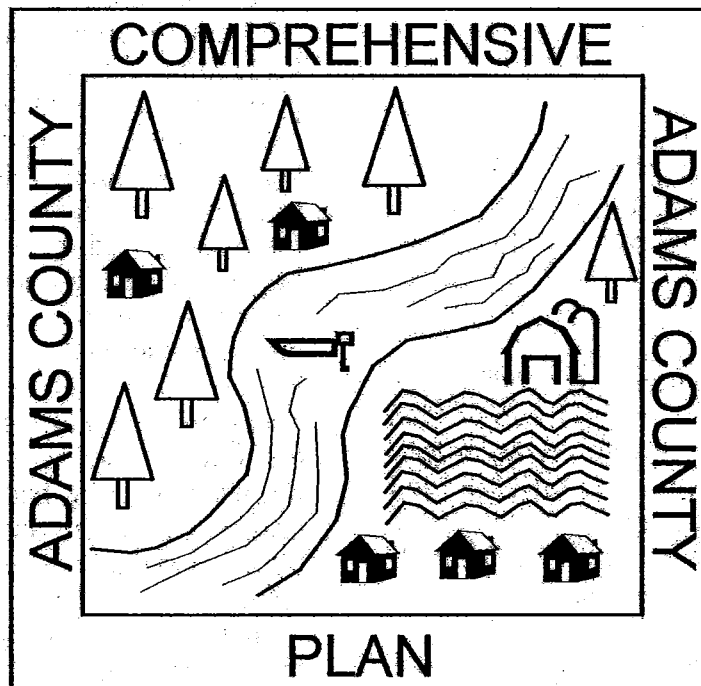


ATTACHMENT A
ADAMS COUNTY PLAN PROCESS

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.

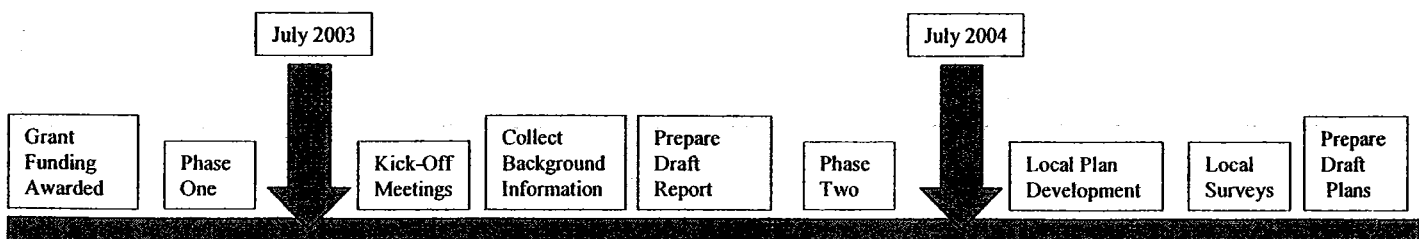
County Comprehensive Plan: The Process

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.

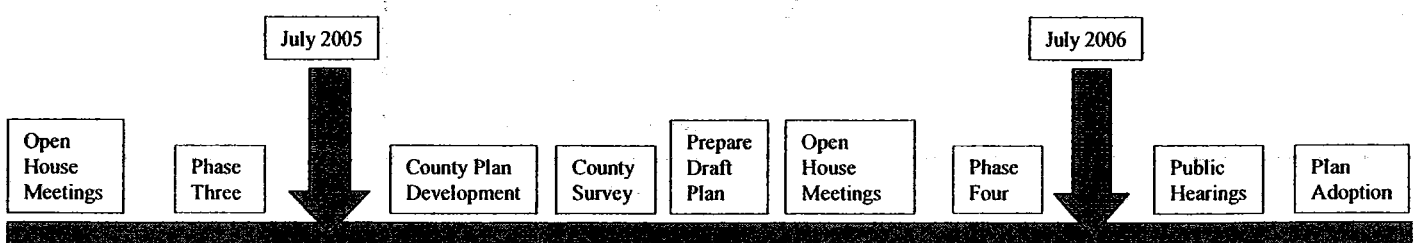
The Adoption Phase consists of three basic tasks:

- 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.

