, advertising, promotion, marketing, inventory, labor relations, and finances and facility support such as clerical staff, security, electronic equipment, and building maintenance that is affordable to new, low profit- margin businesses.
- By Right:** a use that complies with all zoning regulations and other applicable ordinances and that is permitted without the consent of a review board.
- Capital Improvement:** a physical asset that is large in scale or high in cost.
- Capital Improvements Plan/ Capital Improvements Program (CIP):** a city’s or county’s proposal of all future development projects and their respective cost estimates listed according to priority.
- Capital Improvement Programming/ Capital Improvement Planning:** the scheduling of budgetary expenditures for infrastructure to guide and pace development.
- Carrying Capacity Analysis:** an assessment of a natural resource’s or system’s ability to accommodate development or use without significant degradation.
- Census:** The census of population and housing, taken by the U.S. Census Bureau in years ending in 0 (zero). Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives.
- Census Tract:** a relatively permanent county subdivision delineated to present census data.
- Central Business District (CBD):** the primary, downtown commercial center of a city.
- Certificate of Appropriateness:** a permit issued by a historic preservation review board\* approving the demolition, relocation, or new construction in a historic district.
- Certificate of Compliance:** an official document declaring that a structure or use complies with permit specifications, building codes, or zoning ordinances.
- Cesspool:** a buried chamber such as a metal tank, perforated concrete vault, or covered excavation that receives wastewater or sanitary sewage to be collected or discharged to the surrounding soil.
- City:** an incorporated municipality. Cities are divided into the four following classes for administration and the exercise of corporate powers:



- a) Cities of 150,000 population and over- 1st class cities
- b) Cities of 39,000 and less than 150,000 population- 2nd class cities.
- c) Cities of 10,000 and less than 39,000 population- 3rd class cities.
- d) Cities of less than 10,000 population- 4th class cities.

*See ch. 62, Wis. Stats.*

**Clear Zone:** an area within a roadway right- of- way that is free of any obstructions, thus providing emergency vehicle access.

**Closed (Executive) Session:** a governmental meeting or portion closed to everyone but its members and members of its parent body for purposes specified in state law. Governmental meetings are subject to Wisconsin’s ‘Open Meetings Law.’ *See s.19.81- 19.98, Wis. Stats .*

**Cluster Development Zoning (Clustering):** concentrating the total allowable dwelling units on a tract of land into higher densities on a smaller portion of the tract, leaving the remaining land as open space. For example, in a five- acre minimum lot zoned area, 10 units would be constructed on 50 acres; however, 10 units could also be ‘clustered’ on 20 acres (allowing minimum two- acre lots), leaving the remaining 30 acres as common open space.

**Collector:** a street designed to carry a moderate volume of traffic from local streets to arterial\* streets or from arterial streets to arterial streets.

**Combination Zones:** a zone that is placed over another, now underlying zone and that adds or replaces existing requirements of the underlying zone.

**Commercial District:** a zoning area designated for community services, general business, interchange of services, and commercial recreation.

**Common Open Space:** squares, greens, parks, or green belts intended for the common use of residents.

**Community Development Block Grant (CDBG):** a grant program administered by the U.S. Department of Housing and Urban Development (HUD), the state departments of Administration and Commerce, and the Wisconsin Housing and Economic Development Authority (WHEDA) that provides money for community rehabilitation and development. *See s.16.358 and 560.045, Wis. Stats.*

**Community Development Zone:** Zones meeting certain requirements and designated by the state Department of Commerce for the purpose of administering tax benefits designed to encourage private investment and to improve both the quality and quantity of employment opportunities. The Community Development Zone Program has more than \$38 million in tax benefits available to assist businesses that meet certain requirements and are located or willing to locate in one of Wisconsin’s 21 community development zones. *See s.560.70, Wis. Stats. See also “enterprise development zone”.*

**Community of Place:** *See “sense of place”.*

**Comprehensive Plan:** a county development plan or city, village, town, or regional planning commission master plan prepared under and meeting the content requirements outlined in s.66.1001, *Wis. Stats.* Comprehensive plans provide a vision and general idea of how land should be used to assure public health, safety, and welfare.

**Concurrency Management System:** the process used to determine that needed public services are concurrent with a development’s impacts.

**Concurrency Test:** an analysis of public facilities’ ability to accommodate a development; in other words, adequate capacity of facilities must precede or be concurrent with a development’s demand.

**Conditional Use:** a land use, construction activity, or structural development, which must be tailored to the site conditions and adjacent property uses through a public and technical review process, that is listed as a conditional use in a zoning district.

**Conditional Use Permit:** a permit issued by a zoning administrator, if the applicant meets certain additional requirements, allowing a use other than a principally permitted use.

**Conditional Zoning:** special conditions an owner must meet in order to qualify for a change in a zoning district designation.

**Condominium:** real estate and improvements where portions are designated for separate ownership and the remainder for common ownership. *See s.703.02, Wis. Stat .*

**Congestion Mitigation and Air Quality Program (CMAQ):** a program under the U.S. Department of Transportation intended to fund transportation projects and programs in non- attainment and maintenance areas that reduce transportation- related emissions.

**Conservation Areas:** environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character except in cases of overriding public interest.

**Conservation Development Zoning:** a type of cluster development zoning that emphasizes a planned unit development for preserving open space, wetlands, natural landscaping, floodplains, or other prioritized resources as well as for preventing stormwater runoff.

**Conservation Easement:** a recorded legal agreement between a landowner and a qualified conservation agency that transfers development rights from the owner to the agency to protect natural or historic features. *See s. 700.40, Wis. Stats.*

**Conservation Reserve Program:** a federal Department of Agriculture program that pays farmers to convert ‘erodible’ cropland into vegetative cover.

