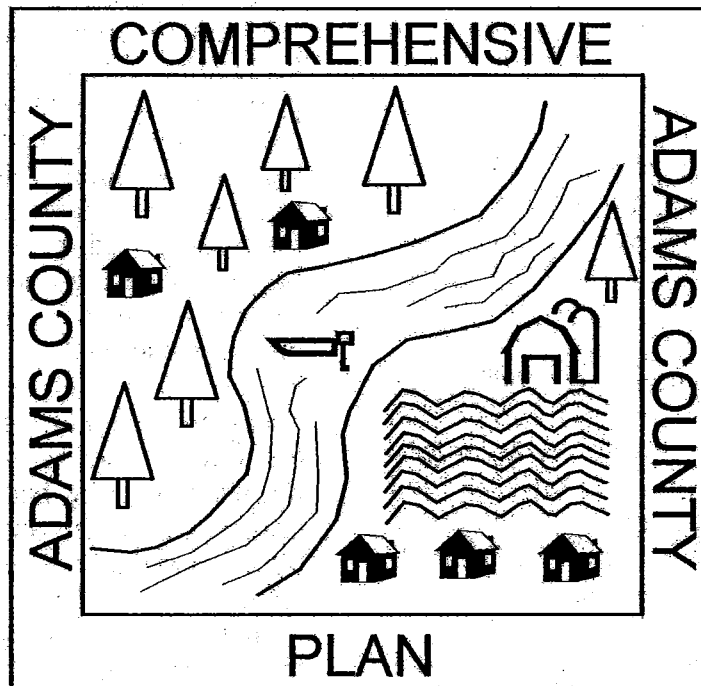


ATTACHMENT A
ADAMS COUNTY PLAN PROCESS

ADAMS COUNTY COMPREHENSIVE PLAN OVERVIEW



2025

A Joint Town, Village, City, and County Planning Effort

County Comprehensive Plan: The Need

The State's 1999 Comprehensive Plan Law requires that all local units of government develop a comprehensive plan, including towns, villages, cities and counties. However, the need for planning extends beyond just complying with the law. There are six reasons to plan briefly explained here:

- Planning is an opportunity for citizens to help shape the future of their community. It is a process to decide what they want for their communities to look like over the next twenty years. Planning will help to identify the positive things and the negative things, and develop methods to maximize or minimize them. Planning is a method to organize the future growth of a community.
- Planning provides some predictability of the future development of a community. This information allows private landowners and developers to know what type of development is desired and where.
- Planning minimizes inefficient expenditure of public resources. It is less expensive to provide infrastructure and other services to an orderly and phased growth pattern, than to serve "leap frog" or scattered development. Limiting public expenditures to the most efficient type of development is desirable for taxpayers.
- Planning identifies and protects valuable natural resources. Through the planning process important natural resources, such as productive agricultural areas, and critical natural resources, such as wetlands and groundwater recharge areas are identified and mapped. Minimizing or modifying development in these areas protects the public good.
- Planning together is an effective way to deal with the many issues that extend beyond politi-

cal boundaries, such as natural resources, transportation, and economic development.

Planning and the tools of implementation protect private property rights. Good planning minimizes negative impacts related to new development on existing development. The tools used to implement plans provide landowners stability and protects existing uses. One of the goals of the planning process is to protect what is good and minimize what is bad.

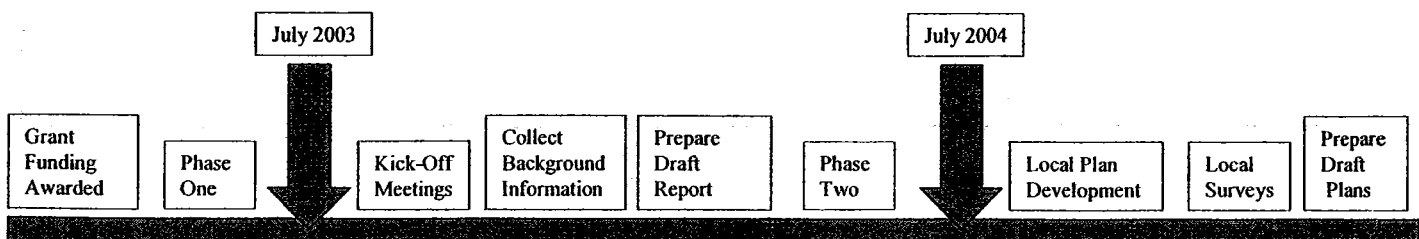
County Comprehensive Plan: The Process

The development of multiple community plans and an overall county plan is a huge undertaking that will require numerous players to be successful. Each community will need to have consistent participation via a planning commission or committee, and will need to communicate back to its town, village or city boards. The county will provide assistance in the coordination of the numerous meeting that will be held, and the North Central Wisconsin Regional Planning Commission staff will be pulling all the information together and preparing the plans themselves.

There are four basic efforts that will occur. The first effort is the "background" phase, where all of the basic planning background information will be collected, analyzed and mapped. The next is the "local" plan phase. Here we will develop local level town, village and city plans using the information from the background phase. The third phase is the "county" plan effort. This phase will bring together the two previous phases. The final phase is the "adoption" phase.

The Background Phase consists of four tasks:

- 1.) Data Collection
Collection of data, including demographic, economic, environmental, previous reports and plans, etc.



- 2.) **Analysis Phase**
Determine what has happened over the last 20 years and identify trends for the next 20 years.
- 3.) **Mapping**
Prepare base maps, natural resource maps existing land use maps.
- 4.) **Prepare a Background Report**
This will bring together all the above information and it will be the basis for developing the plans.

The Local Plan Phase also consists of four tasks:

- 1.) **Review Background**
Identify local issues and opportunities. Conduct local surveys for plan input.
- 2.) **Goal Review and Development**
Develop the goals, objectives and policies based on the background and analysis work. Also begin to develop recommendations.
- 3.) **Local Plan Development**
All plan elements are discussed and brought together into one local document where each element is consistent with the rest. If applicable, local implementation tools will be reviewed.
- 4.) **Prepare Draft Local Plans**
Each community will be provided a draft plan.

The County Phase also consists of four tasks:

- 1.) **Review Background Report and Local Plans**
- 2.) **Goal Review and Development**
Develop the goals, objectives and policies based on the background and analysis work. Also begin to develop recommendations for plan.

- 3.) **County Plan Development**
All plan elements are brought together into one local document where each element is consistent with the rest. Review and develop implementation tools for plan process, including zoning, subdivision ordinance, and others.
- 4.) **Prepare Draft County Plan**
The draft plan will be prepared and distributed.

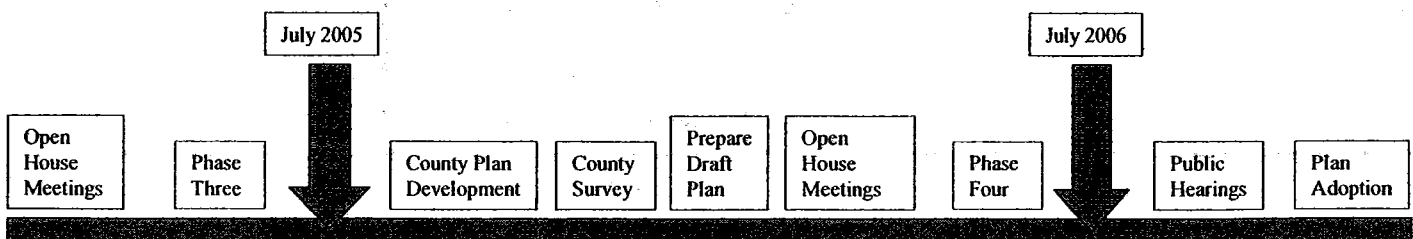
The Adoption Phase consists of three basic tasks:

- 1.) **Open House Meetings**
Each community is encouraged to have some public meetings to present the plan as it is developed.
- 2.) **Public Hearings**
Each local unit of government will hold at least one public hearing to get final public comment prior to adoption.
- 3.) **Adoption**
Local communities will all adopt the Background Report and their own local plan.

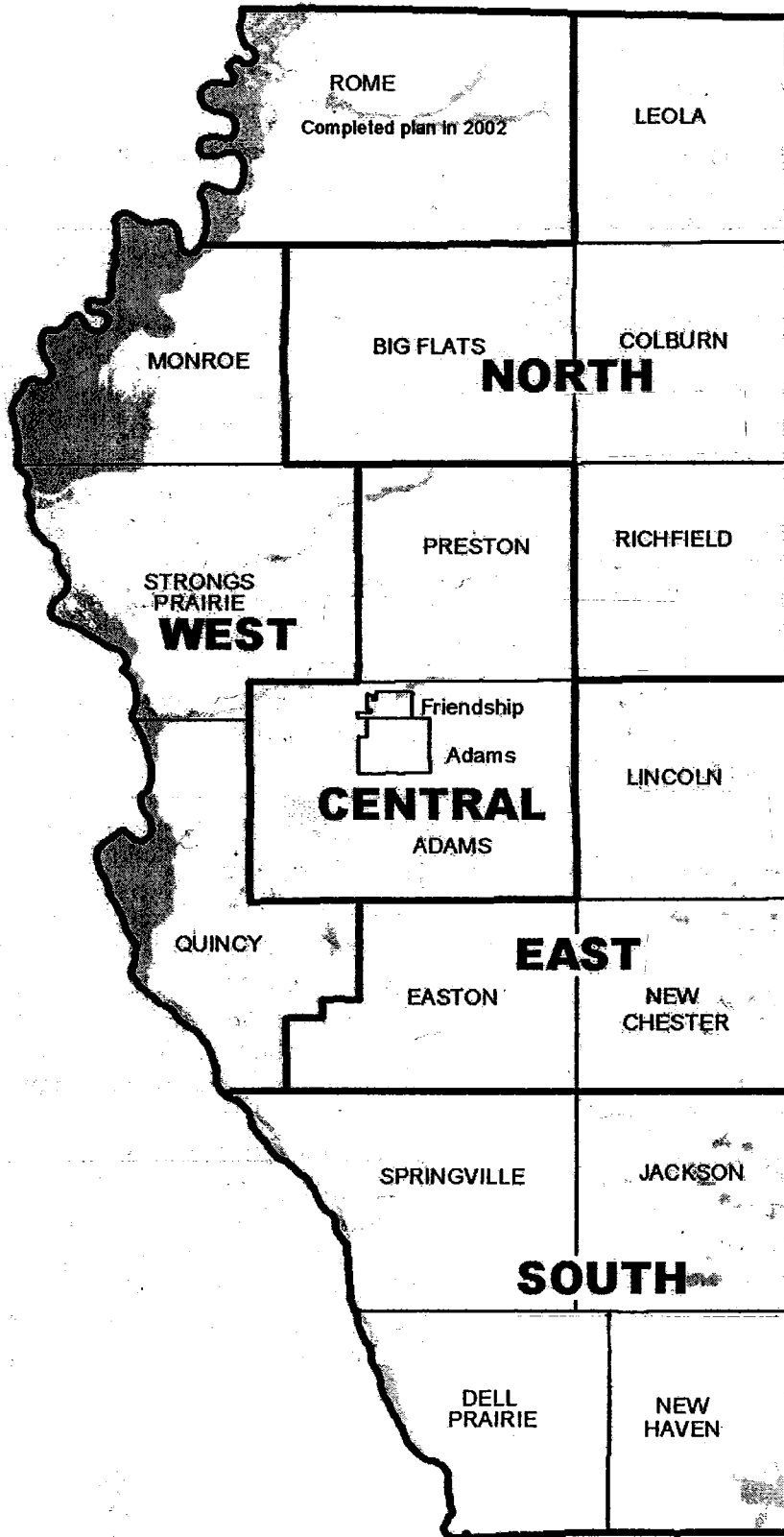
County Comprehensive Plan: The Timeframe

A generalized planning timeline is displayed below for the completion of the planning process. Please keep in mind that this is a preliminary timeline and subject to change. There is a 36-month project completion established in the grant contract.