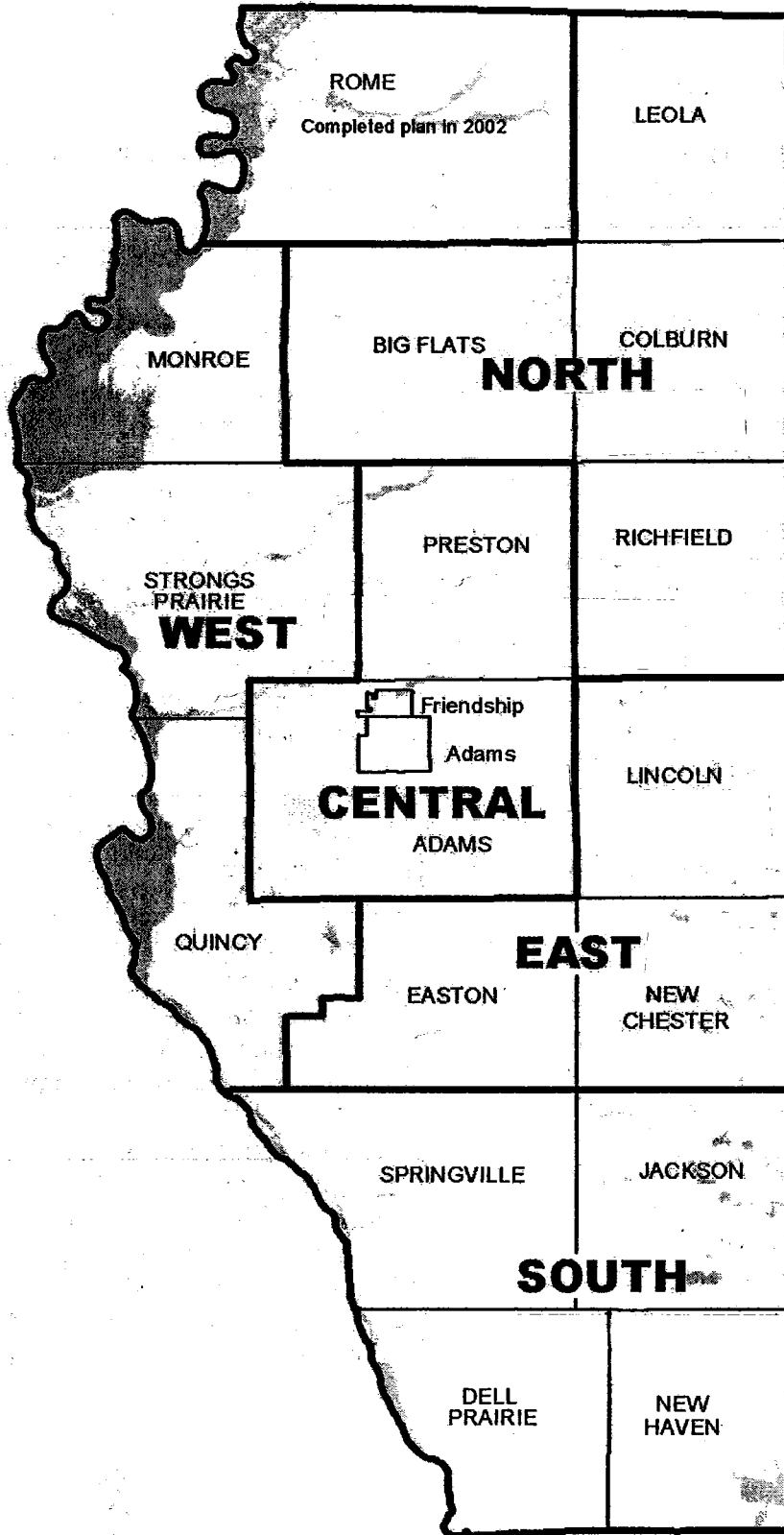
County Comprehensive Plan: The Timeframe

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 QUINCY
RESOLUTION # 3 -2004

RECEIVED

AUG 30 2004

For Adoption of a Public Participation Plan

NORTH CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION

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

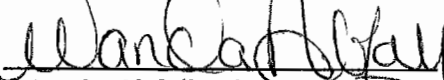
WHEREAS, public participation is critical for the development of a sound plan; and

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

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

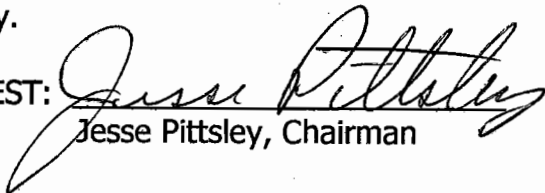
Adopted on the 28th day of July, 2004.