- Consolidated Metropolitan Statistical Area (CMSA):** a statistical area defined by the U.S. Census; a large metropolitan statistical area with a population of one million or more that includes one or more primary metropolitan statistical areas (PMSA). *See also “metropolitan statistical area” and “primary metropolitan statistical area” in this category.*
- Contested Case:** a hearing similar to a court proceeding where parties have a right to review and object to evidence and cross-examine witnesses who testify.
- Contiguous Properties:** properties sharing a property line.
- Cooperative Agreement:** an agreement between two or more organizations to share in the financing or managing of a property, providing of services, or some other joint venture. *Also see ss. 66.0307, 150.84, and 299.80, Wis. Stats. for specific examples of authorized agreements .*
- County:** a political subdivision of the state. Counties are delineated in ch. 2, *Wis. Stats.* Wisconsin has 72 counties. *See ch. 59, Wis. Stats.*
- cul de sac :** a circular end to a local street [*French* , “bottom of the bag” ]
- Dedication:** the transfer of property from private to public ownership.
- Deed Restriction:** a limitation, which is recorded with the county register of deeds and to which subsequent owners are bound, on development, maintenance, or use of a property.
- Design Guideline:** an activity standard that preserves the historic or architectural character of a site or building.
- Design Review/ Control:** an aesthetic evaluation, considering landscape design, architecture, materials, colors, lighting, and signs, of a development’s impact on a community
- Design Standards:** criteria requiring specific dimensional standards or construction techniques. *See also “performance standards”.*
- Detachment:** the transposition of land from a municipality back into a township. *See s. 66.0227, Wis. Stats.*
- Developer:** a person or company that coordinates the ownership, financing, designing, and other activities necessary for the construction of infrastructure or improvements.
- Development:** an artificial change to real estate, including construction, placement of structures, excavation, grading, and paving.
- Development Values:** the economic worth of land based upon the fair market price after residential, commercial, or industrial structures have been added.
- District:** a part, zone, or geographic area within the municipality where certain zoning or development regulations apply.
- Down Zoning:** a change in zoning classification that permits development that is less dense, intense, or restrictive. *See also “up zoning”.*
- Dwelling Unit:** the space in a building that comprises the living facilities for one family. *See also “multifamily,” “single- family attached,” and “single- family detached dwelling”.*
- Easement:** written and recorded authorization by a property owner for the use of a designated part of the property by others for a specified purpose. *See also “conservation easement”.*
- Ecological Impact:** a change in the natural environment that could disrupt wildlife habitat or vegetation, or that could cause air, water, noise, or soil pollution.
- Economic Unit:** units of land that, although they may be separated from one another physically, are considered one economically.
- Eminent Domain:** the right of a government unit to take private property for public use with appropriate compensation to the owner. *See ch. 32, Wis. Stats .*
- Enabling Act:** legislation authorizing a government agency to do something that was previously forbidden. *See also “takings”.*
- Enterprise Development Zone:** zones meeting certain statutorily defined criteria and designated by the state Department of Commerce for providing tax incentives to new or expanding businesses whose projects will affect distressed areas. An enterprise development zone is “site specific,” applying to only one business, and is eligible for a maximum of \$3.0 million in tax credits. The department can designate up to 79 zones, which can each exist for up to seven years. The department is allowed to vary zone benefits to encourage projects in areas of high distress. *See s.560.70, Wis. Stats. See also “community development zone”.*
- Environmental Corridors:** linear areas of natural resources that are critical to maintaining water quality and quantity and to providing habitat linkages that maintain biological diversity. Environmental corridors are often associated with rivers and streams.
- Environmental Impact Ordinance:** a local legislative act requiring an assessment of the potential harmful environmental effects of a pending development so that steps to prevent damage can be taken.
- Environmental Impact Report (EIR):** a report that assesses an area’s environmental characteristics and then determines the impact that a proposed development will have.
- Environmental Impact Statement (EIS):** a statement prepared under the National Environmental Policy Act (NEPA) or Wisconsin Environmental Policy Act (WEPA) predicting the impacts a proposed government action is likely to have on the environment and describing the affected environment and the alternative actions considered. *See s.1.11, Wis. Stats., P.L.91-190, 42 USC 4331, NR 150, Wis. Admin. Code.*