Kick-off meetings will be held in the summer of 2003 and final adoption will be in the fall of 2006. Between those two dates there will be a variety of events and numerous meetings. The Background Report will be completed by the summer of 2004, draft local plans will be completed by the summer of 2005 and the County Plan will be completed by the summer of 2006.



Adams County Planning Sub-Areas



ATTACHMENT B
PUBLIC PARTICIPATION PLAN

TOWN OF LEOLA

Resolution No. 2004-2

For Adoption of a Public Participation Plan

WHEREAS, the Town of Leola is required to prepare and adopt a Comprehensive Plan as outlined in Wisconsin Statutes; and

WHEREAS, public participation is critical for the development of a sound plan; and

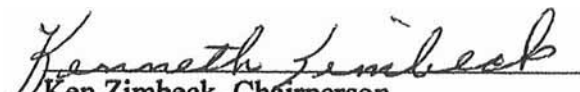
WHEREAS, it is necessary for the Town of Leola to approve a process to involve the public in the planning process;

NOW, THEREFORE, BE IT RESOLVED, that the Town of Leola does approve and authorize the Public Participation Plan as presented.

ADOPTED on the 14th day of July 2004

ATTEST: 
Sue Prince, Clerk

The governing body of the Town of Leola has authorized this Resolution, dated today.

ATTEST: 
Ken Zimbeck, Chairperson

Public Participation Plan

I. Background

Adams County and its local units of government recognize the need to engage the public in the planning process. This plan sets forth the techniques the county and its local units of **government** will use to meet the goal of public participation. **Therefore**, this Public Participation Plan forms the basic framework for achieving an interactive dialogue between citizens, local decision makers, staff, and the NCWRPC.

The creation of the Public Participation Plan is a task required in meeting the requirements of Wisconsin's Comprehensive Planning Legislation (1999 Wisconsin Act **9** and its technical revisions). Adams County will comply with the Plan as appropriate to the situation. As the planning process develops, it should be expected that deviations from the plan may be warranted.

II. Objectives

The following is a list of objectives for public participation that Adams County and its local units would like to achieve throughout the development and subsequent adoption of the Adams County Comprehensive Plan and local plans:

- That the residents of Adams County become fully aware of the importance of participating in the development of the Adams County Comprehensive Plan.
- That the public participation process be designed to engage all aspects of the County.
- That the public have opportunities to provide their input (both formally and **informally**) to the County, their local Plan Committees and local governing body.
- That the public have access to all technical information and any analyses performed throughout the planning process.
- That members of the County and its local units of government have input from the broadest range of perspectives and interests in the community possible.
- That input is elicited through a variety of means (electronic, printed, and oral) in such a way that it may be carefully considered and responded to.
- That this process of public involvement strengthens the sense of **community** present in Adams County.

The goal will be to inform, consult and involve the public and the communities served during each phase of the planning process. Hopefully, this will help balance the issues related to private property rights.

III. Techniques

The public participation plan for the comprehensive planning process will incorporate the following:

1. All meetings for the planning process will be open to the public and posted. A large open house will be held mid-way and near the end of the process.
2. Periodic press releases to the media and local counties will occur to promote the open house meetings.
3. Via the NCWRPC NEWS newsletter all local units of government, interested parties and adjoining governments will be informed of the planning process.
4. Planning meeting summaries and handouts will be maintained in the office and on the **website** www.ncwrpc.org/adams.htm.
5. All planning meetings will have comment sheets available. All **website** comments will be included in the record as well.
6. A survey of residents and communities will take place in the early stages of the plan process to seek input.

Throughout the plan process, the County will have a standing oversight committee, called the Comprehensive Plan Committee. The Committee will include elected persons and citizens. They will meet to monitor the development of the plan. Each local unit of government will create a planning committee as well.

PUBLIC PARTICIPATION PLAN DEVELOPMENT

In an effort to maximize citizen involvement, a public participation plan needs to be developed. The public participation plan lays out the strategies to involve the public in the process. There are a variety of methods that can be used. Some of the most common techniques are listed below for your consideration:

Plan Commission

Under the state's new law, the plan commission is authorized only to prepare or amend a comprehensive plan and recommend the plan for adoption by the governing body. The plan commission does not have the local authority to adopt the comprehensive plan. A plan commission consists of seven members. All of whom are appointed, and at least three are non-elected citizens.

Steering or Advisory Committee

This Committee should be a broad group of local citizens appointed by the **community** to provide on-going oversight to the plan process. The group should be diverse and reflect many ideas.

Public Informational Meetings

Public informational meetings would be held at various steps throughout the planning process. The meetings would provide information on the status of the plan and planning issues. Citizens would have the opportunity to discuss the plan and various recommendations.

Small Group Meetings

Meetings could be held with small groups that have an interest in the planning process, **such** as civic groups, neighborhood associations, local governments, special interest groups, or other interested parties.

Project Overview Piece

Early in the planning process, a brief "project overview" piece could be developed that provides information on the need for the plan, the plan process, the plan product and the impact of the plan. This overview could be provided at all meetings or even mailed out to citizens.

Website

A **website** could be developed to provide a central information source on the planning process. It would also be a place where public comments could be made.

Newsletter

A periodic newsletter could be developed and distributed to citizens. This could be available at all meetings and could be mailed to all residents or selected residents, depending on budget limits.

Press Releases

Press releases could be sent to the local media outlets (newspaper, TV, radio) to announce upcoming meetings and activities and to provide **information** on specific planning issues.

Visioning Sessions

All citizens would be invited to attend these sessions to offer and discuss their ideas of how the community could grow in the future. These sessions would be used to identify issues, and to identify likes and dislikes in the community.

Plan Display

This would be a simple display with some very basic information on the plan. It is intended to inform the public that a planning process is underway and a contact for more information.

Community Survey

This is a very popular technique that would involve developing a survey that would be distributed to every household in the community. Once the completed surveys are collected they would be tabulated and a survey summary report would be developed. The findings of that survey would be incorporated into the planning process.

*Good public participation is required to create a plan
that provides a vision for a community's future!*

ATTACHMENT C
COMMUNITY SURVEY

Summary of Leola Resident's Survey

The Leola Land Use Committee conducted a survey of all of its landowners and residents in July 2004. The Land Use Committee mailed 298 surveys asking for opinions on services and infrastructure, development, and then some general information questions on the greatest areas of concern, or needs, about life in the Town of Leola. We obtained mailing labels from the county Tax Listers office, eliminated duplicates and mailed a survey to all landowners. We received 98 completed surveys back, which is a return rate of 32.8%.

The demographic characteristics of the survey respondents are:

- 33.7% have children under the age of 18,
- 49.0% were over the age of 64,
- 57.6% are permanent residents of the Town of Leola,
- 53.0% have lived or owned property in the Town of Leola for 15 years or more.

Questions were asked in the following categories on a scaled basis from strongly agree with the given statement to strongly disagree.

Services and Infrastructure

The consensus is in the mid range for water quality, plenty of parks and open spaces and road maintenance. The feeling is more on the agree side towards fire protection, quality of schools and electrical services.

Development

Agreement was strongest for making preservation of forestry, soil, water, wetlands and open spaces a priority. Those surveyed agree that there should be more zoning and subdivision controls to limit land development. The desire to remain the same and resist population growth was more prevalent. Respondents are against development projects that have a cost to the taxpayer. There is a neutral feeling on designating sites for commercial and industrial development. The feeling is that single-family housing is not needed and strongest against making tourism a top priority.

General

There is consensus in agreement that taxes are too high and that low population density and widely dispersed development is more desirable. Citizens also agree that the town has adequate town buildings and that there is a great deal of community pride.

Most Liked in Leola

Peace and quiet, rural atmosphere, country living, centrally located, low traffic, no snowmobile or ATV trails, private, natural resources, lack of development, nice people, friendly town board, community pride, John at the collection site, and one that said nothing since the cranberry marshes took over.

Least Liked

High taxes, road maintenance, level of police and fire protection, vandalism, drainage district, need of zoning, snow removal (grader is great, truck is lousy), lack of garbage pickup, lack of ATV and bike trails, lack of respect for Ecology and preservation of wildlife, junk cars in yards, moles and mosquitoes, elected officials not responsive enough, nothing we love it here.

Biggest Challenges

Property taxes, preservation of natural resources, limiting development, finding a compromise between row croppers and cranberry growers and drainage commission and property owners, maintaining ag land while encouraging industrial and commercial development.

ATTACHMENT D
2000 CENSUS SUMMARY

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Leola town, Adams County, Wisconsin

