

ORDINANCE NO. 04-2016
 AN ORDINANCE TO ADOPT THE UPDATED TOWN OF MECAN WISCONSIN
 COMPREHENSIVE PLAN

The Board of the Town of Mecan, Wisconsin, does ordain as follows:

SECTION 1. The Town of Mecan is authorized to prepare and adopt an update to the TOWN OF MECAN COMPREHENSIVE PLAN as defined in Sections 66.1001(1)(a) and 66.1001(2) of Wisconsin Statutes.

SECTION 2. The Board of the Town of Mecan has adopted and followed written procedures designed to foster public participation during the comprehensive plan update process as required by Section 66.1001(4)(a) of Wisconsin Statutes.

SECTION 3. The Town Plan Commission has adopted a resolution recommending the Town Board adopt the updated Comprehensive Plan, containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 4. The Town Board has held at least one public hearing on this ordinance and associated Comprehensive Plan, in compliance with the requirements Section 66.1001(4)(d) of Wisconsin Statutes.

SECTION 5. The Town Board of the Town of Mecan, Wisconsin, does, by enactment of this ordinance, formally adopt the updated TOWN OF MECAN COMPREHENSIVE PLAN, pursuant to Section 66.1001(4)(c) of Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication/posting as required by law.

Adopted by the Town Board this 13 day of September, 2016


 Town Chairperson

Attest: 
 Town Clerk

Appendix I: 2016 Comprehensive Plan Update

This Appendix constitutes an update to the 2008 Town of Mecan Comprehensive Plan and includes:

- § *Updated population, demographic and household data.* The population and demographic information contained in Chapter One: Issues and Opportunities has been updated within this Appendix to reflect current information available from the U.S. Census Bureau and the Wisconsin Department of Administration.
- § *Farmland Preservation and Updated Planned Land Use Map information.* This Appendix incorporates information from Marquette County's 2015 Comprehensive/Farmland Preservation Planning process and a description of changes to the Town of Mecan Planned Land Use map that have occurred since adoption of the Town's 2008 Comprehensive Plan. This map changes including those made during the County's Comprehensive Plan update process, but not yet incorporated into the Town Plan.
- § *Revised Figure 23* contained in Chapter 9: Implementation to include the Town's role in implementing initiatives in the 2015 updated Marquette County Comprehensive Plan and to remove older initiatives that have been completed or are no longer applicable.

Due to the limited scope of the 2016 Town Comprehensive Plan update and Town input in the County's recent Comprehensive Plan update, this Appendix does not address other Plan components and public participation in the update process was more condensed. The Town of Mecan Plan Commission reviewed and recommended this Appendix as an update to 2008 Town of Mecan Comprehensive Plan and following a properly noticed public hearing, the Town Board reviewed and approved this Plan update.

POPULATION TRENDS AND FORECASTS

The past three decades have brought steady population growth to the Town of Mecan. Figure I-1 compares the Town's population trends over the past 30 years to trends in neighboring communities, the County, and the State. From 2000 to 2010, Mecan's negative growth rate of about 5.5 percent was lower than all neighboring communities, Marquette County as a whole and the State, however, the Town of Crystal Lake experienced a comparable decline in population during this time period. In 2013, the Town of Mecan had a State estimated population of 690 residents.

Figure I-1: Population Trends, 1980-2010

	1980	1990	2000	2010	Population Change*	Percent Change*
Town of Mecan	599	541	726	686	-40	-5.5
Town of Crystal Lake	332	400	513	484	-29	-5.7
Town of Harris	657	715	729	790	+61	+8.4
Town of Montello	640	940	1,043	1,033	-10	-1.0%
Town of Shields	419	408	456	550	+94	+21
City of Montello	1,273	1,329	1,397	1,495	98	7.0%
Marquette County	11,672	12,321	14,555	15,404	+849	+5.8
Wisconsin	4,705,767	4,891,769	5,363,675	5,686,986	+323,311	+6.0

Source: U.S. Census of Population and Housing, 1980-2010

** Represents change between 2000 and 2010*

Figure I-2 shows the projected population in five year increments over the next 25 years based on forecasts prepared by the Wisconsin Department of Administration. These projections forecast a population of 725 in the Town of Mecan by the year 2020, and 760 residents by the year 2030, which is not significantly different from the current population.

These forecasts will be useful for long-term land use, housing and community facility planning; but the limitations of these projections should be recognized. The State bases these projections on historical growth patterns and the composition of the current population base. The reliability of these projections depends on the continuation of past growth trends. Projecting populations for rural areas such as the Town of Mecan is subject to error, as minor changes in birth, death or migration rates can significantly impact growth rates. Actual future population will depend on a variety of factors including market condition, attitudes toward growth, and development regulations.