- Environmental Nodes:** discrete, inherently non- linear areas of natural resources that are sometimes isolated from areas with similar resource features. Planning objectives often include linking environmental nodes.
- Environmentally Sensitive Areas:** areas such as wetlands, steep slopes, waterways, underground water recharge areas, shores, and natural plant and animal habitats that are easily disturbed by development.
- Esplanade:** waterfront area intended for public use.
- Estate Management Strategies:** strategies enacted during a landowner’s lifetime or upon her death to help preserve family lands and farms.
- Ex parte Contact:** communication, which is normally prohibited, with a decision maker in a quasi- judicial proceeding, which is not part of a public hearing or the official record in a matter.
- Exactions:** compensation, which may take the form of facilities, land, or an actual dollar amount, that a community requires from a developer as condition of the approval of a proposed development project. Exactions may be incorporated into the community’s zoning code or negotiated on a project- by- project basis; but, they must reflect the type and extent of the expected adverse impacts of the development.
- Executive Session:** *See “closed session”.*
- Extraterritorial Zoning:** a local government’s authority to zone areas outside its boundaries. Under Wisconsin law, the extraterritorial zone for 1st, 2nd, and 3rd class cities extends 3 miles beyond the corporate limits. The limit extends 1½ miles beyond the municipal boundary for 4th class cities and villages. *See s.62.23( 7a), Wis. Stats .*
- Exurban Area:** the area beyond a city’s suburbs.
- Fee Simple Acquisition:** the purchase of property via cash payment.
- Fee Simple Interest in Property:** absolute ownership of and with unrestricted rights of disposition to land. This describes the possession of all rights to property except those reserved to the state. *See “rights”.*
- Fiscal Impact Analysis:** the projection of the costs and benefits of additional or new facilities, rentals, or remodeling of existing facilities, including data relative to increased instructional, administrative, maintenance, and energy costs and costs for new or replacement equipment.
- Fiscal Impact Report:** a report projecting the costs and revenues that will result from a proposed development.
- Floating Zone:** an unmapped zoning district that is described in ordinance and on the zoning map only when an application for development is approved.
- Floodplains:** land that has been or may be covered by flood water during a ‘regional flood’ as is defined in NR 116, Wis. Adm. Code. The floodplain includes the floodway and floodfringe, and is commonly referred to as the 100- year floodplain.
- *Floodfringe:* that portion outside of the floodway covered by water during a regional flood.  
This term is generally associated with standing water, but may under local floodplain zoning ordinances, be developed for specified purposes if development is protected from flooding.
  - *Floodway:* the channel of a river or stream and those portions of the floodplain adjoining the channel required to discharge a regional flood.  
This term is generally associated with flowing water and is required by local floodplain zoning ordinances to remain undeveloped and free of obstructions. *See also “base flood”.*
- Forest Crop Law:** a program enacted in 1927 that exempts DNR approved privately owned forest land from general property taxes but instead requires the owner to make an acreage share payment or a state contribution. Under the program, land is taxed at a constant annual rate while its timber is taxed after harvest. Entries into the FCL closed as of 1 January 1986 with enactment of the Managed Forest Law. Today about 25,000 landowners, owning more than 2.5 million acres, are enrolled in the three existing forest tax laws: Forest Crop Law, Woodland Tax Law, and Managed Forest Law. *See ch. 70, Wis. Stats .*
- Front Lot Line:** the lot line separating an interior lot from the street, or the shortest lot line of a corner lot to a street.
- Gentrification:** the resettlement of low and moderate- income urban neighborhoods by middle and high- income professionals.
- Geographic Information System (GIS):** computer technology, tools, databases, and applications that provide spatial (geographic) data management, analysis, and mapping capabilities to support policy evaluation, decision- making, and program operations.
- Geologic Review:** an analysis of geologic features on a site, including hazards such as seismic hazards, surface ruptures, liquefaction, landslides, mud slides, erosion, and sedimentation.
- Gift Credit:** a dollar or in- kind matching amount (labor, supplies, land donation, etc.) required to secure funds for a development.
- Global Positioning System (GPS):** a computerized tool for determining longitudinal and latitudinal coordinates through the use of multiple orbiting satellites.
- Green Spaces:** *See “open spaces”.*
- Group Quarters:** The group quarters population includes all people not living in households. Two general categories of people in group quarters are recognized: (1) the institutionalized population and (2) the noninstitutionalized population.
- Growth Management:** the pacing of the rate or controlling of the location of development via law enactment to manage a community’s growth.

- Growth Trend Series:** In a growth series, the starting value is multiplied by the step value to get the next value in the series. The resulting product and each subsequent product is then multiplied by the step value.
- Hamlet:** a predominantly rural, residential settlement that compactly accommodates development.
- Hamlet Lot:** a small residential lot in a contiguous group with adjacent and fronting lots oriented toward each other in some ordered geometric way and forming a boundary with the surrounding countryside.
- Hazardous Substance:** any substance or combination of substances, including solid, semisolid, liquid or gaseous wastes, which may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or which may pose a substantial present or potential hazard to human health or the environment because of its quantity, concentration, or physical, chemical, or infectious characteristics. This term includes irritants, strong sensitizers, explosives, and substances that are toxic, corrosive, or flammable. *See s.292.01( 5), Wis. Stats.*
- Heavy Industry:** the basic processing and manufacturing of products from raw materials; or, a use engaged in the storage or manufacturing processes using flammable or explosive materials or those that potentially involve offensive conditions. *See also "light industry".*
- Highly Erodible Soils:** soils highly susceptible to erosion as determined by an equation that considers soil type, slope, and amount of rainfall but does not consider current land management or vegetative cover. These soils are often identified in county soil survey books.
- Historic Area:** an area designated by an authority, having buildings or places that are important because of their historical architecture or relationship to a related park or square or because those areas were developed according to a fixed plan based on cultural, historical, or architectural purposes.
- Historic Preservation:** the research, protection, restoration, and rehabilitation of historic properties.
- Historic Property:** a building, structure, object, district, area, or site, whether on or beneath the surface of land or water, that is significant in the history, prehistory, architecture, archaeology, or culture of Wisconsin, its rural and urban communities, or the nation. *See s.44.31( 3), Wis. Stats. See s.13.48( 1m)( a), Wis. Stats .*
- Homeowner's Association:** a nonprofit organization made up of property owners or residents who are then responsible for costs and upkeep of semiprivate community facilities.
- Home Rule:** constitutional provisions in some states that give local units of government substantial autonomy. Wisconsin is a "strong" home rule state.
- Incorporation:** orderly and uniform development of territory from town to incorporated status. *See ch. 66, subch. II, Wis. Stats.*
- Impact Fees:** cash contributions, contributions of land or interests in land, or any other items of value that are imposed on a developer by a political subdivision to offset the community's costs resulting from a development. *See s. 66.0617, Wis. Stats.*
- Impervious Surface:** a ground cover such as cement, asphalt, or packed clay or rock through which water cannot penetrate; this leads to increases in the amount and velocity of runoff and corresponds to increases in soil erosion and nutrient transport.
- Improvements:** the actions taken to prepare land, including clearing, building infrastructure such as roads and waterlines, constructing homes or buildings, and adding amenities.
- Incentive Zoning:** the granting of additional development possibilities to a developer because of the developer's provision of a public benefit.
- Industrial District:** a district designated as manufacturing, research and development, or industrial park.
- Infill:** the development of the last remaining lots in an existing developed area, the new development within an area already served by existing infrastructure and services, or the reuse of already developed, but vacant properties. *See also "redevelopment".*
- Infrastructure:** public utilities, facilities, and delivery systems such as sewers, streets, curbing, sidewalks, and other public services.
- Installment Sale:** a real estate transaction in which the landowner and the recipient negotiate terms for the property to be transferred over an extended period of time rather than all at once.
- Institutionalized Population:** The institutionalized population includes people under formally authorized, supervised care or custody in institutions at the time of enumeration; such as correctional institutions, nursing homes, and juvenile institutions.
- Intermodal Surface Transportation Efficiency Act, 1991 (ISTEA):** a federal transportation act that authorized the first 23 "high priority corridors" of the total 42 authorized by the ISTEA, the National Highway System Designation Act (1995), and the Transportation Equity Act for the 21st Century.
- Intelligent Transportation System (ITS):** a system of technologies, including traveler information systems to inform motorists of weather and road conditions, incident management systems to help emergency crews respond more efficiently to road incidents, and commercial vehicle operations to increase freight transportation efficiency, intended to relieve state highway congestion.
- Interim Zone of Influence:** a procedure for the exchange of information or resolution of conflicts on certain proposed land- uses between a city or town and the county.
- Interim Zone/ Development Controls:** *See "moratorium".*
- Judicial Appeal:** the review of a local zoning decision by the state judicial system.