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	265	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	265	100.0
Male.....	135	50.9	Hispanic or Latino (of any race).....	2	0.8
Female.....	130	49.1	Mexican.....	2	0.8
Under 5 years.....	7	2.6	Puerto Rican.....	-	-
5 to 9 years.....	15	5.7	Cuban.....	-	-
10 to 14 years.....	21	7.9	Other Hispanic or Latino.....	-	-
15 to 19 years.....	14	5.3	Not Hispanic or Latino.....	263	99.2
20 to 24 years.....	9	3.4	White alone.....	255	96.2
25 to 34 years.....	23	8.7	RELATIONSHIP		
35 to 44 years.....	41	15.5	Total population	265	100.0
45 to 54 years.....	44	16.6	In households.....	265	100.0
55 to 59 years.....	25	9.4	Householder.....	107	40.4
60 to 64 years.....	17	6.4	Spouse.....	74	27.9
65 to 74 years.....	21	7.9	Child.....	70	26.4
75 to 84 years.....	23	8.7	Own child under 18 years.....	51	19.2
85 years and over.....	5	1.9	Other relatives.....	5	1.9
Median age (years).....	45.3	(X)	Under 18 years.....	-	-
18 years and over.....	213	80.4	Nonrelatives.....	9	3.4
Male.....	106	40.0	Unmarried partner.....	5	1.9
Female.....	107	40.4	In group quarters.....	-	-
21 years and over.....	206	77.7	Institutionalized population.....	-	-
62 years and over.....	60	22.6	Noninstitutionalized population.....	-	-
65 years and over.....	49	18.5	HOUSEHOLD BY TYPE		
Male.....	24	9.1	Total households	107	100.0
Female.....	25	9.4	Family households (families).....	81	75.7
RACE			With own children under 18 years.....	29	27.1
One race.....	265	100.0	Married-couple family.....	74	69.2
White.....	257	97.0	With own children under 18 years.....	25	23.4
Black or African American.....	1	0.4	Female householder, no husband present.....	4	3.7
American Indian and Alaska Native.....	4	1.5	With own children under 18 years.....	2	1.9
Asian.....	1	0.4	Nonfamily households.....	26	24.3
Asian Indian.....	-	-	Householder living alone.....	21	19.6
Chinese.....	-	-	Householder 65 years and over.....	8	7.5
Filipino.....	1	0.4	Households with individuals under 18 years.....	30	28.0
Japanese.....	-	-	Households with individuals 65 years and over.....	34	31.8
Korean.....	-	-	Average household size.....	2.48	(X)
Vietnamese.....	-	-	Average family size.....	2.84	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	177	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	107	60.5
Guamanian or Chamorro.....	-	-	Vacant housing units.....	70	39.5
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	63	35.6
Some other race.....	2	0.8	Homeowner vacancy rate (percent).....	-	(X)
Two or more races.....	-	-	Rental vacancy rate (percent).....	8.3	(X)
Race alone or in combination with one or more other races: ³			HOUSING TENURE		
White.....	257	97.0	Occupied housing units	107	100.0
Black or African American.....	1	0.4	Owner-occupied housing units.....	96	89.7
American Indian and Alaska Native.....	4	1.5	Renter-occupied housing units.....	11	10.3
Asian.....	1	0.4	Average household size of owner-occupied units.....	2.45	(X)
Native Hawaiian and Other Pacific Islander.....	-	-	Average household size of renter-occupied units.....	2.73	(X)
Some other race.....	2	0.8			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Leola town, Adams County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school			Total population	269	100.0
Nursery school, preschool.....	46	100.0	Native.....	263	97.8
Kindergarten.....	-	-	Born in United States.....	253	94.1
Elementary school (grades 1-8).....	4	8.7	State of residence.....	203	75.5
High school (grades 9-12).....	21	45.7	Different state.....	50	18.6
College or graduate school.....	17	37.0	Born outside United States.....	10	3.7
	4	8.7	Foreign born.....	6	2.2
EDUCATIONAL ATTAINMENT			Entered 1990 to March 2000.....	-	-
Population 25 years and over			Naturalized citizen.....	-	-
Less than 9th grade.....	207	100.0	Not a citizen.....	6	2.2
9th to 12th grade, no diploma.....	17	8.2	REGION OF BIRTH OF FOREIGN BORN		
High school graduate (includes equivalency).....	28	13.5	Total (excluding born at sea)		
Some college, no degree.....	101	48.8	Europe.....	2	33.3
Associate degree.....	28	13.5	Asia.....	2	33.3
Bachelor's degree.....	12	5.8	Africa.....	-	-
Graduate or professional degree.....	16	7.7	Oceania.....	-	-
Percent high school graduate or higher.....	5	2.4	Latin America.....	2	33.3
Percent bachelor's degree or higher.....	78.3	(X)	Northern America.....	-	-
	10.1	(X)	LANGUAGE SPOKEN AT HOME		
MARITAL STATUS			Population 5 years and over		
Population 15 years and over			English only.....	264	100.0
Never married.....	231	100.0	Language other than English.....	250	94.7
Now married, except separated.....	33	14.3	Speak English less than "very well".....	14	5.3
Separated.....	152	65.8	Spanish.....	5	1.9
Widowed.....	-	-	Speak English less than "very well".....	9	3.4
Female.....	24	10.4	Other Indo-European languages.....	5	1.9
Divorced.....	19	8.2	Speak English less than "very well".....	3	1.1
Female.....	22	9.5	Asian and Pacific Island languages.....	2	0.8
	6	2.6	Speak English less than "very well".....	-	-
GRANDPARENTS AS CAREGIVERS			ANCESTRY (single or multiple)		
Grandparent living in household with one or more own grandchildren under 18 years			Total population		
Grandparent responsible for grandchildren.....	2	100.0	Total ancestries reported.....	269	100.0
	-	-	Arab.....	295	109.7
VETERAN STATUS			Czech ¹	7	2.6
Civilian population 18 years and over			Danish.....	-	-
Civilian veterans.....	221	100.0	Dutch.....	-	-
	29	13.1	English.....	26	9.7
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			French (except Basque) ¹	6	2.2
Population 5 to 20 years			French Canadian ¹	-	-
With a disability.....	49	100.0	German.....	103	38.3
	6	12.2	Greek.....	-	-
Population 21 to 64 years			Hungarian.....	-	-
With a disability.....	173	100.0	Irish ¹	34	12.6
Percent employed.....	40	23.1	Italian.....	-	-
No disability.....	133	76.9	Lithuanian.....	-	-
Percent employed.....	70.7	(X)	Norwegian.....	43	16.0
Population 65 years and over			Polish.....	39	14.5
With a disability.....	42	100.0	Portuguese.....	-	-
	23	54.8	Russian.....	3	1.1
RESIDENCE IN 1995			Scotch-Irish.....	-	-
Population 5 years and over			Scottish.....	-	-
Same house in 1995.....	264	100.0	Slovak.....	-	-
Different house in the U.S. in 1995.....	210	79.5	Subsaharan African.....	-	-
Same county.....	52	19.7	Swedish.....	5	1.9
Different county.....	-	-	Swiss.....	-	-
Same state.....	52	19.7	Ukrainian.....	-	-
Different state.....	45	17.0	United States or American.....	6	2.2
Elsewhere in 1995.....	7	2.7	Welsh.....	2	0.7
	2	0.8	West Indian (excluding Hispanic groups).....	2	0.7
			Other ancestries.....	19	7.1

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Leola town, Adams County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over			Households		
In labor force	231	100.0	Less than \$10,000	111	100.0
Civilian labor force	129	55.8	\$10,000 to \$14,999	8	7.2
Employed	122	52.8	\$15,000 to \$24,999	9	8.1
Unemployed	7	3.0	\$25,000 to \$34,999	20	18.0
Percent of civilian labor force	5.4	(X)	\$35,000 to \$49,999	14	12.6
Armed Forces	-	-	\$50,000 to \$74,999	38	34.2
Not in labor force	102	44.2	\$75,000 to \$99,999	17	15.3
Females 16 years and over			\$100,000 to \$149,999	3	2.7
In labor force	118	100.0	\$150,000 to \$199,999	2	1.8
Civilian labor force	61	51.7	\$200,000 or more	-	-
Employed	61	51.7	Median household income (dollars)	36,607	(X)
Own children under 6 years	5	100.0	With earnings	81	73.0
All parents in family in labor force	5	100.0	Mean earnings (dollars) ¹	36,432	(X)
COMMUTING TO WORK			With Social Security income	39	35.1
Workers 16 years and over			Mean Social Security income (dollars) ¹	13,452	(X)
Car, truck, or van -- drove alone	122	100.0	With Supplemental Security Income	8	7.2
Car, truck, or van -- carpooled	86	70.5	Mean Supplemental Security Income (dollars) ¹	9,900	(X)
Public transportation (including taxicab)	7	5.7	With public assistance income	-	-
Walked	-	-	Mean public assistance income (dollars) ¹	-	(X)
Other means	20	16.4	With retirement income	22	19.8
Worked at home	-	-	Mean retirement income (dollars) ¹	15,586	(X)
Mean travel time to work (minutes) ¹	9	7.4	Families		
	19.2	(X)	Less than \$10,000	78	100.0
Employed civilian population 16 years and over			\$10,000 to \$14,999	4	5.1
	122	100.0	\$15,000 to \$24,999	7	9.0
OCCUPATION			\$25,000 to \$34,999	14	17.9
Management, professional, and related occupations	26	21.3	\$35,000 to \$49,999	8	10.3
Service occupations	16	13.1	\$50,000 to \$74,999	28	35.9
Sales and office occupations	33	27.0	\$75,000 to \$99,999	15	19.2
Farming, fishing, and forestry occupations	12	9.8	\$100,000 to \$149,999	2	2.6
Construction, extraction, and maintenance occupations	7	5.7	\$150,000 to \$199,999	-	-
Production, transportation, and material moving occupations	28	23.0	\$200,000 or more	-	-
INDUSTRY			Median family income (dollars)	38,611	(X)
Agriculture, forestry, fishing and hunting, and mining	34	27.9	Per capita income (dollars) ¹	15,699	(X)
Construction	-	-	Median earnings (dollars):		
Manufacturing	33	27.0	Male full-time, year-round workers	29,028	(X)
Wholesale trade	-	-	Female full-time, year-round workers	21,607	(X)
Retail trade	14	11.5	Subject		
Transportation and warehousing, and utilities	5	4.1	POVERTY STATUS IN 1999		
Information	-	-	Families		
Finance, insurance, real estate, and rental and leasing	3	2.5	With related children under 18 years	6	7.7
Professional, scientific, management, administrative, and waste management services	6	4.9	With related children under 5 years	-	-
Educational, health and social services	17	13.9	Families with female householder, no husband present		
Arts, entertainment, recreation, accommodation and food services	3	2.5	With related children under 18 years	-	-
Other services (except public administration)	2	1.6	With related children under 5 years	-	-
Public administration	5	4.1	Individuals		
CLASS OF WORKER			18 years and over	28	10.5
Private wage and salary workers	97	79.5	65 years and over	16	7.2
Government workers	10	8.2	Related children under 18 years	12	26.1
Self-employed workers in own not incorporated business	15	12.3	Related children 5 to 17 years	12	27.9
Unpaid family workers	-	-	Unrelated individuals 15 years and over	2	4.8

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator.

See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Leola town, Adams County, Wisconsin