Figure I-2: Population Forecasts, 2015-2035

	2015	2020	2025	2030	2035
Town of Mecan	715	725	750	760	755
Town of Crystal Lake	505	505	520	530	520
Town of Harris	820	840	870	890	885
Town of Montello	1,070	1,075	1,105	1,115	1,100
Town of Shields	549	595	630	655	665
City of Montello	1,535	1,550	1,595	1,605	1,595
Marquette County	15,431	16,315	16,970	17,325	17,305
Wisconsin	5,783,015	6,005,080	6,203,850	6,375,910	6,476,270

DEMOGRAPHIC TRENDS AND FORECASTS

Demographic trends suggest an aging population base in the Town of Mecan as shown in Figure I-3. The median age of the Town's residents increased significantly from 47.4 in 2000 to 54.5 in 2010. This is older than most nearby communities. The proportion of the Town's residents under the age of 18 has decreased from 17.1 percent in 2000 to 14.1 in 2010, which is considerably less than most surrounding communities and the County. There is a growing percentage of the population over the age of 65 (from 26.4 percent in 2000 to 30.2 in 2010), which is higher than most nearby communities, but less than the Town of Crystal Lake. These statistics suggest a sizable Town population in their 60s and 70s, without children or with children that have left home.

Figure I-3: Age and Gender Distribution, 2010

	Median Age	% under 18	% over 65	% Female
Town of Mecan	54.5	14.1	30.2	47.7
Town of Crystal Lake	55.2	12.2	32.0	44.8
Town of Harris	50.0	17.7	25.7	53.7
Town of Montello	50.8	17.8	23.5	48.1
Town of Shields	51.2	14.7	26.4	47.1
City of Montello	44.1	21.2	23.0	50.4
Marquette County	47.4	20.0	21.1	49.3
Wisconsin	38.5	23.6	13.7	50.4

Source: U.S. Census Bureau, 2010

Population projections through 2020 are available at the County level for specific age groups. According to State projections displayed in Figure I-4, the County's "baby boom" and elderly age cohort will continue to increase over the planning period, while the younger age groups (0 to 19) will decrease. This is likely similar to what will happen in the Town. This projected change in age groups will have implications for future school planning, elderly housing, emergency services and transportation.

Figure I-4: County Age Cohort Forecasts, 2010 to 2040

Year	Under 5	5 - 19	20-64	65+
2010	801	2,569	8,788	3,246
2015	780	2,470	9,105	3,645
2020	785	2,405	8,730	4,395
2025	775	2,470	8,325	5,400
2030	760	2,475	7,885	6,205
2035	715	2,390	7,700	6,500
2040	660	2,210	7,590	6,555

Source: Wisconsin Department of Administration, 2013

The Town of Mecan's racial composition is reflective of County trends. Most Town residents reported "White" as their only race (96.9 percent). "Asian" and "American Indian" and "Alaska Native" made up the remaining less than four percent of the population.

HOUSEHOLD TRENDS AND FORECASTS

Figure I-5 compares selected household characteristics for the Town of Mecan with surrounding communities. The Town's 2.12 person average household size was lower than all neighboring Towns, with the lone exception of the Crystal Lake, the County, and the State. The Town's average household size has decreased over the past twenty years, from 2.45 in 1990, to 2.26 in 2000, and dropping to 2.12 in 2010.

The percent of households occupied by a single resident in the Town of Mecan was comparable to the Towns of Montello and Shields, as well as County and State averages. The Town of Crystal and Lake and the City of Montello were the only two communities with a significantly higher percentage of single person households. These statistics suggest a large number of households without children living with them (i.e., "empty nesters"), and situations where only one family member remains.

Figure I-5: Household Characteristic Comparisons - 2010 – 2014, Estimate

	Total Housing Units	Total Households	Average Household Size	% Single-person household
Town of Mecan	801	324	2.12	27.8
Town of Crystal Lake	538	244	1.98	34.8
Town of Harris	437	331	2.32	23.9
Town of Montello	796	453	2.25	25.8
Town of Shields	352	248	2.22	26.6
City of Montello	823	628	2.23	37.6
Marquette County	9,896	6,571	2.32	27.3
Wisconsin	2,624,358	2,279,768	2.43	28.2

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

The Wisconsin Department of Administration forecasts that the average household size in Mecan will continue to decline, from 2.12 in 2010 to 2.04 in 2015, to 2.01 in 2020, 1.97 persons per household in 2025, and 1.93 by 2030. These projected household sizes can be helpful in projecting future housing unit demand in the Town of Mecan.

EDUCATION AND INCOME LEVELS

“Educational attainment” is defined as the highest degree or level of school completed, and is a variable used when assessing a community's labor force potential. According to U.S. Census Bureau 2010-2014 American Community Survey, 82.5% of the Town's population aged 25 or older have attained a high school level education or higher.

Income is another important economic indicator. The median household income in the Town was recently reported at \$33,958, which was significantly lower than that of all of its neighboring communities, the County, and the State.

Figure I-6: Education and Income Levels, 2010-2014, Estimate

	High School Graduate or Higher (%)	Bachelors Degree or Higher (%)	Median Household Income (\$)
Town of Mecan	82.5	12.5	33,958
Town of Crystal Lake	93.6	21.4	51,500
Town of Harris	88.8	12.6	48,958
Town of Montello	87.4	7.1	45,119
Town of Shields	90.5	14.7	42,000
City of Montello	88.3	17.8	40,156
Marquette County	87.8	13.0	46,875
Wisconsin	90.8	27.4	52,738

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

EMPLOYMENT CHARACTERISTICS AND FORECASTS

Mecan's labor force characteristics are generally similar to those of Marquette County. For instance, both the Town and the County have the highest percentage of their residents employed in the manufacturing and education, health, and social services sectors. Town residents are more likely to be in arts, entertainment, recreation, accommodation and food services, and information sectors; and less likely to be employed in the retail trade and agriculture related sectors than the County's workforce as a whole.