ATTEST:


Wanda Abfall, Clerk-Treasurer

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

ATTEST:


Jesse Pittsley, Chairman

Quincy Public Participation Plan

I. Background

The Town of Quincy recognizes 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 occur.

II. Objectives

The following is a list of objectives for the public participation plan:

- That the residents become fully aware of the importance of participating in the development of the Comprehensive Plan.
- That the public participation process be designed to engage all aspects of the Town.
- That the public have opportunities to provide their input to the Plan Commission and Town Board.
- That the public have access to all technical information and any analyses performed throughout the planning process.
- That there is 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.

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 will occur to promote the open house meetings.
3. Planning meeting summaries and handouts will be maintained in the office and on the website www.ncwrpc.org/adams.htm.
4. All planning meetings will have comment sheets available. All website comments will be reviewed.

ATTACHMENT C
2000 CENSUS SUMMARY

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

Geographic area: Quincy town, Adams County, Wisconsin

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

Subject	Number	Percent	Subject	Number	Percent
Total population	1,181	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	1,181	100.0
Male.....	588	49.8	Hispanic or Latino (of any race).....	9	0.8
Female.....	593	50.2	Mexican.....	5	0.4
Under 5 years.....	39	3.3	Puerto Rican.....	2	0.2
5 to 9 years.....	42	3.6	Cuban.....	-	-
10 to 14 years.....	54	4.6	Other Hispanic or Latino.....	2	0.2
15 to 19 years.....	45	3.8	Not Hispanic or Latino.....	1,172	99.2
20 to 24 years.....	35	3.0	White alone.....	1,163	98.5
25 to 34 years.....	75	6.4	RELATIONSHIP		
35 to 44 years.....	167	14.1	Total population	1,181	100.0
45 to 54 years.....	154	13.0	In households.....	1,181	100.0
55 to 59 years.....	94	8.0	Householder.....	569	48.2
60 to 64 years.....	103	8.7	Spouse.....	319	27.0
65 to 74 years.....	224	19.0	Child.....	192	16.3
75 to 84 years.....	131	11.1	Own child under 18 years.....	145	12.3
85 years and over.....	18	1.5	Other relatives.....	30	2.5
Median age (years).....	53.8	(X)	Under 18 years.....	13	1.1
18 years and over.....	1,015	85.9	Nonrelatives.....	71	6.0
Male.....	495	41.9	Unmarried partner.....	32	2.7
Female.....	520	44.0	In group quarters.....	-	-
21 years and over.....	990	83.8	Institutionalized population.....	-	-
62 years and over.....	430	36.4	Noninstitutionalized population.....	-	-
65 years and over.....	373	31.6	HOUSEHOLD BY TYPE		
Male.....	178	15.1	Total households	569	100.0
Female.....	195	16.5	Family households (families).....	362	63.6
RACE			With own children under 18 years.....	83	14.6
One race.....	1,175	99.5	Married-couple family.....	319	56.1
White.....	1,166	98.7	With own children under 18 years.....	57	10.0
Black or African American.....	1	0.1	Female householder, no husband present.....	24	4.2
American Indian and Alaska Native.....	4	0.3	With own children under 18 years.....	15	2.6
Asian.....	1	0.1	Nonfamily households.....	207	36.4
Asian Indian.....	-	-	Householder living alone.....	170	29.9
Chinese.....	-	-	Householder 65 years and over.....	98	17.2
Filipino.....	-	-	Households with individuals under 18 years.....	97	17.0
Japanese.....	-	-	Households with individuals 65 years and over.....	261	45.9
Korean.....	-	-	Average household size.....	2.08	(X)
Vietnamese.....	-	-	Average family size.....	2.49	(X)
Other Asian ¹	1	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	1,614	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	569	35.3
Guamanian or Chamorro.....	-	-	Vacant housing units.....	1,045	64.7
Samoan.....	-	-	For seasonal, recreational, or occasional use.....	983	60.9
Other Pacific Islander ²	-	-	Homeowner vacancy rate (percent).....	3.5	(X)
Some other race.....	3	0.3	Rental vacancy rate (percent).....	7.7	(X)
Two or more races.....	6	0.5	HOUSING TENURE		
Race alone or in combination with one or more other races: ³			Occupied housing units	569	100.0
White.....	1,172	99.2	Owner-occupied housing units.....	521	91.6
Black or African American.....	2	0.2	Renter-occupied housing units.....	48	8.4
American Indian and Alaska Native.....	6	0.5	Average household size of owner-occupied units.....	2.07	(X)
Asian.....	1	0.1	Average household size of renter-occupied units.....	2.15	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	6	0.5			