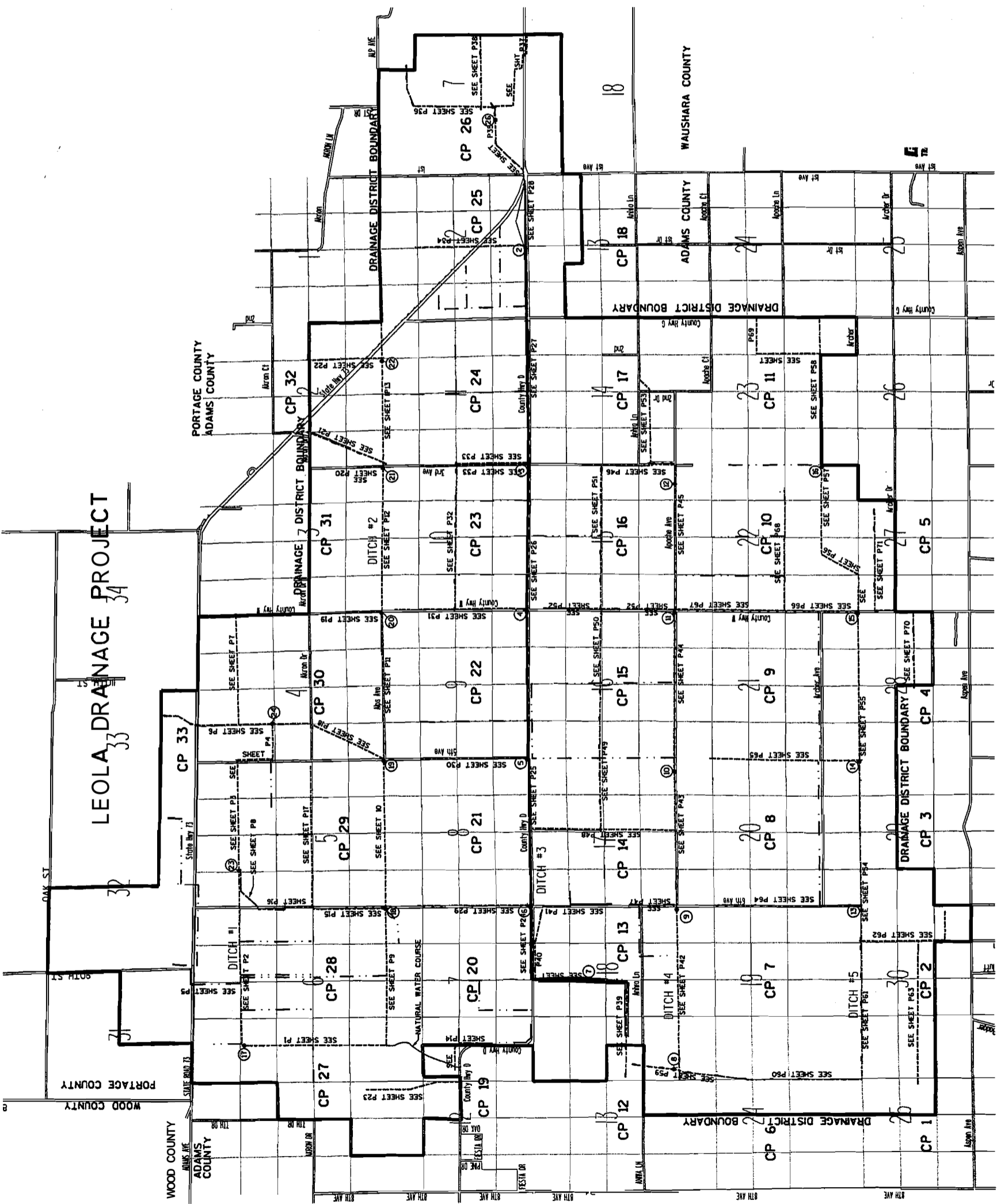
[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	177	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	106	100.0
1-unit, detached	110	62.1	1.00 or less	103	97.2
1-unit, attached	3	1.7	1.01 to 1.50	-	-
2 units	2	1.1	1.51 or more	3	2.8
3 or 4 units	-	-			
5 to 9 units	2	1.1	Specified owner-occupied units	29	100.0
10 to 19 units	-	-	VALUE		
20 or more units	-	-	Less than \$50,000	11	37.9
Mobile home	54	30.5	\$50,000 to \$99,999	9	31.0
Boat, RV, van, etc	6	3.4	\$100,000 to \$149,999	6	20.7
			\$150,000 to \$199,999	3	10.3
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	-	-
1999 to March 2000	9	5.1	\$300,000 to \$499,999	-	-
1995 to 1998	19	10.7	\$500,000 to \$999,999	-	-
1990 to 1994	23	13.0	\$1,000,000 or more	-	-
1980 to 1989	49	27.7	Median (dollars)	65,000	(X)
1970 to 1979	27	15.3			
1960 to 1969	20	11.3	MORTGAGE STATUS AND SELECTED		
1940 to 1959	6	3.4	MONTHLY OWNER COSTS		
1939 or earlier	24	13.6	With a mortgage	20	69.0
			Less than \$300	-	-
ROOMS			\$300 to \$499	4	13.8
1 room	-	-	\$500 to \$699	11	37.9
2 rooms	18	10.2	\$700 to \$999	3	10.3
3 rooms	19	10.7	\$1,000 to \$1,499	2	6.9
4 rooms	50	28.2	\$1,500 to \$1,999	-	-
5 rooms	28	15.8	\$2,000 or more	-	-
6 rooms	30	16.9	Median (dollars)	567	(X)
7 rooms	23	13.0	Not mortgaged	9	31.0
8 rooms	5	2.8	Median (dollars)	188	(X)
9 or more rooms	4	2.3			
Median (rooms)	4.6	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	106	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	8	27.6
1999 to March 2000	7	6.6	15.0 to 19.9 percent	5	17.2
1995 to 1998	14	13.2	20.0 to 24.9 percent	4	13.8
1990 to 1994	24	22.6	25.0 to 29.9 percent	7	24.1
1980 to 1989	28	26.4	30.0 to 34.9 percent	3	10.3
1970 to 1979	17	16.0	35.0 percent or more	2	6.9
1969 or earlier	16	15.1	Not computed	-	-
VEHICLES AVAILABLE			Specified renter-occupied units	13	100.0
None	8	7.5	GROSS RENT		
1	25	23.6	Less than \$200	-	-
2	51	48.1	\$200 to \$299	3	23.1
3 or more	22	20.8	\$300 to \$499	2	15.4
			\$500 to \$749	-	-
HOUSE HEATING FUEL			\$750 to \$999	3	23.1
Utility gas	6	5.7	\$1,000 to \$1,499	-	-
Bottled, tank, or LP gas	72	67.9	\$1,500 or more	-	-
Electricity	6	5.7	No cash rent	5	38.5
Fuel oil, kerosene, etc	8	7.5	Median (dollars)	325	(X)
Coal or coke	-	-			
Wood	12	11.3	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	2	1.9	Less than 15.0 percent	2	15.4
No fuel used	-	-	15.0 to 19.9 percent	-	-
			20.0 to 24.9 percent	-	-
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	-	-
Lacking complete plumbing facilities	-	-	30.0 to 34.9 percent	3	23.1
Lacking complete kitchen facilities	-	-	35.0 percent or more	3	23.1
No telephone service	-	-	Not computed	5	38.5

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

ATTACHMENT E
LEOLA DRAINAGE DISTRICT



DAM NO.	CONDITION	SILL ELEVATION	TOP OF DAM	WPSC BENCHMARK
2		YH3.4	1062.29	1062.35
3		1039.32	1047.3	1047.32
4	DAMAGED	5	1041.5	1041.56
5	DAMAGED	1028.2	1034.17	103
6		1022.0	1028.5	1028.56
7		1017.25	1026.24	1026.30
8		102.82	102186	102199
9	BULKHEAD	1022.9		
10	DAMAGED	1025.42	1030.90	1030.96
11	DAMAGED	1031.94	1037.42	1037.41
12	DAMAGED	1037.72	1043.20	1043.18
13		1019.79	1026.6	1026.61
14		1023.90	1030.38	1030.40
15		1028.48	1035.15	1035.21
16		1033.4	1041.23	1041.27
17		1024.5	1032.2	1032.24
18		1024.0	1031.0	1031.08
19		1030.8	1036.8	1036.81
20	DAMAGED	1036.0	1044.4	1044.42
21	DAMAGED	1044.0	1051.0	1051.09
22		1050.11	1056.1	1056.10
23		1031.2	1036.7	1036.78
24	BULKHEAD	1037.52		
26		1062.5	1069.02	1069.01

LEGEND

- PRIVATE DRAINAGE DITCH
- DISTRICT DRAINAGE DITCH
- DRAINAGE DISTRICT BOUNDARY
- ③ DISTRICT WATER LEVEL CONTROL STRUCTURE

LEOLA DRAINAGE DISTRICT

DISTRICT MAP

SCALE: 1" = 4000' (11 X 17)

DATE: 06/20/08

DRAWN BY: JH

REVISED: 11/09/09

FILE NUMBER: M32-118

SHEET NUMBER: []

SHEET INDEX: []

MSA

TRANSPORTATION • MUNICIPAL
ENVIRONMENT • ENVIRONMENTAL
1125 WEST LAKE AVENUE, SUITE 200
MILWAUKEE, WISCONSIN 53219

ATTACHMENT F

POPULATION, HOUSEHOLD, EMPLOYMENT, & LAND USE PROJECTIONS

**Attachment
County Population Projections**

Community	2000 Pop.	2005	2010	2015	2020	2025
Adams	1,267	1,368	1,469	1,570	1,670	1,771
Big Flats	946	1,032	1,118	1,204	1,290	1,375
Colburn	181	182	183	184	185	186
Dell Prairie	1,415	1,646	1,877	2,108	2,339	2,570
Easton	1,194	1,311	1,428	1,545	1,662	1,778
Jackson	926	1,029	1,133	1,236	1,340	1,443
Leola	265	273	281	288	296	304
Lincoln	311	317	323	329	335	341
Monroe	363	387	410	434	458	481
New Chester*	2,141	2,322	2,570	2,877	3,258	3,732
New Haven	657	699	742	784	827	869
Preston	1,360	1,498	1,636	1,775	1,913	2,051
Quincy	1,181	1,431	1,682	1,932	2,183	2,433
Richfield	144	136	129	121	113	106
Rome	2,656	2,888	3,120	3,352	3,584	3,862
Springville	1,167	1,458	1,750	2,041	2,332	2,623
Strongs Prairie	1,115	1,191	1,267	1,343	1,419	1,495
Village of Friendship	781	791	800	810	820	830
City of Adams	1,831	1,854	1,877	1,900	1,922	1,945
City of Wi. Dells (part)	19	24	29	33	38	43
Adams County	19,920	21,837	23,824	25,866	27,984	30,238

Source: U.S. Census & NCWRPC

* 2000 population is reduced for projections by the non-household population (Federal Prison).

Household population is calculated by 2.3 PPHH * 358 HHs = 823 persons. The balance is 1,318 the prison population.

Methodology

These projections continue the twenty year growth rate (1980 to 2000) into the future. That rate is 48 percent.

Attachment
County Household Projections

revised

Community	2000 HH	2005	2010	2015	2020	2025
Adams	547	595	639	683	726	770
Big Flats	402	430	466	502	538	573
Colburn	83	83	83	84	84	85
Dell Prairie	553	658	751	843	936	1,028
Easton	486	524	571	618	665	711
Jackson	397	447	493	537	583	627
Leola	107	109	112	115	118	122
Lincoln	129	132	135	137	140	142
Monroe	168	176	186	197	208	219
New Chester*	371	444	552	686	851	1,057
New Haven	260	280	297	314	331	348
Preston	561	624	682	740	797	855
Quincy	596	681	801	920	1,040	1,159
Richfield	62	59	56	53	49	46
Rome	1,181	1,256	1,357	1,457	1,558	1,679
Springville	487	608	729	850	972	1,093
Strongs Prairie	502	541	576	610	645	680
Village of Friendship	257	344	348	352	357	361
City of Adams	769	806	816	826	836	846
City of Wi. Dells (part)	9	11	14	16	18	20
Adams County**	7,927	8,809	9,662	10,540	11,450	12,419

Source: U.S. Census & NCWRPC

* New Chester 2000 population and projections are modified to remove the Federal Prison population.

** County 2000 total reflects correction made to Census data.

Attachment
County Housing Unit Projections

Community	Existing Units	2005	2010	2015	2020	2025
Adams	862	906	950	994	1,038	1,082
Big Flats	754	790	826	862	897	933
Colburn	154	157	160	163	166	169
Dell Prairie	741	833	926	1,018	1,111	1,203
Easton	814	861	908	954	1,001	1,048
Jackson	988	1,033	1,078	1,122	1,167	1,212
Leola	177	180	183	187	190	193
Lincoln	202	205	207	210	212	215
Monroe	440	451	462	473	484	495
New Chester	653	793	933	1,073	1,213	1,353
New Haven	308	325	342	358	375	392
Preston	992	1,050	1,107	1,165	1,222	1,280
Quincy	1,611	1,730	1,849	1,968	2,087	2,206
Richfield	94	97	100	103	106	109
Rome	2,351	2,452	2,553	2,654	2,754	2,855
Springville	867	988	1,110	1,231	1,352	1,473
Strongs Prairie	966	1,001	1,035	1,070	1,104	1,139
Village of Friendship	293	297	302	306	310	315
City of Adams	846	856	866	876	886	896
City of Wi. Dells (part)	10	12	15	17	20	22
Adams County	14,123	15,016	15,909	16,802	17,695	18,588

Source: NCWRPC

Methodology

Housing units are calculated by population/PPHH for five year increments.

**Attachment
County Employment Projections**

Community	2000 Emp.	2005	2010	2015	2020	2025
Adams	78	86	94	102	110	118
Big Flats	75	84	93	102	111	120
Colburn	28	30	31	33	34	36
Dell Prairie	156	173	190	207	224	241
Easton	139	154	168	183	198	213
Jackson	139	153	168	182	197	211
Leola	38	40	42	44	46	49
Lincoln	36	37	39	41	43	44
Monroe	63	70	78	85	92	100
New Chester	451	504	558	611	664	717
New Haven	83	91	99	107	115	123
Preston	195	213	232	251	270	288
Quincy	65	73	80	87	94	102
Richfield	62	67	72	78	83	88
Rome	187	208	229	250	271	292
Springville	143	159	175	191	207	223
Strongs Prairie	159	175	191	207	224	240
Village of Friendship	459	510	562	613	665	717
City of Adams	972	1,074	1,177	1,280	1,382	1,485
City of Wi. Dells (part)	31	34	38	42	46	49
Adams County	3,558	3,938	4,318	4,697	5,077	5,457

Source: Wisconsin Department of Workforce Development & NCWRPC

Methodology:

Uses 1990 to 2000 employment growth rate of 35 percent, extended to 2025 in five year increments. 2000 Employment was distributed based on land use and analyst modifications. These were then projected by five-year increments.