- Land:** soil, the ground surface itself, a subdivision, a tract or parcel, a lot, an open space, or the physical elements below ground.
- Land Banking:** the obtaining, holding, and subsequent release of lands by a local government for controlled development or conservation.
- Land Exchange:** a transaction where a public agency or nonprofit organization exchanges a land parcel for another land parcel with high conservation value.
- Land use Intensity System (LUI):** a comprehensive system created in the mid- 1960s by the U.S. Federal Housing Administration for determining or controlling the intensity of land development.
- Land use Inventory:** a study, cataloging the types, extent, distribution, and intensity of current and future uses of land in a given area.
- Land use Plan:** the element of a comprehensive plan that designates and justifies the future use or reuse of land. See s.66.1001, *Wis. Stats.*
- Landfill:** a disposal facility for solid wastes. See ch.289, *Wis. Stats.*
- Land Trust:** a private, nonprofit organization that protects natural and cultural resources through conservation easements, land acquisition, and education.
- Large- Lot Zoning:** a requirement that each new house be constructed on a minimum number of acres (generally, five or more acres). Developments that feature large- lot zoning may include the dispersal of some impacts, less efficient infrastructure, and greater areas of land use.
- Leapfrog Development:** new development separated from existing development by substantial vacant land.
- Leaseback:** See “purchase/ leaseback”.
- Level of Service (LOS):** a measurement of the quantity and quality of public facilities.
- Light Industry:** the manufacture and distribution of finished products, including processing, fabrication, assembly, treatment, packaging, incidental storage, and sales. See also “heavy industry”.
- Limited Development:** the development of one portion of a property to finance the protection of another portion.
- Linear Trend Series:** In a linear series, the step value, or the difference between the first and next value in the series, is added to the starting value and then added to each subsequent value.
- Lot:** a parcel of land that is occupied or intended for occupancy, including one main building and any accessory buildings, open spaces, or parking spaces. See also “through lot”.
- Lot Area:** the area of a horizontal plane bounded by the vertical planes through front, side, and rear lot lines.
- Lot Averaging:** the design of individual adjoining lots within a residential subdivision where the average lot is the minimum prescribed area for the zoning district.
- Lot- by- Lot Development:** a conventional development approach where each lot is treated as a separate development unit conforming to all land- use, density, and bulk requirements.
- Lot Coverage:** the total when an area of a lot covered by the total projected surface of all buildings, impervious surfaces, or vegetative coverage is divided by the gross area of that lot.
- Lot Depth:** the average horizontal distance between the front and rear lot lines.
- Lot Line:** the property lines at the perimeter of a lot.
- Lot Width:** the distance between side lot lines. This is generally measured at the front setback, but the specific protocol varies between jurisdictions.
- LULU:** a locally unwanted land use. See also “NIMBY,” “NIABY,” and “NIMTOO”.
- Main Street Program:** a comprehensive revitalization program established in 1987 to promote and support the historic and economic redevelopment of traditional business districts in Wisconsin. The Main Street Program is administered by the state Department of Commerce.
- Managed Forest Law:** a law enacted in 1985, replacing the Forest Crop Law and Woodland Tax Law, that exempts DNR approved privately owned forest land from general property taxes but instead requires the owner to pay an annual acreage payment, a state contribution, a yield tax, or a withdrawal penalty. Landowners have the option to choose a 25 or 50 year contract period. Enrollment is open to all private landowners owning ten or more acres of woodlands. Today about 25,000 landowners, owning more than 2.5 million acres, are enrolled in the three existing forest tax laws: Forest Crop Law (FCL), Woodland Tax Law (WTL), and Managed Forest Law (MFL). See ch. 70, *Wis. Stats.*
- Manufactured Housing:** a structure, containing within it plumbing, heating, air- conditioning, and electrical systems, that is transportable in one or more sections of certain sizes and is built on a permanent chassis, and when connected to the required utilities, is designed to be used as a dwelling with or without a permanent foundation. Such housing must comply with the standards established under the National Manufactured Housing Construction and Safety Standards Act. See 42 USC 5401 to 5425 and ch.409, *Wis. Stats.*
- Map:** a drawing or other representation that portrays the spatial distribution of the geographic, topographic, or other physical features of an area.
- Median age:** The midpoint age that separates the younger half of a population from the older half.

**Metropolitan Statistical Area (MSA):** a statistical area defined by the U.S. Census; a freestanding metropolitan area (i.e. an area with a minimum population of 50,000 and adjacent communities with a high degree of economic and social integration) or a Census Bureau defined urbanized area with a population of 100,000 or greater (75,000 in New England), not closely associated with other metropolitan areas. Nonmetropolitan counties surround these areas typically. *See also* “consolidated metropolitan statistical area” and “primary metropolitan statistical area”.

**Mini- Lot Development:** a development containing lots that do not meet the minimum size or other requirements.

**Mitigation:** the process of compensating for the damages or adverse impacts of a development.

**Mitigation Plan:** imposed development conditions intended to compensate for the adverse impacts of the development.

**Mixed- Use Development:** a development that allows multiple compatible uses to be in close proximity to one another in order to minimize transportation infrastructure impacts and to create a compact, efficient neighborhood; for example, single family, multifamily, commercial, and industrial uses are located within a reasonable proximity to each other.

**Modernization:** the upgrading of existing facilities to increase the input or output, update technology, or lower the unit cost of the operation.