- 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: Quincy 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	1,178	100.0
Nursery school, preschool	6	3.7	Native	1,124	95.4
Kindergarten	7	4.3	Born in United States	1,119	95.0
Elementary school (grades 1-8)	74	45.1	State of residence	656	55.7
High school (grades 9-12)	54	32.9	Different state	463	39.3
College or graduate school	23	14.0	Born outside United States	5	0.4
EDUCATIONAL ATTAINMENT			Foreign born	54	4.6
Population 25 years and over			Entered 1990 to March 2000	-	-
Less than 9th grade	101	10.5	Naturalized citizen	46	3.9
9th to 12th grade, no diploma	200	20.9	Not a citizen	8	0.7
High school graduate (includes equivalency)	415	43.3	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree	169	17.6	Total (excluding born at sea)	54	100.0
Associate degree	30	3.1	Europe	54	100.0
Bachelor's degree	28	2.9	Asia	-	-
Graduate or professional degree	15	1.6	Africa	-	-
Percent high school graduate or higher	68.6	(X)	Oceania	-	-
Percent bachelor's degree or higher	4.5	(X)	Latin America	-	-
MARITAL STATUS			Northern America	-	-
Population 15 years and over			LANGUAGE SPOKEN AT HOME		
Never married	175	16.7	Population 5 years and over	1,134	100.0
Now married, except separated	648	61.9	English only	1,078	95.1
Separated	20	1.9	Language other than English	56	4.9
Widowed	100	9.6	Speak English less than "very well"	24	2.1
Female	74	7.1	Spanish	4	0.4
Divorced	104	9.9	Speak English less than "very well"	2	0.2
Female	41	3.9	Other Indo-European languages	50	4.4
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well"	20	1.8
Grandparent living in household with one or more own grandchildren under 18 years			Asian and Pacific Island languages	2	0.2
Grandparent responsible for grandchildren	17	100.0	Speak English less than "very well"	2	0.2
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over			Total population	1,178	100.0
Civilian veterans	213	21.1	<i>Total ancestries reported</i>	<i>1,311</i>	<i>111.3</i>
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab	-	-
Population 5 to 20 years			Czech ¹	42	3.6
With a disability	19	12.8	Danish	24	2.0
Population 21 to 64 years			Dutch	16	1.4
With a disability	169	28.4	English	85	7.2
Percent employed	57.4	(X)	French (except Basque) ¹	45	3.8
No disability	427	71.6	French Canadian ¹	6	0.5
Percent employed	68.1	(X)	German	469	39.8
Population 65 years and over			Greek	-	-
With a disability	151	38.7	Hungarian	17	1.4
RESIDENCE IN 1995			Irish ¹	168	14.3
Population 5 years and over			Italian	27	2.3
Same house in 1995	705	62.2	Lithuanian	4	0.3
Different house in the U.S. in 1995	429	37.8	Norwegian	87	7.4
Same county	133	11.7	Polish	153	13.0
Different county	296	26.1	Portuguese	-	-
Same state	207	18.3	Russian	-	-
Different state	89	7.8	Scotch-Irish	17	1.4
Elsewhere in 1995	-	-	Scottish	10	0.8
			Slovak	7	0.6
			Subsaharan African	-	-
			Swedish	33	2.8
			Swiss	21	1.8
			Ukrainian	-	-
			United States or American	37	3.1
			Welsh	3	0.3
			West Indian (excluding Hispanic groups)	-	-
			Other ancestries	40	3.4