Attachment
County Demands for Residential Land Uses

revised

Community	Existing Acres	2005	2010	2015	2020	2025
Adams	2,464	126	251	377	502	628
Big Flats	2,651	126	252	378	504	630
Colburn	711	14	28	42	55	69
Dell Prairie	1,631	203	407	610	814	1,017
Easton	1,784	103	205	308	410	513
Jackson	1,801	82	163	245	327	408
Leola	527	10	19	29	38	48
Lincoln	580	7	14	22	29	36
Monroe	1,184	29	59	88	117	147
New Chester	1,428	306	612	918	1,224	1,530
New Haven	699	38	76	114	152	191
Preston	2,057	119	238	358	477	596
Quincy	2,158	159	319	478	638	797
Richfield	267	9	17	26	34	43
Rome	6,461	277	554	832	1,109	1,386
Springville	2,480	347	694	1,040	1,387	1,734
Strongs Prairie	2,052	73	147	220	294	367
Village of Friendship	185	3	5	8	11	14
City of Adams	404	5	10	14	19	24
City of Wi. Dells (part)	21	5	10	15	20	25
Adams County	31,541	2,041	4,081	6,121	8,161	10,202

Source: NCWRPC

* New Chester 2000 population and projections are modified to remove the Federal Prison population.

Note: Existing Acres were identified by the local community in that use. Projections are based on that existing density.

Attachment
County Demands for Commercial Land Uses

Community	Existing Acres	2005	2010	2015	2020	2025
Adams	62	56	62	68	74	81
Big Flats	78	70	77	85	93	100
Colburn	0	3	3	4	4	4
Dell Prairie	321	165	183	202	220	238
Easton	81	107	118	130	142	153
Jackson	117	103	115	126	137	149
Leola	15	16	17	19	21	22
Lincoln	2	5	5	6	6	7
Monroe	6	8	9	10	11	12
New Chester	29	410	455	500	545	590
New Haven	64	58	64	70	76	83
Preston	101	90	100	109	119	129
Quincy	63	57	63	70	76	82
Richfield	29	28	31	34	38	41
Rome	135	143	159	175	190	206
Springville	374	127	141	155	169	183
Strongs Prairie	81	107	119	131	142	154
Village of Friendship	18	352	391	429	468	506
City of Adams	89	610	677	744	811	877
City of Wi. Dells (part)	35	30	33	37	40	43
Adams County	1,700	2,546	2,825	3,103	3,382	3,661

Source: NCWRPC

Note: Existing Acres are lands identified by the local community in that use. Projections are based on the density and future employment levels. The City and Village will develop more refined projections.

Attachment
County Demands for Industrial Land Uses

Community	Existing Acres	2005	2010	2015	2020	2025
Adams	22	10	11	11	12	13
Big Flats	0	1	2	2	2	2
Colburn	60	11	11	12	13	14
Dell Prairie	52	21	23	24	26	27
Easton	101	14	15	16	17	18
Jackson	324	14	15	16	17	18
Leola	3	1	2	2	2	2
Lincoln	98	11	11	12	13	14
Monroe	0	1	2	2	2	2
New Chester	37	17	18	19	21	22
New Haven	0	7	8	8	9	9
Preston	0	71	76	81	86	91
Quincy	0	1	2	2	2	2
Richfield	33	16	17	18	19	20
Rome	120	28	30	32	34	36
Springville	0	1	2	2	2	2
Strongs Prairie	131	26	27	29	31	33
Village of Friendship	26	71	76	81	86	91
City of Adams	209	249	267	284	301	319
City of Wi. Dells (part)	0	-	-	-	-	-
Adams County	1,217	574	614	654	694	734

Source: NCWRPC

Note: Existing Acres are lands identified by the local community in that use. Projections are based on the density and future employment levels. The City and Village will develop more refined projections.

Attachment
County Demands for Agricultural Land Uses*

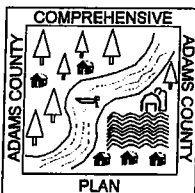
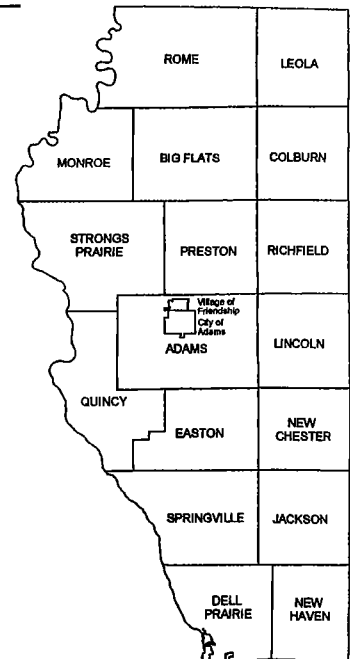
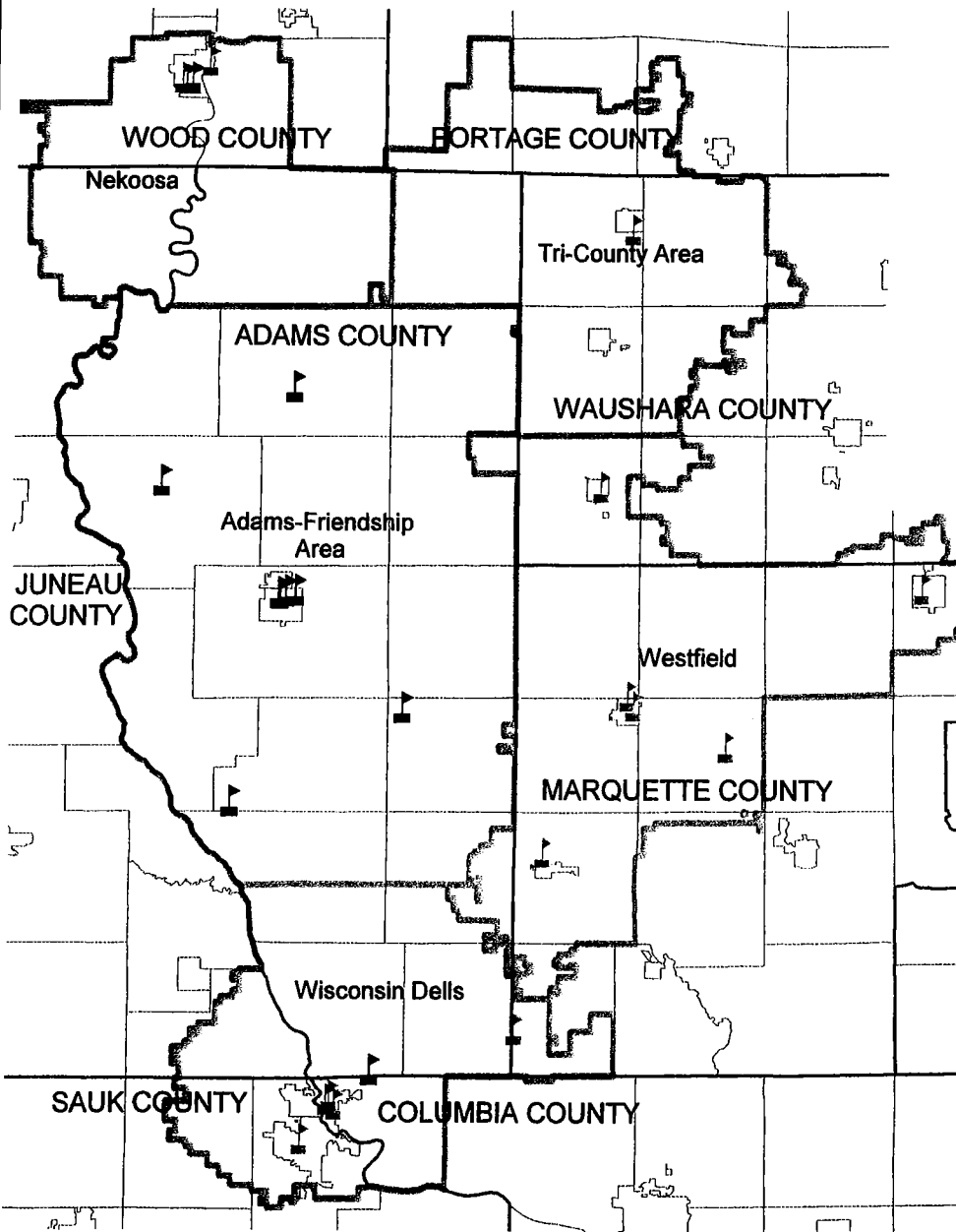
Community	Existing Acres	2005	2010	2015	2020	2025
Adams	4,533	4,533	4,533	4,533	4,533	4,533
Big Flats	1,564	1,564	1,564	1,564	1,564	1,564
Colburn	6,840	6,840	6,840	6,840	6,840	6,840
Dell Prairie	5,439	5,439	5,439	5,439	5,439	5,439
Easton	6,788	6,788	6,788	6,788	6,788	6,788
Jackson	9,162	9,162	9,162	9,162	9,162	9,162
Leola	13,534	13,534	13,534	13,534	13,534	13,534
Lincoln	10,622	10,622	10,622	10,622	10,622	10,622
Monroe	1,684	1,684	1,684	1,684	1,684	1,684
New Chester	6,068	6,068	6,068	6,068	6,068	6,068
New Haven	9,912	9,912	9,912	9,912	9,912	9,912
Preston	2,133	2,133	2,133	2,133	2,133	2,133
Quincy	3,399	3,399	3,399	3,399	3,399	3,399
Richfield	7,608	7,608	7,608	7,608	7,608	7,608
Rome	981	981	981	981	981	981
Springville	7,637	7,637	7,637	7,637	7,637	7,637
Strongs Prairie	9,426	9,426	9,426	9,426	9,426	9,426
Village of Friendship	16	16	16	16	16	16
City of Adams	30	30	30	30	30	30
City of Wi. Dells (part)	56	56	56	56	56	56
Adams County	107,431	107,431	107,431	107,431	107,431	107,431

Source: NCWRPC

* Demand is based on county employment growth. No growth was projected in this sector, therefore, no additional land is projected for this use.