**Figure I-7: Labor Force, Marquette County and the Town of Mecan,
2010-2014 Estimate**

Occupational Group	% of Labor Force (Marquette County)	% of Labor Force (Town of Mecan)
Manufacturing	24.2	17.5
Education, health and social services	17.3	23.1
Arts, entertainment, recreation, accommodation and food services	9.4	12.7
Retail trade	9.9	6.6
Construction	6.2	6.1
Agriculture, forestry, fishing and hunting, and mining	5.6	1.7
Public administration	6.0	6.1
Transportation and warehousing, and utilities	5.8	5.7
Other services	4.5	6.1
Finance, insurance, real estate, and rental and leasing	3.6	3.9
Professional, scientific, management, administrative, and waste management services	4.3	5.2
Wholesale trade	1.8	1.7
Information	1.4	3.5

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Additional employment data is available at the County level. The number of jobs in the County decreased by 4% between 2001 and 2013; with a total of 3,653 Marquette County jobs in 2013. The County's job base is centered in the education, health, and manufacturing industries. According to the State's Department of Workforce Development (WisDWD), manufacturing is the largest industry segment within the County. Food Manufacturing comprises the largest industry sub-segment, due to the location of Brakebush Brothers, Inc. within the County. Between 2007 and 2012, the total number of jobs in the Fabricated Metal Product Manufacturing and Animal Production industries increased. Fabricated metal product manufacturing grew by 24 jobs, most likely due to growth of TW Design and Manufacturing in the City of Montello. All other reported industries observed a decrease in number of jobs, likely a result of the "Great Recession" that occurred during this period.

As of 2010, the largest private employers in Marquette County included: Brakebush Brothers, Inc. (poultry processing); Gumz Muck Farms LLC (crop farming); Wisconsin Illinois Senior (nursing care); TW Design and Manufacturing LLC (machining shop); Northland Community Services, Inc (individual and family services); and Arimon Technologies Inc. (electric component manufacturing). Greater than half of the residents in the County commute to other counties for work, indicating that many residents find it necessary to obtain employment outside of the Town or County.

Figure I-8: Jobs in Marquette County, 2011 - 2014

	2011	2012	2013	2014
Natural Resources & Mining	230	251	262	286
Construction	80	80	77	75
Manufacturing	1,192	1,218	1,206	1,133
Trade, Transportation, Utilities	486	467	501	510
Information	40	41	38	40
Financial Activities	100	102	96	90
Professional & Business Services	133	90	72	74
Education & Health Services	636	666	683	688
Leisure & Hospitality	439	446	419	419
Other Services	93	96	88	86
Public Administration	193	199	183	186
Total	3,621	3,654	3,623	3,587

Source: Wisconsin Department of Workforce Development, 2016

While there is no data available on jobs in Mecan, Figure I-8 shows the number of jobs in Marquette County from 2011 to 2014. Jobs in the County decreased slightly over the three-year period. Certain sectors have gained jobs, while other sectors were negatively impacted by the mid-2000s economic down turn, particularly the Professional and Business Services, and Manufacturing sectors.

Employment projections for the County come from the Department of Workforce Development (WisDWD). The WisDWD sees growth for jobs in the “Merchant Wholesalers, Nondurable Goods” 3-digit NAICS code, noticing a growth of 32% in the industry within the County between 2007 and 2012. Another potential area for growth is in animal production, which saw a 10% increase between 2007 and 2012. Gasoline stations, food services, and nursing and residential care facilities saw dramatic decrease – each around 25% - during the same time period.

Additional economic information is available through Economic Modeling Specialists (EMSI), a firm providing comprehensive labor market analysis. EMSI projects that the manufacturing and poultry processing industries will continue to grow between 2013 and 2023, with a total increase of 221 jobs within Marquette County. However, this is somewhat offset by the projected declines in employment in farming, sawmills, and drinking establishments. EMSI projects that the total number of jobs within Marquette County will grow by 8% during this time period. More information on the Town’s employment characteristics is provided in Chapter Seven: Economic Development.

COUNTY AND LOCAL OPPORTUNITIES

In addition to the County and Local Opportunities listed in Chapter One: Issues and Opportunities, the Town of Mecan intends to capitalize on the following initiatives outlined within the 2015 Marquette County Comprehensive Plan update:

Unique History

Marquette County's natural resources also have a unique and colorful history. The boyhood home of John Muir, a naturalist considered the "Father of our National Park System" is located within Marquette County. In 1849, the Muir family moved from Scotland and homesteaded 160 acres in Marquette County. Much of Muir's land ethic and philosophy came from the seven years he spent as a boy near Ennis Lake. He later moved to California and traveled much of the western United States, and had a direct hand in the establishment of Yosemite, Sequoia, Mount Rainier, Petrified Forest, and Grand Canyon National Parks. In 1892, Muir helped found the Sierra Club. The County park bearing his name or the entire County could be the site of unique outdoor-conservation related events such as orientation competitions, book festivals, landscape photography exhibits, conservation seminars, Scottish-themed festivals or other similar events honoring Muir's legacy that, over time, will create a unique identity for the area as "Muir-quette" County.