-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-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Quincy 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	1,611	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	565	100.0
1-unit, detached	974	60.5	1.00 or less	562	99.5
1-unit, attached	4	0.2	1.01 to 1.50	3	0.5
2 units	-	-	1.51 or more	-	-
3 or 4 units	-	-			
5 to 9 units	-	-	Specified owner-occupied units	308	100.0
10 to 19 units	-	-	VALUE		
20 or more units	-	-	Less than \$50,000	60	19.5
Mobile home	592	36.7	\$50,000 to \$99,999	171	55.5
Boat, RV, van, etc	41	2.5	\$100,000 to \$149,999	48	15.6
			\$150,000 to \$199,999	13	4.2
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	14	4.5
1999 to March 2000	59	3.7	\$300,000 to \$499,999	2	0.6
1995 to 1998	144	8.9	\$500,000 to \$999,999	-	-
1990 to 1994	114	7.1	\$1,000,000 or more	-	-
1980 to 1989	406	25.2	Median (dollars)	70,300	(X)
1970 to 1979	565	35.1			
1960 to 1969	163	10.1	MORTGAGE STATUS AND SELECTED		
1940 to 1959	92	5.7	MONTHLY OWNER COSTS		
1939 or earlier	68	4.2	With a mortgage	136	44.2
ROOMS			Less than \$300	3	1.0
1 room	34	2.1	\$300 to \$499	26	8.4
2 rooms	37	2.3	\$500 to \$699	42	13.6
3 rooms	105	6.5	\$700 to \$999	39	12.7
4 rooms	551	34.2	\$1,000 to \$1,499	22	7.1
5 rooms	499	31.0	\$1,500 to \$1,999	4	1.3
6 rooms	212	13.2	\$2,000 or more	-	-
7 rooms	90	5.6	Median (dollars)	683	(X)
8 rooms	54	3.4	Not mortgaged	172	55.8
9 or more rooms	29	1.8	Median (dollars)	234	(X)
Median (rooms)	4.7	(X)			
Occupied housing units	565	100.0	SELECTED MONTHLY OWNER COSTS		
YEAR HOUSEHOLDER MOVED INTO UNIT			AS A PERCENTAGE OF HOUSEHOLD		
1999 to March 2000	65	11.5	INCOME IN 1999		
1995 to 1998	157	27.8	Less than 15.0 percent	145	47.1
1990 to 1994	112	19.8	15.0 to 19.9 percent	31	10.1
1980 to 1989	147	26.0	20.0 to 24.9 percent	34	11.0
1970 to 1979	55	9.7	25.0 to 29.9 percent	27	8.8
1969 or earlier	29	5.1	30.0 to 34.9 percent	20	6.5
			35.0 percent or more	47	15.3
			Not computed	4	1.3
VEHICLES AVAILABLE			Specified renter-occupied units	38	100.0
None	21	3.7	GROSS RENT		
1	221	39.1	Less than \$200	-	-
2	216	38.2	\$200 to \$299	2	5.3
3 or more	107	18.9	\$300 to \$499	10	26.3
			\$500 to \$749	15	39.5
HOUSE HEATING FUEL			\$750 to \$999	3	7.9
Utility gas	9	1.6	\$1,000 to \$1,499	-	-
Bottled, tank, or LP gas	464	82.1	\$1,500 or more	-	-
Electricity	27	4.8	No cash rent	8	21.1
Fuel oil, kerosene, etc	16	2.8	Median (dollars)	519	(X)
Coal or coke	-	-			
Wood	49	8.7	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	-	-	Less than 15.0 percent	9	23.7
No fuel used	-	-	15.0 to 19.9 percent	5	13.2
			20.0 to 24.9 percent	3	7.9
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	5	13.2
Lacking complete plumbing facilities	-	-	30.0 to 34.9 percent	-	-
Lacking complete kitchen facilities	3	0.5	35.0 percent or more	6	15.8
No telephone service	3	0.5	Not computed	10	26.3

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

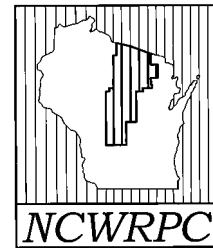
Source: U.S. Bureau of the Census, Census 2000.