Area Schools & District Boundaries including Surrounding Areas Adams County, Wisconsin

- COUNTY BOUNDARIES
- MINOR CIVIL DIVISIONS
- ▲ ADAMS COUNTY SCHOOLS
- ▲ SURROUNDING SCHOOLS
- SCHOOL DISTRICTS



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SOURCE: Wisconsin DNR & NCWRPC 2004



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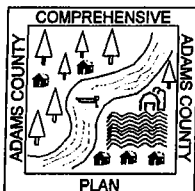
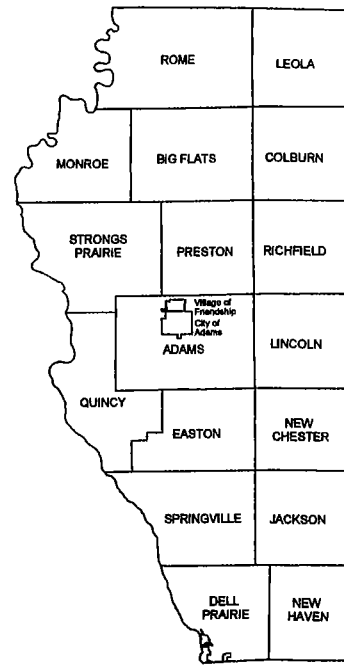
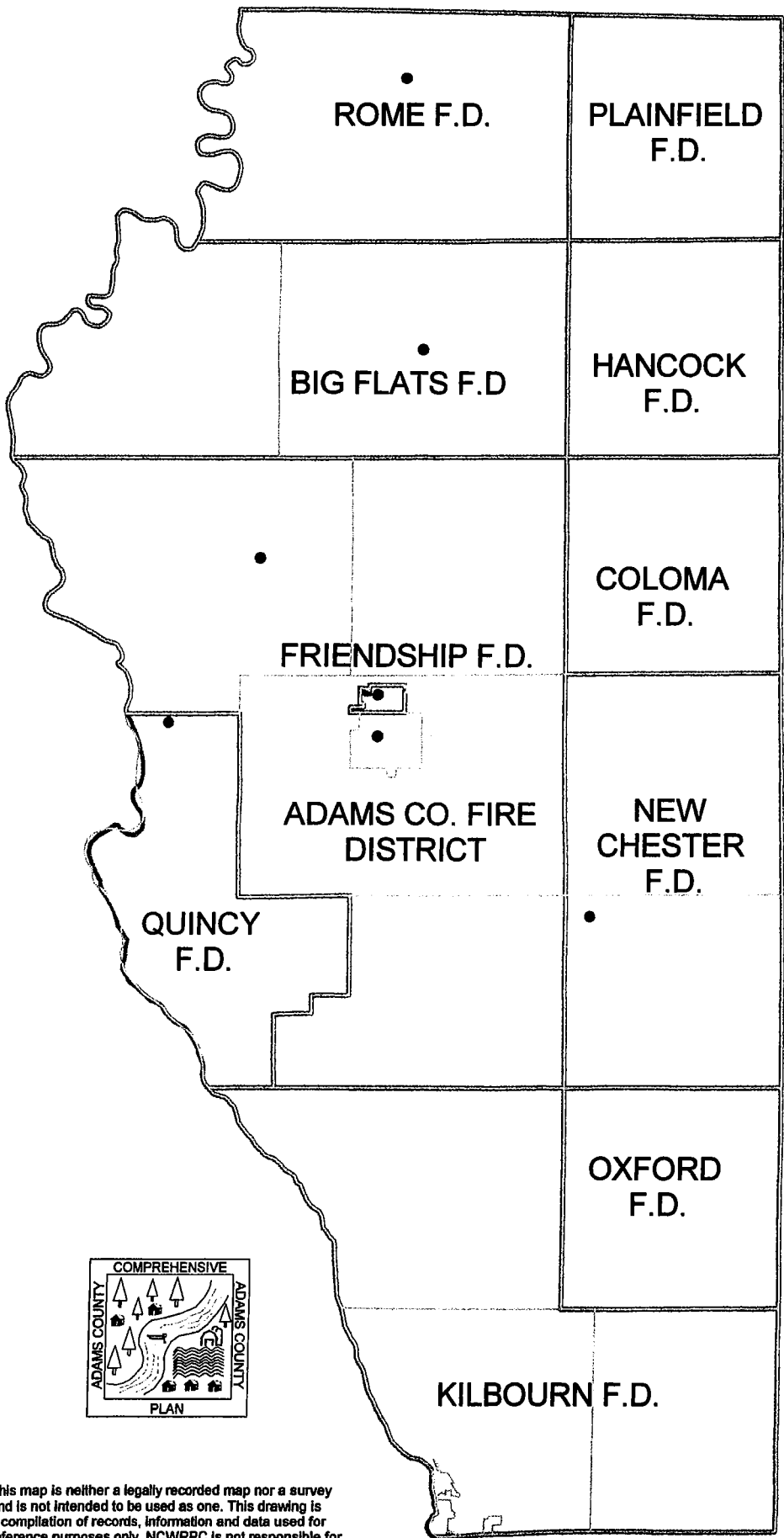
**North Central
Wisconsin Regional
Planning Commission**

210 McClellan Street, Suite 210, Wausau, Wisconsin 54403
(715) 849-5510 www.ncwrpc.org

TOWN FIRE SERVICE AREAS

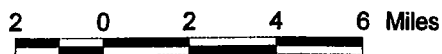
Adams County, Wisconsin

- FIRE DISTRICT BOUNDARIES
- - - MINOR CIVIL DIVISIONS
- FIRE DEPARTMENTS



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SOURCE: Wisconsin DNR & NCWRPC 2004

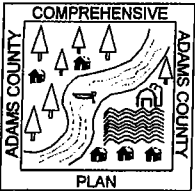
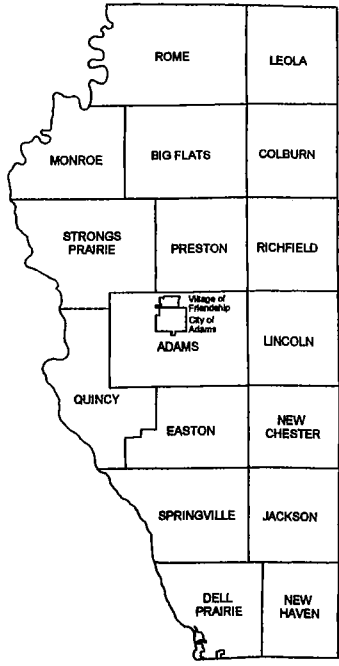
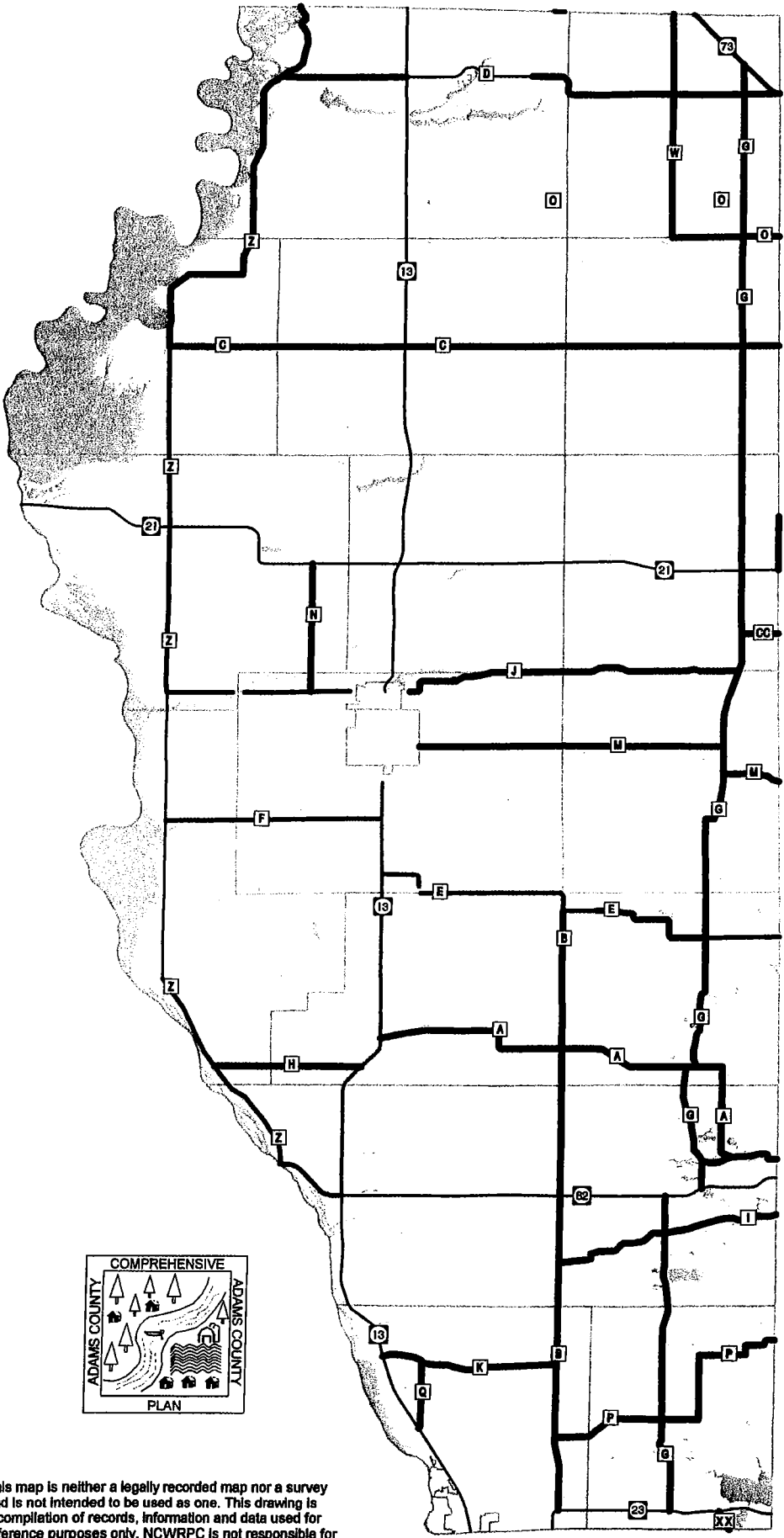


Prepared By:
North Central Wisconsin Regional Planning Commission

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Highway Suitability for Bike / Ped. Routes Adams County, Wisconsin

- MINOR CIVIL DIVISIONS
- BEST CONDITIONS
- MODERATE CONDITIONS
- HIGHER VOLUME - PAVED SHOULDERS
- UNDESIRABLE CONDITIONS
- WATER



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SOURCE: Wisconsin DNR, Wisconsin DOT & NCWRPC 2004



Prepared By:
**North Central
 Wisconsin Regional
 Planning Commission**
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 (715) 849-5510 www.ncwrpc.org

ATTACHMENT G

ADDENDUM TO TOWN OF LEOLA COMPREHENSIVE PLAN

Addendum to Town of Leola Comprehensive Plan

The following information relates to various plan sections, and is to be included as an attachment in the Town of Leola Comprehensive Plan.

Housing

- Housing Programs.

The following are housing programs available to the Town:

- ❖ Wisconsin Housing and Economic Development Authority (WHEDA) administers the Federal Low Income Housing Tax Credit (LIHTC). Investors who allocate a number of units as affordable to low-income families for a certain period (usually 15 years) are allowed to take a credit on their income tax. There are 24 housing units that utilize the LIHTC in the county.
- ❖ U.S. Department of Agriculture – Rural Development (USDA-RD) is focused on rural areas, and thus may be the most promising source of housing-related funding. Below is a listing of programs available:

Section 502 Homeownership Direct Loan program of the Rural Health Service (RHS) provides loans to help low-income households purchase and prepare sites or purchase, build, repair, renovate, or relocate homes.

Section 502 Mutual Self-Help Housing Loans are designed to help very-low-income households construct their own homes. Targeted families include those who cannot buy affordable housing through conventional means. Participating families perform approximately 65 percent of the construction under qualified supervision.

Section 504 Very-Low-Income Housing Repair program, provides loans and grants to low-income homeowners to repair, improve, or modernize their homes. Improvements must make the homes more safe and sanitary or remove health or safety hazards.

Section 515 Multi-Family Housing Loan program supports the construction of multi-family housing for low-income residents. Under the program, which has been in operation in Wisconsin since 1969, USDA underwrites fifty-year mortgages at a one percent interest rate in exchange for an agreement to provide housing for low and very low-income residents.

Section 521 Rural Rental Assistance program provides an additional subsidy for households with incomes too low to pay RHS-subsidized rents.

Section 533 Rural Housing Preservation Grants are designed to assist sponsoring organizations in the repair or rehabilitation of low-income or very-low-income housing. Assistance is available for landlords or members of a cooperative.