Grow Tourism

Tourism is one of Wisconsin's top three industries. In 2013, travelers spent nearly \$10.6 billion in the state (with an estimated \$20.2 million in Marquette County, an increase of over 4% from 2012). Travelers to Marquette County contributed \$2.5 million in State and local taxes and the County's tourism industry employed 291 people in 2013. With its proximity to growing metropolitan areas, the County is poised to take advantage of this trend for years to come. With greater access, careful management and thoughtful preservation, the multitude of outdoor activities available – have the capacity to expand the County as a center for nature based-tourism. These include biking, hiking, climbing, canoeing, boating, hunting, camping, nature viewing, and fishing. For example, the County's blue-ribbon trout streams draw fishermen from across the State and region. There are opportunities to cooperatively develop and market these recreational activities with other counties and cities in the region to a growing, eager market in nearby metro areas.

The tourist entertainment destinations surrounding the County, including the hotels and water parks located in the Dells area, the weekend flea market in Princeton, and the hotels and vacation homes in Green Lake County, provide an opportunity to create a market niche. This niche should complement the events and activities going on around the region and take advantage of the County's natural assets. The continued growth potential for this niche, if carefully planned, will provide a significant growth opportunity for the County. Finally, the co-marketing of the nature based-tourist activities, cultural destinations, and local festivals in conjunction with the tourist entertainment activities will create a unique tourist destination with the capacity to meet a wide range of needs and interests.

Preserve Agriculture as an Economic Activity

Preservation of the County's agricultural uses and heritage is an important component of the future growth, both economic and physical. The changing national market for agricultural products, including the demand for local and organic products, value-added agriculture, niche and specialty crop markets, and the role for agriculture in biotechnology, create an opportunity for agriculture-based economic growth. The existence of an economic driver for agricultural preservation creates a secondary, though equally important, result. This is the preservation of the rural character and scenic views, which are valued by residents and visitors alike.

Agricultural tourism provides another opportunity to add value to the local agricultural economy. In conjunction with other heritage-based tourism activities in the area, local farmers' markets, day-on-the-farm and pick-your-own programs, the Marquette County fair, brat festivals, miniature horse fairs, and other local festivals provide families with a variety of day-tripping activities for both residents and visitors.

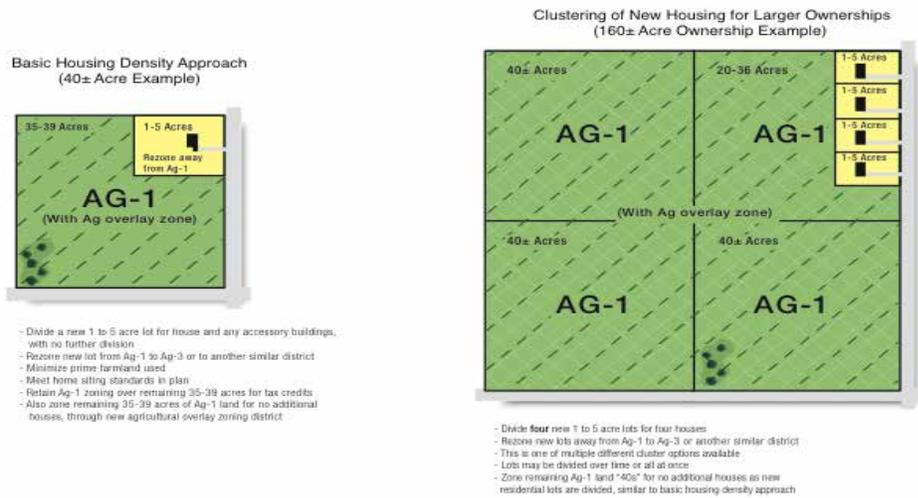
AGRICULTURE RESOURCE RECOMMENDATIONS

In addition to the recommendations found in Chapter Two: Agricultural, Natural and Cultural Resources, the Town of Mecan has planned for certain lands as *Farmland Preservation Areas* on its updated Planned Land Use map as another method to “Minimize Development in Productive Farming Areas.”

The Town of Mecan has mapped the *Farmland Preservation Area* planned land use designation in areas deemed appropriate for long-term farming. These priority farming areas were mapped on the basis of soil types, topography, agricultural productivity, existing zoning, and current and potential agricultural uses. This designation allows a range of agricultural uses and only very low-density housing (one home per 40 acres). Marquette County’s Prime Agricultural (AG-1) zoning district is a compatible district to guide development in the Town’s *Farmland Preservation Areas*.