**Moratorium:** a temporary development freeze or restriction pending the adoption or revision of related public policies or provisions of public infrastructures or services.

**Multifamily Dwelling:** a building or portion occupied by three or more families living independently of each other.

**Multimodal Transportation:** an integrated network of various transportation modes, including pedestrian, bicycle, automobile, mass transit, railroads, harbors, and airports.

**Municipality:** a city, village, town, or other unit of local government. The application of this term varies and it often has specific legal meanings.

**National Environmental Policy Act (NEPA):** a congressional act passed in 1969, establishing a national environmental policy. NEPA requires federal agencies to consider the environmental effects of decisions early in their decision- making processes and to inform the public of likely impacts. Environmental impact statements (EISs) are prepared consistent with this law. The act also established the Council on Environmental Quality. *See* P.L. 91- 190, 42 U.S.C. 4321- 4347. *See also* “environmental impact statement” and “Wisconsin Environmental Policy Act (WEPA)”.

**National Register of Historic Places in Wisconsin:** places in Wisconsin that are listed on the national register of historic places maintained by the U.S. Department of the Interior, National Park Service.

**Neighborhood Plan:** a plan that provides specific design or property- use regulations in a particular neighborhood or district.

**Neighborhood Unit:** the model for American suburban development after World War II based around the elementary school with other community facilities located at its center and arterial streets at its perimeter.

**Neotraditional Development:** a land- use approach that promotes neighborhoods with a variety of housing and architectural types, a central gathering point, and interconnecting streets, alleys, and boulevards edged with greenbelts.\* *See also* “New Urbanism” and “smart growth”.

**Net Acre:** an acre of land excluding street rights- of- way\* and other publicly dedicated improvements such as parks, open space, and stormwater detention and retention facilities.

**New Urbanism:** an approach to development that includes the reintegration of components such as housing, employment, retail, and public facilities into compact, pedestrian- friendly neighborhoods linked by mass transit. *See also* “Neotraditional development” and “smart growth”.

**NIABY:** Not in anyone’s backyard. *See also* “LULU,” “NIMBY,” and “NIMTOO”.

**NIMBY:** Not in my backyard. *See also* “LULU,” “NIABY,” and “NIMTOO”.

**NIMTOO:** Not in my term of office. *See also* “LULU,” “NIMBY,” and “NIABY”.

**Nonconforming Activity:** an activity that is not permitted under the zoning regulations or does not conform to off- street parking, loading requirements, or performance standards.

**Nonconforming Building:** any building that does not meet the limitations on building size or location on a lot for its use and district.

**Nonconforming by Dimension:** a building, structure, or parcel of land that is not compliant with the dimensional regulations of the zoning code.

**Nonconforming Lot:** a use or activity which lawfully existed prior to the adoption, revision, or amendment of an ordinance but that fails to conform to the current ordinance.

**Nonconforming Use:** a use (or structure) that lawfully existed prior to the adoption or amendment of an ordinance but that fails to conform to the standards of the current zoning ordinance.

**Noncontributing Building:** a building or structure that does not add to the historic architecture or association or cultural values of the area.

**Noninstitutionalized Population:** The noninstitutionalized population includes all people who live in group quarters other than institutions, such as college dormitories, military quarters, and group homes. Also, included are staff residing at institutional group quarters.

**North American Industry Classification System (NAICS):** a classification system developed by the United States, Canada, and Mexico to provide comparable industrial production statistics collected and published in the three countries. The NAICS replaces the Standard Industrial Classification (SIC) system and provides for increased comparability with the International Standard Industrial Classification (ISIC) system developed and maintained by the United Nations. *See also* “*Standard Industrial Classification (SIC)*”.

**Office Park:** a large tract that has been planned and developed as an integrated facility for a number of separate office buildings and that considers circulation, parking, utilities, and compatibility.

**One-Unit, Attached:** This is a 1-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

**One-Unit, Detached:** This is a 1-unit structure detached from any other house; that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides. Mobile homes or trailers to which one or more permanent rooms have been added or built also are included.

**Open Session:** a meeting that is in accordance with Wisconsin’s ‘Open Meetings Law.’ *See* s.19.85- 19.98, *Wis. Stats.*

**Open (Green) Spaces:** a substantially undeveloped area, usually including environmental features such as water areas or recreational facilities. *See also* “*common open spaces*”.

**Ordinance:** a local law; a legislative enactment of a local governing body.

**Orthophoto Quad:** an aerial photograph that has been adjusted, via the correcting of distortions and inaccuracies due to plane tilt, elevation differences, or the curvature of the earth’s surface, to reflect as accurately as possible the actual topography of the earth’s surface.

**Outright Donation:** the donation of land to a unit of government or a qualified charitable land conservation management organization.

**Outright purchase:** the acquisition of land for the benefit of the public.

**Overlay Zone:** an additional land use or zoning requirement that modifies the basic requirements of the underlying designation.

**Parcel:** *See* “*lot*”.

**Pedestrian Friendly:** a development that is primarily accessible to pedestrians rather than automobiles and with an emphasis on street sidewalks rather than parking.

**Performance Standards:** general criteria established to limit the impact of land uses or development. *See also* “*design standards*”.

**Pervious Surface:** a ground cover through which water can penetrate at a rate comparable to that of water through undisturbed soils.

**Planned Unit Development:** land under unified control to be developed in a single development or a programmed series of phases. A planned development includes the provisions, operations, maintenance, facilities, and improvements that will be for the common use of the development districts, but which will not be maintained at general public expense.

**Plan Commission:** an appointed local government commission authorized to make and adopt a master plan, consistent with s.66.1001, *Wis. Stats.*, for the physical development of the city. *See* s.62.23, *Wis. Stats.*

**Plat:** a map of a lot, parcel, subdivision, or development area where the lines of each land division are shown by accurate distances and bearings.

**Point System:** numerical values assigned to a development’s impacts on a community’s resources.

**Political Subdivision:** a city, village, town, county, sanitary district, school district, inland lake protection and rehabilitation district, or other special purpose unit of government.