- ❖ There are also programs through the Department of Housing and Urban Development (HUD):

The HUD Self-Help Homeownership Opportunity Program finances land acquisition and site development associated with self-help housing for low-income families.

The HOME Investment Partnership Program aims to encourage the production and rehabilitation of affordable housing. HOME funds may be used for rental assistance, assistance to homebuyers, new construction, rehabilitation, or acquisition of rental housing.

U.S. Department of Housing and Urban Development Section 8 Housing Choice Vouchers are administered locally by the Central Wisconsin Community Action Corporation (CWCAC). The program is open to any housing unit where the owner agrees to participate and where the unit satisfies the standards. Congress is considering replacing the current voucher program with a block grant to states. If enacted, eligibility criteria for the program may change.

The Small Cities Development Block Grant (CDBG) program is the rural component of HUD's Community Development Block Grant program, which is administered by the State of Wisconsin, Department of Administration. The state CDBG program provides assistance for the development of affordable housing and economic development efforts targeted to low- and moderate-income people.

Transportation

- Transportation Plans.

State and Regional Transportation Plans:

1. State Plans

Corridors 2020 was completed in 1989. The plan was designed to meet Wisconsin's mobility needs for the future. The 3,200-mile state highway network was comprised of two elements: a multilane backbone system and a two-lane connector system. The backbone system is a 1,650-mile network of multilane divided highways interconnecting the major population and economic centers in the state and tying them to the national transportation network. The connector system is 1,550 miles of high-quality highways that link other significant economic and tourism centers to the backbone network. All communities over 5,000 in population are to be connected to the backbone system via the connector network. Within Adams County, STH 21 is a *Corridors 2020* connector route, and the only highway in the County designated as part of the *Corridors 2020* system.

Another state plan was *Translinks 21*, completed in 1994. This effort began developing more detailed modal plans that include in-depth analysis of a specific mode and its relationship to the other modes. Completed plans include the *Wisconsin State Highway Plan 2020*, the *Wisconsin Bicycle Transportation Plan 2020*, the *Wisconsin*

State Airport System Plan 2020, the *Wisconsin Pedestrian Policy Plan 2020* and the *Wisconsin Rail Issues and Opportunities Report*. Each modal plan includes extensive analysis of land use related issues.

Another state level plan related to the highway system is the *Wisconsin Access Management System Plan*. This is a plan for managing access on portions of the State Trunk Highway System that designates 5,300 miles of state highways on which access will be managed through the purchase of access rights or the designation of "controlled access highways". It shows where WisDOT intends to control access points as new development occurs and to consolidate or eliminate existing access as necessary and feasible.

The access management plan is composed of two tiers. Tier 1 consists of the routes that make up the Corridors 2020 system, including STH 21 in Adams County. Access management on these routes is seen as essential to maintaining the required high level of service. Because these highways are generally the main routes between communities and have higher traffic volumes than other state highways, they tend to experience the greatest development pressure. Tier 2 is comprised of other State Trunk Highways that meet specified criteria, including STH 13 and STH 73 in Adams County. These routes are roadways where limiting access is seen as a cost-effective strategy to improve safety, reduce congestion, facilitate planned access to developing land, and delay or avoid future construction expenditures.

2. Regional Plan

The Regional Comprehensive Plan: A Framework for the Future, 2002 - 2020 was adopted by the North Central Wisconsin Regional Planning Commission (NCWRPC) in 2003. The RCP looks at transportation in all ten counties that make up the North Central Region, including Adams. It looks at general trends within the Region and recommends how county and local government can address transportation issues.

The RCP identifies a number of transportation issues including growing traffic volumes and congestion. Moderate levels of congestion, see MAP 4 are expected by the year 2020 on STH 13 in Adams/Friendship and north of the lakes area in the Town of Rome as well as STH 21 west of STH 13, assuming no capacity improvements. Moderate congestion indicates that speeds and distance between vehicles are reduced, constricting traffic flow. Freedom of drivers to maneuver within the traffic stream or enter the highway is noticeably limited. Minor incidents can result in traffic jams because the traffic stream has little space to absorb disruptions. Traffic volumes continue to swell, especially in summer months due to the local tourism and seasonal housing growth. The RCP shows 72 to 77 percent increase in average daily traffic on major routes in Adams County between 1980 and 2000.

The RCP addresses other modes of travel as well as highways, including bicycle transportation. The North Central Wisconsin Regional Bicycle Facilities Network Plan is incorporated in the RCP by reference. The plan envisions development of a regional system of new interconnected bicycle facilities for the ten county area including Adams. The proposed network will encompass routes on bicycle paths, bicycle lanes, paved shoulders and wide curb lanes which will link existing and potential traffic generation sites and points of interest, as outlined in the plan, to make bicycling a

more attractive and safer transportation alternative. A map displaying highway suitability for bike routes is included in the attachments.

The goals of the regional bike plan are to generate public interest in using existing and developing new bike trails across the Region and state and to provide county and municipal officials with guidance in planning and establishing bike facilities at the local level.

- **Trucking:**

Truck traffic uses the state and county highway network throughout the town as shown on Map 8. Farm implements use town roads along with state and county highways to travel between fields and farming facilities.

Utilities & Community Facilities

- **Cemeteries:**

All cemeteries serve as unique and tangible links to our past. Two cemeteries exist in Leola, and their locations are shown on Map 9 –Utilities & Community Facilities. Minimum acreage requirements exist for cemeteries established on or after November 1, 1991 unless the cemetery is owned by a religious association, or the Town enacts an ordinance allowing new cemeteries of less than 20 acres to be constructed. Plenty of undeveloped land is available throughout the town for the creation of a new cemetery when necessary.

- **Childcare facilities:**

UW-Extension maintains a list of child-care providers available to Adams County residents. The list in 2004 showed 17 providers, six of which are outside the County. Seven of the providers are located in Adams-Friendship, three are in Grand Marsh (Town of New Chester), and one is in Arkdale (Town of Strongs Prairie). Childcare needs are based upon personal choice, availability of family members to help with supervision, and availability of private childcare providers.

- **Police:**

The Adams County Sheriff's Department provides police protection for the town.

- **Library:**

The Adams County Library and the Lester Public Library of Rome are the two libraries located in Adams County. Both libraries are affiliated with the South Central Library System and provide library services for the town.

The Town of Leola is a rural town with existing facilities that are sufficient for the planning period.

Natural, Agricultural, & Cultural Resources.

- Threatened or endangered species:

The Town of Leola has 17 sections with occurrences of aquatic and/or terrestrial plants, animals, and/or natural communities of endangered status as identified in the Wisconsin Natural Heritage Inventory. Each section identified may have several different species or natural communities, or just one species or natural community.

The Natural Heritage Inventory County map, added in this attachment, provides generalized information about endangered resources (rare, threatened, or endangered species and high-quality natural communities) to the section level.

Economic Development

- Strengths & Weaknesses for attracting business:

Strengths: Town residents have a strong work ethic and ample land for development, especially for agricultural related and home based businesses.

Weaknesses: Lack of infrastructure and support services for employers, limited access to broadband services, and remote geographic location.

- Economic Development Programs:

There are a variety of county, regional, state and federal economic development programs available to businesses in the Town. These programs range from grants to loans, to general assistance.

1. County:

Adams County Rural & Industrial Development Corporation (ACRIDC)

ADRIDC is a non-profit organization that promotes the economic development of Adams County, Wisconsin, and its respective cities, villages, and towns. ACRIDC is comprised of area businesspersons, citizens, local government, utility company representatives, state agencies and elected officials, educational institutions and other organizations essential to the growth of Adams County. ACRIDC is prepared to serve the needs of new businesses coming to the area as well as to assist existing companies.

JAM Development Zone

Adams County was awarded designation as a Wisconsin Development Zone in association with Juneau and Marquette Counties. Known as the JAM Zone (Juneau-Adams-Marquette), Adams County qualifies for special state incentives available to businesses that locate or expand within the Zone. The extent of the credits for any given business is determined during the certification process. This program is administered by the ACRIDC.

Adams County Revolving Loan Fund

A Wisconsin Department of Commerce Economic Development Grant was awarded to Adams County in 1996. This grant enabled Adams County to establish a revolving loan fund in order to assist local businesses and is administered by the ACRIDC.

Adams County Chamber of Commerce

The Adams County Chamber of Commerce is dedicated to the development of the business community in Adams County. The Chamber offers information on local business and industry and also provides a variety of programs designed to assist business development.

Adams - Columbia Electric Coop (ACEC) Revolving Loan Fund

The ACEC established a USDA - Rural Development IRP revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. It is targeted at the timber and wood products industry, tourism and other manufacturing and service industries.

2. Regional:

North Central Wisconsin Development Corporation

The North Central Wisconsin Development Corporation (NCWDC) manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. It is targeted at the timber and wood products industry, tourism and other manufacturing and service industries.

North Central Advantage Technology Zone Tax Credits

Adams County has been designated a Technology Zone by the Department of Commerce. The Technology Zone program brings \$5 million in income tax incentives for high-tech development to the area. The North Central Advantage Technology Zone offers the potential for high-tech growth in knowledge-based and advanced manufacturing clusters, among others. The zone designation is designed to attract and retain skilled, high-paid workers to the area, foster regional partnerships between business and education to promote high-tech development, and to complement the area's recent regional branding project.

3. State:

Rural Economic Development Program

This program administered by Wisconsin Department of Commerce provides grants and low interest loans for small business (less than 25 employees) start-ups or expansions in rural areas, such as Adams County. Funds may be used for "soft costs" only, such as planning, engineering, and marketing assistance.

Wisconsin Small Cities Program

The Wisconsin Department of Commerce provides federal Community Development Block Grant (CDBG) funds to eligible municipalities for approved housing and/or public facility improvements and for economic development projects. Economic Development grants provide loans to businesses for such things as: acquisition of real estate, buildings, or equipment; construction, expansion or remodeling; and working capital for inventory and direct labor.

Wisconsin Small Business Development Center (SBDC)

The UW SBDC is partially funded by the Small Business Administration and provides a variety of programs and training seminars to assist in the creation of small business in Wisconsin.

Transportation Economic Assistance (TEA)

This program, administered by the Wisconsin Department of Transportation, provides immediate assistance and funding for the cost of transportation improvements necessary for major economic development projects.

Other State Programs

Technology Development grants and loans; Customized Labor Training grants and loans; and Major Economic Development Project grants and loans.

4. Federal:

U.S. Dept. of Commerce - Economic Development Administration (EDA)

EDA offers a public works grant program. These are administered through local units of government for the benefit of the local economy and, indirectly, private enterprise.

U.S. Department of Agriculture - Rural Development (USDA - RD)

The USDA Rural Development program is committed to helping improve the economy and quality of life in all of rural America. Financial programs include support for such essential public facilities and services as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. USDA-RD promotes economic development by supporting loans to businesses through banks and community-managed lending pools. The program also offers technical assistance and information to help agricultural and other cooperatives get started and improve the effectiveness of their member services.

Small Business Administration (SBA)

SBA provides business and industrial loan programs that will make or guarantee up to 90% of the principal and interest on loans to companies, individuals, or government entities for financing in rural areas. Wisconsin Business Development Finance Corporation acts as an agent for the U.S. Small Business Administration (SBA) programs that provide financing for fixed asset loans and for working capital.

Intergovernmental Cooperation

- Identify conflicts between governments, and create a process to resolve them.

Leola may choose to cooperate with all levels of government on issues of mutual concern, including resource protection, transportation, land use, education, and human services. Cost sharing or contracting with neighboring towns or the county is an option to provide services or public utilities efficiently.

There are no other existing or potential conflicts with other governmental units known at this time.