Figure I-9: Potential Development Options in Farmland Preservation Areas

Figure 5.2 - Approach for Housing on Lands in Farmland Preservation Area and Zoned AG-1



November 2015

UPDATED PLANNED LAND USE MAP OVERVIEW

As part of Marquette County's Comprehensive Plan update in 2015, the Town of Mecan prepared an updated Planned Land Use map. That updated map is included at the end of this section of the Appendix. The following is a description and programs and policies for each planned land use designation shown on the updated Town of Mecan Planned Land Use Map:

1. FARMLAND PRESERVATION AREA

Description: The Farmland Preservation Area planned land use category is mapped to accommodate primarily agricultural uses or agricultural-related uses (e.g., implement dealerships), and focus on areas actively used for farming, with productive agricultural soils, with topographic conditions suitable for farming, and with long-term (15+ year) farming suitability. This category is also intended to:

- § Preserve productive agricultural lands, rural character, and undeveloped natural resources of lands so designated in the long-term;
- § Protect existing farm operations from encroachment by incompatible uses;
- § Minimize non-farm development, allowing via rezonings away from the County's AG-1 zoning district a maximum residential development density of one residence per 40 acres of land, as further described by the policies and programs below;
- § Accommodate a range of agricultural practices and intensities, forest management, farmsteads, home occupations, family businesses, and other uses compatible with farmland preservation and identified as permitted and special exceptions in implementing zoning districts.
- § Provide equity and fairness to owners of land with similar resource and location characteristics;
- § Maintain farmer eligibility for farmland preservation incentive programs, such as State income tax credits. The Farmland Preservation Area is the only planned land use category laid out in this chapter that is intended for certification by the State Department of Agriculture, Trade and Consumer Protection (DATCP).

Policies and Programs:

1. *Appropriate Implementing Zoning Districts.* The AG-1 Prime Agricultural zoning district is the preferred zoning district to implement *Farmland Preservation Area* policies. Additional zoning districts that may be used, usually in limited amounts, within *Farmland Preservation Areas* include RP Resource Protection, AG-2 General Agricultural, AG-3 Agricultural-Residential, and REC Recreational (for open space uses). Other zoning districts may be utilized on an occasional basis, particularly based on pre-existing land use and zoning patterns. Further, Marquette County may create a new variation of the AG-3 zoning district (e.g., 4 acres) to limit further division of 4-5 acre lots that are divided in accordance with the density policy below.
2. *Agricultural Use and Related Businesses Encouraged.* Encourage a range of agricultural uses and agricultural-related businesses that support farmers, including farm-scale businesses in the AG-1 zoning district (meeting statutory requirements as applicable) and larger-scale operations by special exception permit or rezoning.
3. *Preexisting Residences May Remain in AG-1 District.* Allow residences legally established before January 1, 2014 (and their replacements) to remain as permitted-by-right uses within the AG-

- 1 zoning district when historically zoned in that manner, except where new land divisions are required or farm consolidations are proposed (see below).
4. *General Rezoning Criteria.* Whenever land is proposed for rezoning from the AG-1 Prime Agricultural district, require that the following criteria are met:
 - The land is better suited for a use not allowed in the AG-1 zoning district.
 - The rezoning is consistent with the Town and County comprehensive plans, including the farmland preservation plan component of the Marquette County Comprehensive Plan.
 - The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
 5. *Conversion of Prime Farmland Limited.* Minimize the conversion of prime farmland (Class I-III soils), as shown on Map 4: Soil Suitability for Agriculture of the Marquette County Comprehensive Plan, for residences and other nonfarm development. The Town of Mecan and County Planning and Zoning Committee will consider creation of new residential lots on prime farmland only if they determine that no available non-prime farmland exists on the parcel of record or that placement of lots on prime farmland provides better protection of land, environmental, and habitat resources than a non-prime location. In addition, per Section 91.46(2) of Wisconsin Statutes, new development may not convert prime farmland from agricultural use or convert land previously used as cropland, other than a woodlot, from agricultural use if on the farm there is a reasonable alternative location or size for a nonfarm residential parcel or nonfarm residence; or significantly impair or limit the current or future agricultural use of other protected farmland.
 6. *Maximum Residential Development Density.* Within parts of the *Farmland Preservation Area* also zoned in the County's AG-1 Prime Agricultural district, rezonings for single family residences are subject to the following density criteria:
 - The owner of each 1/4 1/4 section of land (standard tax parcel of 40± acres), and other parcels that are between 40 and 79 acres, shall be able to rezone AG-1 zoned land for one single family residence, and can maintain any preexisting residence on the parcel (see left panel in Figure I-9).
 - The owner of each smaller parcel of land zoned AG-1, if legally created before January 1, 2014, shall be able to rezone such parcel for one single family residence, and can maintain any preexisting residence on the parcel.
 - The owner of at least two contiguous 1/4 1/4 sections of land, and other lands in contiguous common ownership that are at least 80 acres, shall be able to rezone AG-1 zoned land for cluster(s) of single family residential lots at a density of one lot for every 40 full acres, including any preexisting residence (see 160 acre example in right panel of Figure I-9). Landowners may develop one or more clusters, if acreage allows. Clusters may be located adjacent to other clusters on adjoining parcels in different ownership.
 7. *Rezoning Required for New Residences and Farm Divisions.* The Town and County will require rezoning away from the AG-1 zoning district, along with a new lot created by land division, for all farm division residences and new residences. (A "farm division residence" is defined as a residence that existed before January 1, 2014 and all of its accessory buildings, but which