**Pre- acquisition:** a technique where one organization (usually a private land trust) purchases a property and holds it until another organization (usually a government agency) can allocate the funds to purchase it.

**Preservation:** leaving a resource undisturbed and free from harm or damage. While ‘preservation’ is often used interchangeably with ‘conservation,’ the latter entails a connotation of prudent resource use.

**Primary Metropolitan Statistical Area (PMSA):** a statistical area defined by the U.S. Census; an area within a consolidated metropolitan statistical area consisting of a large urbanized county or cluster of counties that demonstrates very strong internal economic and social links, in addition to close ties to other portions of the larger area. *See also* “*metropolitan statistical area*” and “*consolidated metropolitan statistical area*”.

**Prime Agricultural Land:** land determined by local governments to be important for sustaining agricultural operations and that are often protected from conversion to other uses. *See* ch.91, *Wis. Stats.*

**Prime Farmland:** farmland classified by the Natural Resources Conservation Service as best for the crop production of row, forage, or fiber because of level topography, drainage, moisture supply, soil texture and depth, and susceptibility to erosion and runoff. Ideally, prime farmland allows least cost to both the farmer and the natural resources. *See* ch.91, *Wis. Stats.*

**Principal Building:** the building, including all parts connected, where the primary use of the lot is conducted.

**Private Road:** a way open to traffic, excluding driveways, established as a separate tract for the benefit of adjacent properties.

- Privately Owned Waste- Treatment Systems (POWTS):** sewage treatment and disposal systems, which are also called on- site sanitary systems, that are not connected to sewer lines or wastewater treatment plants.
- Public Dedication:** reserving land in a subdivision for public use such as a school or park.
- Public Road:** public property dedicated and reserved for street traffic.
- Purchase of Development Rights (PDR):** a public or private government initiative that acquires the development rights of property to limit development and protect natural features or open space. *See also “rights” and “transfer of development rights”.*
- Purchase/ Leaseback:** an arrangement where a community purchases a natural area and then either leases it back with special lease restrictions or sells it back with deed restrictions designed to protect the natural features of the property.
- Quarter, Quarter Zoning:** a development standard that limits non-farm development to one house per 40 acres (¼ of ¼ of the original 640- acre section).
- Quasi- Judicial Decisions:** “resembling a court;” quasi- judicial decision making must follow rules of due process and is midway between legislative and administrative functions. Examples of quasi- judicial decisions include variances, appeals, and conditional- use permits.
- Quasi- Public Use/ Facility:** a use conducted or a facility owned or operated by a nonprofit or religious institution that provides public services.
- Rear- lot Line:** a lot line, opposite the front lot line, that generally does not abut a public roadway.
- Redevelopment:** any proposed replacement of existing development. *See also “infill”.*
- Redevelopment Authority:** an authority, known as the “redevelopment authority of the city of [city name],” created in every city with a blighted area. This authority, together with all the necessary or incidental powers, is created to carry out blight elimination, slum clearance, and urban renewal programs and projects as set forth in Wisconsin Statutes. *See s.66.1333 ( 3)(a) 1, Wis. Stats .*
- Reforestation:** the planting or replanting of forest plants.
- Regional Plan:** a plan that covers multiple jurisdictions, often within the administrative area of a regional planning commission, and that can be prepared jointly by cooperating municipalities, regional planning commissions, state agencies, or other entities.
- Requests for Proposals (RFP):** a document describing a project or services and soliciting bids for a consultant’s or contractor’s performance.
- Requests for Qualifications (RFQ):** a document describing the general projects, services, and related qualifications of bidding consultants or contractors.
- Reservation of Site:** *See “public dedication”.*
- Reserved Life Estate:** an arrangement where a landowner sells or donates property to another party (for example, a conservation organization) while retaining the right to lifetime use.
- Revolving Fund:** a conservation fund, replenished through donations or selling of the land to another conservation organization or a government agency, used to purchase land or easements.
- Rezoning:** an amendment to a zoning map or zoning ordinance that changes the zoning- district designation and use or development standards.
- Right of First Refusal:** an agreement between a landowner and another party (for example, a land trust) that gives the other party a chance to match any third- party offer to purchase lands.
- Right of Way (ROW):** a strip of land occupied by or intended to be occupied by a street, crosswalk, walkway, utility line, or other access.
- Rights (The Bundle of Rights Concept of Property):** government and private owners each hold portions of the bundle of rights in real property.
- Owner property rights include:
- *Right to Use:* the right to improve, harvest, cultivate, cross over, or not to use.
  - *Right to Lease:* the right to lease for cash or the right to hold a cash, including a share lease or third or fourth lease, a crop share lease, a one year lease, or a perpetual lease.
  - *Right of Disposition:* the right to sell, to bequeath, to mortgage, or to establish trusts on all or part of a property.
- Government property rights include:
- *Eminent domain:* the right to purchase land for public use
  - *Escheat:* the right for the succession in title where there is no known heir
  - *Regulation*
  - *Taxation*
- Riparian Areas:** the shore area adjacent to a body of water.