Land Use

- Analysis of trends in land demand & price:

As identified in the tables in Attachment F, there is an opportunity to develop 36 residential acres over the planning period. According to the Future Land Use Plan, there are adequate areas for these land uses to locate.

Agriculture is a dominant land use in the Town. According to the Wisconsin Town Land Use Databook, 22,963 acres of farmland were sold in Adams County between 1990 and 1997, averaging \$1,016 per acre. During the same period, 3,961 acres of farmland were sold in Leola, averaging \$1,279 per acre. Of the 3,961 acres of farmland sold in Leola, 1,416 acres were converted out of agriculture.

From 1998 to 2003, the average price of farmland sold in Adams County went from \$1,205 per acre to \$2,195 per acre, increasing 82 percent, according to the Wisconsin Department of Revenue Bureau of Equalization. During the same period, overall Wisconsin farmland prices increased from \$1,514 per acre to \$3,268 per acre, increasing 116 percent.

Adams County

AQUATIC OCCURRENCES

Animal

- Carpel, Pandion haliaetus, 1992
- Bald Eagle, Haliaeetus leucocephalus, 1992
- Black Tern, Chlidonias niger, 1988
- Gray Copter, Lycopodium obscurum, 1992
- Weed Shiner, Notropis texanus, 1925
- Wood Turtle, Clemmys insculpta, 1950/1988
- Phlox Turtle, Aplocheilichelys agassizii, 1965
- Atter's Frog, Cicadaeus ussuriensis, 1965
- Foster's Tern, Sterna forsteri, 1986
- Sand Skink, Ophichomphus sp. 1 n. aspersus, 1978
- Trumpeter Swan, Cygnus buccinator, 1999
- Smoky Shadowfly, Neurocordulia molesta, 1995
- Banded Killfish, Fundulus diaphanus, 1925
- Elusive Clubtail, Stylurus notatus, 1995
- Northern Harrier, Circus cyaneus, 1986
- Winged Emerald, Somatochlora incurvata, 1988
- Winged Mapleleaf, Quadula fragosa, 1922
- Blanding's Turtle, Emydoidea blandingii, 2002
- Ebony Bog Haunter, Williamsonia fleischeri, 1999
- Kennedy's Emerald, Somatochlora kennedyi, 1999
- Ringed Boghaunter, Williamsonia linnei, 1999
- Sybian Shadowfly, Neurocordulia yamaskanensis, 1995
- Black-tipped Darner, Aeshna tuberculifera, 1988
- Green-striped Darner, Aeshna verticalis, 1988
- Louisiana Waterhush, Selurus motacilla, 1995
- Northern Ribbon Snake, Thamnophis sauritus, 1929
- Eastern Massasauga Rattlesnake, Sistrurus catenatus catenatus, 1964

Plants

- Brook Grass, Calamagrostis aquatica, 2001
- Whip Nuts, Scleria triglomerata, 1962
- Bog Bluegrass, Poa paludigena, 1987
- Adder's-tongue, Ophioglossum pusillum, 1959
- Grassleaf Rush, Juncus marginatus, 1973
- Tufted Hairgrass, Deschampsia cespitosa, 2001
- Yellow Screwstem, Bartonina virginica, 1973
- Capitate Spikenut, Eleocharis olivacea, 1962
- Crossleaf Milkwort, Polygala cruciata, 1991
- Longstem Water-wort, Elatine triandra, 1941
- Reticulated Nutrush, Scleria reticularis, 1989
- Engelmann Spike-rush, Eleocharis engelmannii, 1962
- Water-thread Pondweed, Potamogeton diversifolius, 1958
- Virginia Meadow-beauty, Rhexia virginica, 1991
- Slim-stem Small-reedgrass, Calamagrostis stricta, 1962

Natural Communities

- Open Bog, Open bog, 1983
- Shrub-car, Shrub-car, 1989
- Spring Pond, Spring pond, 1979
- Alder Thicket, Alder thicket, 1981
- Calcareous Fen, Calcareous fen, 1981
- Emergent Marsh, Emergent marsh, 1978
- Central Poor Fen, Central poor fen, 1988
- Floodplain Forest, Floodplain forest, 1999
- Coastal Plain Marsh, Coastal plain marsh, 1985
- Northern Wet Forest, Northern wet forest, 1999
- Northern Sedge Meadow, Northern sedge meadow, 1982
- Southern Sedge Meadow, Southern sedge meadow, 1989
- Stream-Fast, Hard, Cold, Stream-fast, hard, cold, 1995
- Stream-Slow, Hard, Warm, Stream-slow, hard, warm, 1981
- Lake-Shallow, Hard, Seepage, Lake-shallow, hard, seepage, 1983
- Lake-Shallow, Soft, Seepage, Lake-shallow, soft, seepage, 1983
- Springs and Spring Runs, Hard, Springs and spring runs, hard, 1979

TERRESTRIAL OCCURRENCES

Animal

- Barn Owl, Tyto alba, 1980
- Kärner Blue, Lycopodium obscurum, 1999
- Pigmy Shrew, Sorex hoyi, 1975
- Frosted Elm, Calopogon rufus, 1982
- A Tiger Beetle, Cicindela parvula tuberi, 1999
- Missed Skipper, Amyropsis hianna, 1978
- Red-bellied Woodpecker, Picoides borealis, 1979
- Western Slender Glass Lizard, Ophisaurus attenuatus, 2004

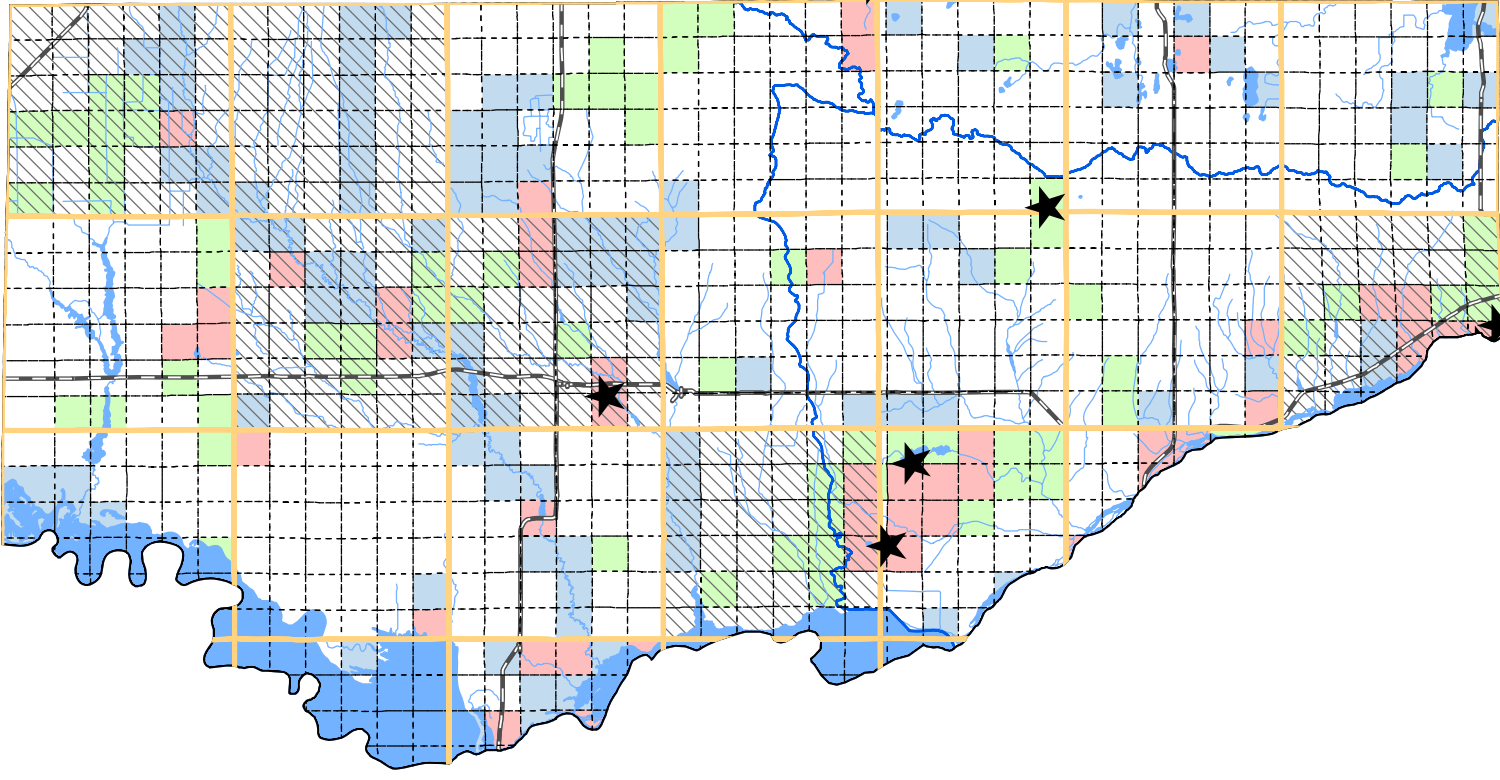
Plants

- Catfoot, Gnaphalium heleni, 1948
- Bushy Aster, Aster dumosus var. strictor, 1959
- Cliff Cudweed, Gnaphalium obtusifolium var. saxicola, 2001
- Early Anemone, Anemone multifida var. hudsoniana, 2000
- Fragrant Fern, Dryopteris fragrans var. remotuscula, 1995
- Hooker Orchis, Platanthera hookeri, 1947
- Dwarf Milkweed, Asclepias ovalifolia, 2000
- Richardson Sedge, Carex richardsonii, 1959
- Torrey's Bulrush, Scirpus torreyi, 1978
- Hairy Beardtongue, Penstemon hirsutus, 1959
- Shadow Foxglove, Soldago scaphalia, 1995
- Roundstem Foxglove, Agalinis gattingeri, 1995
- Bird's-eye Primrose, Primula missassinica, 1995
- Pale False Foxglove, Agalinis skinneriana, 1999
- Little Rock-rose, Tamias rugosus, 1999
- Bluish Rock-rose, Opuntia sp. 1997
- Maidenhair Spikenut, Asplenium richomanes, 1985
- Large Roundleaf Orchid, Platanthera orbiculata, 1894
- One-flowered Broomrape, Orobanche uniflora, 1935

Natural Communities

- Dry Cliff, Dry cliff, 1998
- Dry Prairie, Dry prairie, 1981
- Moist Cliff, Moist cliff, 1982
- Oak Barrens, Oak barrens, 1982
- Pine Relict, Pine relict, 1982
- Oak Woodland, Oak woodland, 1989
- Pine Barrens, Pine barrens, 1982
- Sand Barrens, Sand barrens, 1982
- Hemlock Relict, Hemlock relict, 1995
- Northern Dry Forest, Northern dry forest, 1989
- Southern Dry Forest, Southern dry forest, 1983
- Northern Dry-mesic Forest, Northern dry-mesic forest, 1995
- Southern Dry-mesic Forest, Southern dry-mesic forest, 1979
- Central Sands Pine-Oak Forest, Central sands pine-oak forest, 1998

R4E R5E R6E R7E



T20N

T19N

T18N

T17N

T16N

T15N

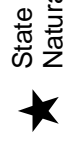
T14N

SPECIES and/or NATURAL COMMUNITY



Township Occurrences

Watershed Boundaries



State Natural Area



This map represents the known occurrences of rare species and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory (NHI). Colored sections indicate the presence of one or more occurrences within that section. Hatched townships indicate one or more occurrences reported only at the township level. The date following the names above notes the most recent year the occurrence was recorded in the county.

Map generated using NHI data from: 06/23/2005
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