ATTACHMENT D

ZONING REVIEW BY NCWRPC STAFF

NORTH CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

210 McClellan Street, Suite 210, Wausau, Wisconsin 54403
Telephone: (715) 849-5510 Fax: (715) 849-5110
Web Page: www.ncwrpc.org Email: staff@ncwrpc.org



SERVING ADAMS, FOREST, JUNEAU, LANGLADE, LINCOLN, MARATHON, ONEIDA, PORTAGE, VILAS AND WOOD COUNTIES

To: Town of Quincy Town Board, and Plan Commission
From: NCWRPC Staff
Date: September 2005
Re: Zoning Ordinance Review

Introduction

As part of the comprehensive planning process, NCWRPC staff reviewed the Town of Quincy zoning ordinance. This review highlights some incongruencies, which shows the need for a comprehensive review and possible rewrite of the zoning ordinance.

The scope of completing the comprehensive plan does not include a comprehensive review and rewrite of the zoning ordinance. The text in this review is for reference only.

NCWRPC Staff Review

The Town of Quincy has seven zoning districts including one agricultural/forestry district, one forestry district, three residential districts, one commercial district, and one conservancy district.

- Suggest a separate definition for Accessory Use and Accessory Structure.
- Under “auto salvage yard”, use the term motor vehicle instead of automobile to include vehicles with more than four wheels, boats, and other machinery with unconventional means of locomotion.
- “Basement” should be defined as the first or ground floor having at least 50% of its volume below grade.
- The definition of fence is too vague and could be applied to just about any structure.
- The definition for “individual family member” seems to use a broad term for a very specific purpose. Is this definition necessary?
- Definition of “lot” does not apply to subdivided parcels located on a private street. Definition should be broadened.
- The definition of “lot area” has a problematic exception regarding parcels of less than 33 feet – this exception should be better defined or removed. Also the definition should specify if the lot area should be calculated by gross or net area depending on public easements (streets/roads). This affects all area measurements throughout the ordinance and the agricultural districts in particular.
- The term “boundary” should be defined as it applies to the definition of “lot line”.

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- “Nonconforming use” and “structure” should be separated into two definitions.
- The definition of “permanent structure” uses a broad term to apply to a very specific type of camping structure. The term should be renamed to be more specific if at all necessary.
- “Street” should be broadened to include private platted right-of-way also.
- “Yard” does not allow for detached accessory structures behind the home. On small lots, this could be a significant problem.

The Town currently has seven districts.

The Conservancy District leaves zoning control to Adams County in all shoreland areas.

There appear to be no front yard setback requirements on accessory structures in the R-1, RR-2, and Dellwood Subdivision districts. Given that the front yard is measured from the principal structure to the front lot line, the front yard does not apply to detached accessory buildings. Suggest a clause stating that accessory structures must comply with certain yard setback requirements as per principal structures – at least for front and side yards.

Commercial District allows adult uses as a permitted use. Suggest the addition of a new definition of “Adult Entertainment Use” and list it under conditional uses in the COM-1 District.

Part D under COM-1 reads as though it is a zoning district, yet it is not listed as one of the seven zoning districts at the beginning of the section. The provisions regarding lot ownership and property description are problematic and could potentially violate fair housing laws due to separate treatment of stick built homes versus modular/manufactured homes.

The term “nonconforming” is not directly defined as used in the Dellwood Subdivision District. It is not specified whether the garage sizes are minimums, maximums, or a fixed value in the chart. Furthermore, the language here is unclear about the fact that the lots must be held by a single owner to qualify for the larger garage sizes.

Under Section 4 of General Regulations, the distinction between nonconforming uses and nonconforming structures is murky and should be clearly separated.

Should add “Essential Services” as defined to the list of structures permitted within Front Setback Lines

Section 4 (N) should be re-titled as “General Housing Provisions” and all references that discriminate against modular / manufactured homes versus stick built should be removed. The requirements should apply to all types of homes equally to conform with federal fair housing standards.