- Roadway Setback:** the required or existing minimum distance between a public roadway (measured from the centerline or edge of right- of- way) and the nearest point on a structure.
- Scenic Corridor:** a linear landscape feature that is visually attractive (for example, stream corridors or blufflines).
- Scenic Easement:** an easement\* intended to limit development in order to preserve a view or scenic\* area.
- Seasonal Dwelling:** a dwelling not used for permanent residence or not occupied for more than a certain number of days per year. The standard varies between jurisdictions.
- Secondary Dwelling Unit:** an additional dwelling unit in a freestanding building or above a residential garage and located within or on the same lot as the principal dwelling unit.
- Sense of Place:** the constructed and natural landmarks and social and economic surroundings that cause someone to identify with a particular place or community.
- Set Back:** the minimum distance a building, structure, or activity can be separated from a designated feature such as a waterway or bluffline.
- Shoreland:** a state mandated water resource protection district that Wisconsin counties must adopt.
- Shorelands include lands adjacent to navigable waters within 1,000 feet of the ordinary high- water mark of a lake, pond, or flowage and within 300 feet of the ordinary high- water mark or floodplain of a river or stream.
- Shoreland- Wetland:** shorelands that are designated as wetlands on Wisconsin Wetlands Inventory maps. See *Wis. Stats.*
- Shoreline Stabilization:** the placement of structural revetments or landscaping practices to prevent or control shoreline erosion.
- Side Lot Line:** a lot line that is neither a front lot line nor a rear lot line.
- Single- family Attached Dwelling:** one of two or more residential buildings having a common wall separating dwelling units.
- Single- family Detached Dwelling:** a residential building containing not more than one dwelling unit surrounded by open space.
- Sign:** any device that is sufficiently visible to persons not located on the lot that communicates information to them.
- Site Plan:** a scaled plan, which accurately and completely shows the site boundaries, dimensions and locations of all buildings and structures, uses, and principal site development features, proposed for a specific lot.
- Sliding Scale Zoning:** a ratio of dwelling units to land acreage that concentrates development on smaller lots by increasing the minimum lot size for houses built on larger parcels.
- Smart Growth:** an approach to land- use planning and growth management that recognizes connections between development and quality of life. The features that distinguish smart growth approaches vary. In general, smart growth invests time, attention, and resources in restoring community and vitality to center cities and older suburbs. In developing areas, the approach is more town- centered, is transit and pedestrian oriented, and has a greater mix of housing, commercial, and retail uses. Smart- growth approaches preserve open space and other environmental amenities. The term is also used to refer to Wisconsin’s comprehensive planning law. See s.66.1001, *Wis. Stats.* See also “*New Urbanism*” and “*Neotraditional development*”.
- Special Designation:** the protection of scenic river corridors and other valuable resources through state or federal means such as recognition, acquisition, or technical assistance.
- Special District/ Special Purpose Unit of Government:** a government entity that is responsible for performing specific tasks and oversight essential to a community’s or region’s well being. Special districts include sanitary districts, metropolitan sewerage districts, drainage districts, inland lake protection and rehabilitation districts, business improvement districts, tax incremental financing districts, architectural conservancy districts, and port authorities.
- Special Exception:** See “*conditional use*”.
- Spot Zoning:** a change in the zoning code or area maps that is applicable to no more than a few parcels and generally regarded as undesirable or illegal because it violates equal treatment and sound planning principles.
- Stand:** a number of plants growing in a continuous area. Examples include ‘a stand of hardwood’ or ‘a stand of timber.’
- Standard Industrial Classification/ Standard Industrial Code (SIC):** an industry classification system to facilitate the collection, tabulation, presentation, and analysis of data relating to establishments and to ensure that data about the U.S. economy published by U.S. statistical agencies are uniform and comparable. See also “*North American Industry Classification System (NAICS)*”.
- Statewide Comprehensive Outdoor Recreation Plan (SCORP):** a plan that aims to offer a research base and overall guidance for all providers of Wisconsin’s outdoor recreation, including federal, state, county, city, village, and town governments, resorts and other businesses, and a variety of other public and private organizations. Ideally, SCORP is used in conjunction with other planning documents such as property master plans, community park and open space plans, the State Trails Strategic Plan, six- year development plans, and county and regional planning commission plans.
- Stewardship Program:** a state bonding program established by the Wisconsin Legislature in 1989 and re- authorized in 1999 that provides funds to protect environmentally sensitive areas and to maintain and to increase recreational opportunities across the state.
- Stormwater Detention/ Stormwater Retention:** the storage of stormwater runoff.
- Stormwater Management:** the reduction of the quantity of runoff, which affects flooding, or of pollutants generated at a development site and carried in stormwater.

**Story:** a space in a building between the surface of any floor and the surface of the next above floor or roof.

**Subdivision:** the description (usually by survey) and recording of separate land parcels or lots.

**Summary Abatement:** a legal action taken to suppress the continuation of an offensive land use. *See also* “tax abatement”.

**Sustainability:** long- term management of ecosystems intended to meet the needs of present human populations without compromising resource availability for future generations.

**Sustainable Development:** development that meets the needs of the present generation without compromising the needs of future generations.

**Takings:** government actions that violate the Fifth Amendment to the U.S. Constitution, which reads in part, “nor shall private property be taken for public use, without just compensation.” Such actions include regulations that have the effect of “taking” property. The Supreme Court has established four clear rules that identify situations that amount to a taking and one clear rule that defines situations that do not.

The court has found “takings” in the following circumstances:

- where a landowner has been denied “all economically viable use” of the land;
- where a regulation forced a landowner to allow someone else to enter onto the property;
- where the regulation imposes burdens or costs on a landowner that do not bear a “reasonable relationship” to the impacts of the project on the community; and
- where government can equally accomplish a valid public purpose through regulation or through a requirement of dedicating property, government should use the less intrusive regulation, for example, prohibiting development in a floodplain property.

The Supreme Court has also said that where a regulation is intended merely to prevent a nuisance, it should *not* be considered a taking.

**Tax Abatement:** a release of a certain tax liability for a specific period of time and under certain circumstances. *See also* “summary abatement”.

**Tax Increment:** additional tax revenue resulting from a property- value increase; the amount obtained by multiplying the total of all property taxes levied on all taxable property within a tax- incremental district in a year by a fraction having as a numerator the value increment for that year in the district and as a denominator that year’s equalized value of all taxable property in the district. In any year, a tax increment is “positive” if the value increment is positive and “negative” if the value increment is negative. *See* s.66.1105, *Wis. Stats.*

**Tax Increment Financing (TIF):** a local governmental financing of private- sector redevelopment, anticipating the additional revenues of the tax increment.\* *See* s.66.1105, *Wis. Stats.*

**Town:** the political unit of government; a body corporate and politic, with those powers granted by law. *See* ch. 60, *Wis. Stats.*

**Township:** all land areas in a county not incorporated into municipalities (cities and villages).

**Tract:** an indefinite stretch or bounded piece of land; in subdivisions, a tract is often divided into individual lots.