- is no longer connected to the farm operation as a result of the sale of adjacent lands.) The rezoning will be to AG-2, AG-3, or to another zoning district that allows single family residences. As depicted in Figure I-9, the balance of the acreage used to enable the approval of a single family residential lot will be limited to agricultural or open space uses via a new Agricultural Overlay zoning district applied to that balance. The County intends to create this Agricultural Overlay district in 2016. Land in that Agricultural Overlay district cannot be used together with other land not in the overlay district to achieve the acreage normally necessary to build another single family residence. The County may relax the requirement for creation of a new residential lot where the residence is proposed on a sub-40 acre parcel legally created before January 1, 2014.
8. *Residential Lot Size and Siting Standards.* The Town and County will apply the following policies, along with those depicted on Figure I-9, for siting new residences in the Farmland Preservation Area in conjunction with the rezoning of land away from the AG-1 zoning district:
 - Each residence must be on a newly divided lot of between one and five acres created by a land division (e.g., CSM), except that the County may relax this requirement where the residence is proposed on a sub-40 acre parcel legally created before January 1, 2014.
 - Each newly created residential lot must abut a public road, or have a suitable access easement.
 - The new residence will not adversely affect agricultural operations in surrounding areas or be situated such that future inhabitants of the residence might be adversely affected by agricultural operations in surrounding areas.
 - The new residence and the new driveway needed to serve the residence will not divide existing farm fields, but instead will be beyond the farm field or towards the edge of a farm field where a location beyond the field is not practical.
 - The proposed location of the new residence is not well suited for agricultural use by virtue of being wooded, having unfavorable topography for farming, an odd shape for farming, unsuitable soil characteristics, or other factors that limit its agricultural suitability.
 9. *Right-to-Farm Notice on Residential Divisions.* Protect the rights of farmers by requiring that the following language be included on new subdivision plats and certified survey maps (CSMs) that enable new residential development in the *Farmland Preservation Area*, to notify future residents of the potential effects of nearby farming activities on their property: “Through Section 823.08 of Wisconsin Statutes, the Wisconsin Legislature has adopted a right to farm law. This statute limits the remedies of owners of later established residential property to seek changes to pre-existing agricultural practices in the vicinity of residential property. Active agricultural operations are now taking place and may continue on lands in the vicinity of this plat/CSM. These active agricultural operations may produce noises, odors, dust, machinery traffic, or other conditions during daytime and evening hours.”
 10. *Policy towards Potential Agricultural Enterprise Areas (AEAs).* Support landowner applications to DATCP to establish new Agricultural Enterprise Areas that meet the following criteria:
 - The AEA is located within portions of the *Farmland Preservation Area* particularly suited for long-term agricultural enterprise development.

- The AEA is consistent with DATCP criteria for such designation and with this Plan.
- There is sufficient interest among area farmers.

11. *Policies for Lands Also Mapped as Environmental Corridors.* The *Environmental Corridor* includes wetlands, floodplains, and slopes of 20% or greater. See subsection 4 below for additional policies affecting lands that are both in a *Farmland Preservation Area* and *Environmental Corridor*.

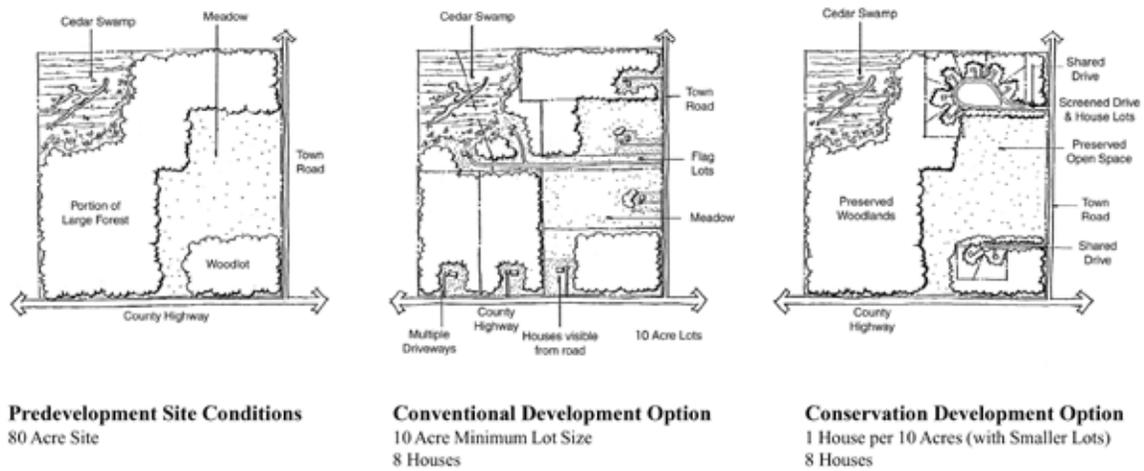
2. RURAL LANDS

Description: This designation includes farmland, privately owned undeveloped lots, small woodlots, grasslands, forestland and open lands, and some existing developed low density residential areas. Continued open space uses (including farming and forestry) are recommended for mapped *Rural Lands* areas, in addition to seasonal and permanent single family homes generally with a density at or less than 1 new residence per 10 gross acres, associated home occupations and small family businesses which do not interfere with the interests of nearby property owners, small-scale forest production and processing, and the keeping of animals in numbers appropriate to the size of the lot.

This designation does not, however, necessarily promote 10 acre lot sizes; rather this Plan advocates smaller residential lot sizes in rural areas. For example, while the *Rural Lands* designation allows one home per 10 acres, those homes could be clustered on small lots, such as two or three acres (see Figure I-10). This clustering concept also advocates guiding available home sites away from productive farm soils—perhaps in an adjacent woodlot, at the edge of a tilled field, or on other soils with low productivity. These techniques avoid the breaking up of large farm parcels, while still providing some non-farm economic return for the landowner.

This Plan also recommends limiting commercial and industrial development in *Rural Lands* areas to only those uses that support farming activities, such as home occupations, implement dealerships, feed operations, greenhouses, garden centers, and the sale or display of farming products.

**Figure I-10: Conventional and Cluster Development
(Rural Lands Planning Category)**



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Residential Cluster Development Example

Recommended Zoning: Most of the land in this area should ideally be zoned AG-2 General Agricultural District.

Policies and Programs:

- § When considering future rezone requests, the Marquette County zoning districts most compatible with the *Rural Lands* designation is the General Agricultural (AG-2) district, which presently requires a minimum lot size of 10 acres and two acres respectively.
- § Promote clustering of homes and preservation of land for open space use within mapped *Rural Lands* areas. This concept is described in the Figure I-10.
- § Discourage the placement of buildings and driveways within mapped *Environmental Corridors* shown on the Planned Land Use Map.
- § To guide the recommended lot sizes in the mapped *Rural Lands* areas, consider adopting a land division ordinance (separate from the Town's Manufactured Home ordinance). A land division ordinance may also help to ensure that roads are designed to proper standards, the resource protection goals of this Plan are satisfied and large subdivisions (5+ lots) are appropriately planned.
- § Encourage new development to be located in a manner that does not detract from the existing rural character, and which may be easily served by Town and emergency services.
- § Consider certain types of small-scale non-residential uses such as churches, day care centers, parks and walking trails as generally appropriate within *Rural Lands* areas.
- § Allow home occupations and home-based businesses within mapped *Rural Lands* areas that do not impact neighboring properties.

3. SINGLE FAMILY RESIDENTIAL-RURAL

Description: This designation includes single family detached residential development, generally at densities between 1 dwelling unit per 2 acres and 1 dwelling unit per 10 acres, and served by individual on-site waste treatment (septic) systems. The Town of Mecan Planned Land Use map shows existing and planned *Single Family Residential-Rural* areas along River View Drive in the east central portion of the Town.

Recommended Zoning: Appropriate zoning for land in the *Single Family Residential-Rural* area would be the R-1 Residential District and the AG-3 Agriculture Residential District.

Policies and Programs:

- § The *Single Family Residential-Rural* area is planned for predominantly single-family detached dwellings.
- § To guide the desired lot sizes in the mapped *Single Family Residential-Rural* areas and provide for proper public improvement standards, consider adopting a land division ordinance to administer the goals and policies set forth in the Plan.
- § Consider the following types of non-residential uses as generally appropriate within the *Single Family Residential-Rural* area:
 - Small-scale institutional uses, such as churches and day care,
 - Small-scale recreational uses, such as parks and walking trails.
 - Wireless telecommunications facilities, but only if the equipment is mounted inconspicuously on, or concealed within, an existing or planned structure, such as a light pole or flagpole.

4. ENVIRONMENTAL CORRIDORS

Description: *Environmental Corridors* are established to identify and protect generally continuous environmentally sensitive areas including wetlands, floodplains, and undeveloped shoreland setback areas. *Environmental Corridors* are intended for long-term open space, wildlife habitat, stormwater management, natural areas, and or trail uses.

Recommended Zoning: *Environmental Corridors* is an overlay planned land use category, which means that both the guidelines associated with the *Environmental Corridor* category and the underlying category on the Town of Mecan Planned Land Use map (e.g., *Farmland Preservation Area*) will guide zoning decisions.

Policies and Programs:

- § Where development is proposed, determine the exact boundaries of the *Environmental Corridor* or soils with building limitations based on the features that define those areas.
- § Where land included in the *Environmental Corridors* are adjacent to land in the *Farmland Preservation Area* or *Rural Lands* planned land use area, such land shall count toward calculating the number of dwelling units allowed on the overall parcel.
- § Strongly discourage building development in *Environmental Corridors*, and discourage building development on slopes of 12 – 20%.
- § Permit existing cropping and grazing within *Environmental Corridors* where compatible with natural resource protection and farmland preservation.

5. MIXED RESIDENTIAL

Description: The *Mixed Residential* designation includes a variety of residential structures. In the Town of Mecan, the *Mixed Residential* planned land use designation is generally mapped over areas of existing higher density development and is planned for areas adjacent to this existing development.

Policies and Programs:

- § Allow Compatible Non-Residential Uses. Allow home occupations and home-based businesses within mapped *Mixed Residential* areas that do not impact neighboring properties. Also consider certain types of small-scale non-residential uses such as churches, day care centers, parks, and trails as generally appropriate within *Mixed Residential* areas.
- § Policies for Lands Also Mapped as Environmental Corridors. See subsection 4 above for additional policies affecting lands than are designated both *Mixed Residential* and *Environmental Corridors*.