**Traditional Neighborhood:** a compact, mixed- use neighborhood where residential, commercial, and civic buildings are within a close proximity. *See also* “Neotraditional development” and “New Urbanism”.

**Traffic Calming:** the process of increasing pedestrian safety via decreasing automobile speed and volume.

**Traffic Impact Analysis:** an analysis of the impacts of traffic generated by a development.

**Traffic Impact Mitigation Measure:** an improvement by a developer intended to reduce the traffic impact created by a development.

**Transfer of Development Rights:** a technique, involving the designation of development (receiving) zones and protected (sending) zones, for guiding growth away from sensitive resources and toward controlled development centers by transferring development rights from one area to another via local law authorization such as a deed or easement. *See also* “rights” and “purchase of development rights”.

**Transit- Oriented Development (TOD):** moderate or high- density housing concentrated in mixed- use developments\* that encourages the use of public transportation.

**Transitional Use:** a permitted use or structure that inherently acts as a transition or buffer between two or more incompatible uses.

**TRANSLINKS 21:** a statewide transportation system plan prepared by the Wisconsin Department of Transportation in response to federal and state laws.

**Transportation Demand Management (TDM):** a strategy that alleviates roadway stress by reducing vehicle density via the increasing of passengers per vehicle.

**Transportation enhancements (ISTEA & TEA- 21):** funds contributed by the federal highway transportation program to enhance cultural, aesthetic, and environmental aspects of local transportation and transit systems.

**Underlying Zoning District:** a term referring to a zoning district when it is affected by an overly district.

**Undevelopable:** an area that cannot be developed due to topographic or geologic soil conditions.

**Unified Development Code:** the combining of development regulations into a single zoning code.

- Universal Transverse Mercator Grid (UTM):** a civilian grid system, which uses only numbers and can be handled by digital mapping software and Geographic Information Systems.
- Unnecessary Hardship:** a unique and extreme inability to conform to zoning ordinance provisions due to physical factors; and, one of three tests a property must meet in order to qualify for a zoning variance.
- Up Zoning:** changing the zoning designation of an area to allow higher densities or less restrictive use. *See also* “down zoning”.
- Urban Area:** the area within a municipal boundary that is serviced by infrastructure; an intensively developed area with a relatively large or dense population.
- Urban Forest:** all trees and associated vegetation in and around a city, village, or concentrated development.
- Urban Growth Area:** an area designated for urban development and usually designed to protect open space or resources beyond its boundaries.
- Urban Growth Boundary:** the perimeter of an urban growth area.
- Urban Sprawl:** low- density, automobile- dependent, and land- consumptive outward growth of a city; the spread of urban congestion and development into suburban and rural areas adjoining urban areas.
- Utility Facilities:** any above ground structures or facilities used for production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals.
- Variance:** a relaxation of dimensional standards by a local zoning board in compliance with statutory criteria. *See* s.59.99( 7 ), *Wis. Stats.*
- Vehicle Miles Traveled (VMT):** a measure of automobile and roadway use.
- Village:** an incorporated area with a population under 5,000. *See* ch. 61, *Wis. Stats.*
- Watershed:** the area where precipitation drains to a single body of water such as a river, wetland, or lake.
- Wellhead Protection:** a plan to determine the water collecting area for a public well, identify the pollution sources within that area, and detect, prevent, and remedy potential contamination to the collecting area.
- Wetlands Inventory Map:** a map of wetlands classified according to their vegetation, hydrology, and types of human influence, developed by the Wisconsin Department of Natural Resources, used to identify wetlands for protection.
- Wetlands Reserve Program:** a federal program with state partnering to restore the functions and values of wetlands and to preserve riparian areas through conservation easements and wetland reconstruction.
- Wildlife Habitat Incentives Program:** a program that awards landowners federal cost- sharing funds after the installation of improvements to wildlife or fishery habitat.
- Wisconsin Administrative Code (Wis. Admin. Code):** a component of state law that is a compilation of the rules made by state agencies having rule- making authority. These rules provide the detailed provisions necessary to implement the general policies of specific state statutes
- Wisconsin Environmental Policy Act (WEPA):** a state law establishing a state environmental policy. WEPA requires state agencies to consider the environmental effects of decisions early in their decision-making processes and to inform the public of likely impacts and alternatives that were considered. Environmental impact statements (EISs) are prepared consistent with this law. *See also* “environmental impact statement” and “National Environmental Policy Act (NEPA)”. *See* NR 150, Wis. Admin. Code, and s.1.11, *Wis. Stats.*
- Wisconsin Initiative for Statewide Cooperation on Landscape Analysis and Data (WISCLAND):** a partnership between government agencies, private companies, and nonprofit groups to collect, analyze, and distribute landscape information.
- Wisconsin Register of Historic Places:** a listing of districts, sites, buildings, structures, and objects that are significant in national, state, or local history, architecture, archaeology, engineering and culture. The Wisconsin register of Historic Places is maintained by the Wisconsin State Historical Society. *See* s. 44.36, *Wis. Stats.*
- Woodland Tax Law:** a law enacted in 1954 that extended land eligibility of the Forest Crop Law to owners of small forest parcels. Entries into the WTL closed as of 1 January 1986 with enactment of the Managed Forest Law. Today about 25,000 landowners, owning more than 2.5 million acres, are enrolled in the three existing forest tax laws: Forest Crop Law, Woodland Tax Law, and Managed Forest Law. *See* ch. 70, *Wis. Stats.*
- Zero Lot Line:** the location of a building in such a manner that one or more of its sides rests directly on its lot line.
- Zone:** an area designated by an ordinance where specified uses are permitted and development standards are required.
- Zoning Inspector:** an appointed position to administer and enforce zoning regulations and related ordinances.
- Zoning Permit:** a permit issued by the land- use or zoning administrator authorizing the recipient to use property in accordance with zoning- code requirements.

Source: *Land-Use Lingo: A Glossary of Land-Use Terms*, WDNR, 2001.

Note: All references are to 1999-2000 Wisconsin Statutes.