6. PUBLIC OPEN SPACE

Description: This designation includes the Marquette County owned Apuckawa Park located along the north shore of Lake Puckaway.

Policies and Programs:

- § Cooperate and communicate with Marquette County regarding the long term management of the Public Open Space areas in the Town.

7. COMMERCIAL RECREATION

Description: Includes privately-owned lands designated as recreation areas or businesses, such as for-profit campgrounds, private golf courses, “fish for fee” farms, and waterfront businesses. In the Town of Mecan, this planned land use designation is mapped along STH 23 and on the north side of Fox Court.

Policies and Programs:

- § Site Plan Review. The Town of Mecan and Marquette County will require a detailed site and operations plan prior to approving expansion of existing campgrounds, and other new and expanded commercial recreational uses.
- § Policies for Lands Also Mapped as Environmental Corridors. See subsection 4 above for additional policies affecting lands than are designated both *Commercial Recreation* and *Environmental Corridors*.

INSERT UPDATED TOWN PLANNED LAND USE MAP FROM MARQUETTE COUNTY STAFF

IMPLEMENTATION

Figure I-11 replaces Figure 23 in Chapter 9: Implementation from the 2008 Town Plan, and provides a detailed list and timeline of the major actions that the Town may pursue to implement the Comprehensive Plan. Figure I-11 includes initiatives within Marquette County's 2015 Comprehensive Plan that the Town of Mecan can assist in implementing. That figure has also been updated to reflect initiatives that have been completed since initial adoption of the Town's Comprehensive Plan in 2008.

Figure I-11 has three different columns of information, described as follows:

- § **Category:** The list of recommended actions is divided into six different categories generally based on different chapters of this Plan.
- § **Program or Recommended Action:** The second column lists the actual actions recommended to implement key aspects of the Comprehensive Plan. The recommendations are for Town actions that might be included, for example, in an annual work program or as part of the annual budgeting process.
- § **Implementation Timeframe:** The third column responds to the State comprehensive planning statute, which requires implementation actions to be listed in a "stated sequence." The suggested timeframe for the completion of each recommendation reflects the priority attached to the recommendation. Suggested implementation timeframes can be changed at the Town Board's discretion, depending on the ability to coordinate projects with other units of government, other Town priorities, and available budgetary and personnel resources.

Figure I-11: Recommended Implementation Actions

Category	Program or Recommended Action	Implementation Timeframe
Agricultural, Natural, and Cultural Resources	Work with Marquette County, the WisDNR, and neighboring communities to promote local and regional natural resources for tourism	Ongoing
	Work cooperatively with neighboring governments, lake organizations, the County, WisDNR, and residents to protect natural resources.	Ongoing
	Remain involved in WisDNR decisions relating to possible future high-capacity wells in and near the Town.	Ongoing
	Protect surface water quality by working with Marquette County to require stormwater management for new subdivisions and larger development proposals.	Ongoing
	Encourage Town property owners to pursue grants for natural stormwater management projects through the WisDNR Healthy Lakes grant program.	Ongoing
	Participate in the update to the Marquette County Multi-Hazard Mitigation Plan, if completed.	2016-2017

Category	Program or Recommended Action	Implementation Timeframe
	Collaborate with Marquette County to develop and implement a Natural Resource Identification Checklist to help evaluate new development proposals.	2017 and Ongoing
Land Use	Consider requiring submittal of a site plan for specific development proposals (commercial or industrial) before approving the rezoning of land to the appropriate development-based zoning district.	Ongoing
	Amend and clarify the Town's subdivision/manufactured home ordinance to implement the recommendations of this Comprehensive Plan. The Town should consider adopting two separate ordinances: one to regulate manufactured homes and one to guide subdivision development. These ordinances should, at a minimum, address: <ul style="list-style-type: none"> § Erosion control and stormwater management standards § Discourage building placement in <i>Environmental Corridors</i> as shown on the Planned Land Use Map § Specific minimum lot sizes and densities to carry out the recommendations associated with each planned land use designation § Provisions to allow clustering (e.g. in <i>Rural Lands</i> planned areas, allow a density of 1 home per 10 acres) § Standards for creation of new town roads, if approved as part of a subdivision 	2017-2019
Transportation	Work with the County to have all desired town road improvements listed on the County's five year plan.	2016 and Ongoing
	Work with the County and State to address problem intersections in the Town.	2016 - 2017
	Participate in the County's Bicycle and Pedestrian Planning process to study and improve non-motorized transportation in the Town.	2018 - 2020
	Consider adopting a Town driveway and access ordinance.	2016 - 2017
	Consider updating design and layout standards for Town roads.	2016 - 2017
Utilities and Community Facilities	Work with the County and neighboring communities to plan for the future of emergency medical service.	2016
	Participate in Marquette County's election equipment and election worker training opportunities.	2017 and Ongoing
Housing, Neighborhood, and Economic Development	Work to connect older residents and others in need of housing assistance with available resources to help them update and stay in their homes.	Ongoing

Category	Program or Recommended Action	Implementation Timeframe
Intergovernmental Cooperation	Provide a copy of this Comprehensive Plan and all subsequent amendments to surrounding local governments.	2016 and as amended
	Stay informed on and participate in County-level transportation, zoning and economic development comprehensive planning efforts.	2016 and Ongoing