Section 4(P) starts as a fire and safety ordinance, but its language should not be inferred to apply to general zoning. This language needs to be clarified.

Section 4 (P) (3) is too permissive. Town officials are not permitted to enter buildings or premises without property owner consent unless they obtain a court order to do so. Generally, the government official may enter property without permission in an attempt to contact the owner, but is unlikely to ever have legal cause to enter a private building without property owner consent. Law enforcement has a different set of standards that apply to the entering of property and buildings.

Section 5 details the powers of the Plan Committee as being a substitute for the Town Board in that final decisions are made regarding amendments to the ordinance, site visits, etc. Given that these officials are appointed, not elected, they must be careful to carry out all administrative functions with full disclosure. This primarily applies to legal notices and site visits for the purpose of granting conditional use permits. Such site visits must be posted as part of the agenda and the committee should visit the site as a group, not individually. Conversations and testimony should be avoided at the site, but if they do occur they need to be part of the public record. This is because administrative decisions (such as conditional uses) are held to a different standard than amendments and require findings of fact to justify the approval or rejection of a Conditional Use request.

Section 7(D) is too vague with respect to the amount that may be charged in fines. At a minimum, a clause should be added to put an upper limit on the amount that may be charged. Another solution would be to set fines by resolution of the Town Board in a separate document handling all fees for zoning services. This avoids re-writing the zoning ordinance every time fees change. This whole section probably belongs under Section 9 Enforcement.

###

ATTACHMENT E

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: NCRPC

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.

ATTACHMENT F

ADDENDUM TO TOWN OF QUINCY COMPREHENSIVE PLAN

Addendum to Town of Quincy Comprehensive Plan

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

Housing

- Add a list of 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

- 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. One cemetery exists in Quincy, and its location is 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.

Generally, the Town of Quincy 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 Quincy has 16 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.

Intergovernmental Cooperation

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

Quincy will 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 will continue 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 E, there is demand for 797 residential acres, 82 commercial acres, and 2 industrial 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, 734 acres of farmland were sold in Quincy, averaging \$626 per acre. Of the 734 acres of farmland sold in Quincy, 189 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

Caprey, Pandion haliaetus, 1992
 Bald Eagle, Haliaeetus leucocapillus, 1992
 Black Tern, Chlidonias niger, 1988
 Gray Copter, Lycopodium obscurum, 1992
 Weed Shiner, Notropis texanus, 1925
 Wood Turtle, Clemmys insculpta, 1950/1988
 Pine Siskin, Pinus strobus, 1985
 A Tiger Beetle, Cicindela ussuriensis, 1985
 Foster's Tern, Sterna forsteri, 1986
 Sand Skink, Ophiodon elongatus, 1978
 Trumpeter Swan, Cygnus buccinator, 1999
 Smoky Shadnowly, Neurocordulia molesta, 1995
 Banded Killfish, Fundulus diaphanus, 1925
 Elusive Clubtail, Stylurus notatus, 1995
 Northern Harrier, Circus cyaneus, 1986
 Wapint 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
 Sytlan Shadnowly, Neurocordulia yamaskanensis, 1995
 Black-tipped Darner, Aeshna tuberculifera, 1998
 Green-striped Darner, Aeshna verticalis, 1988
 Louisiana Waterhush, Sclerurus motacilla, 1995
 Northern Ribbon Snake, Thamnophis sauritus, 1929
 Eastern Massasauga Rattlesnake, Sistrurus 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
 Capitlate Spikenush, Eleocharis olivacea, 1962
 Crossleaf Milkwort, Polygala cruciata, 1991
 Longstem Water-wort, Elatine triandra, 1941
 Reiterated 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-slow, 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
 Karner Blue, Lycaeides melissa samuelis, 1999
 Pigmy Shrew, Sorex hoyi, 1975
 Frosted Elm, Calliphyx irus, 1982
 A Tiger Beetle, Cicindela parvula tuberi, 1999
 Assisted Skipper, Amyropsis hianna, 1978
 Red-bellied Woodpecker, Dryobates perisoreus, 1979
 Great Plains Sucker, Catostomus commersoni, 1997
 Western Slender Glass Lizard, Ophisaurus attenuatus, 2004

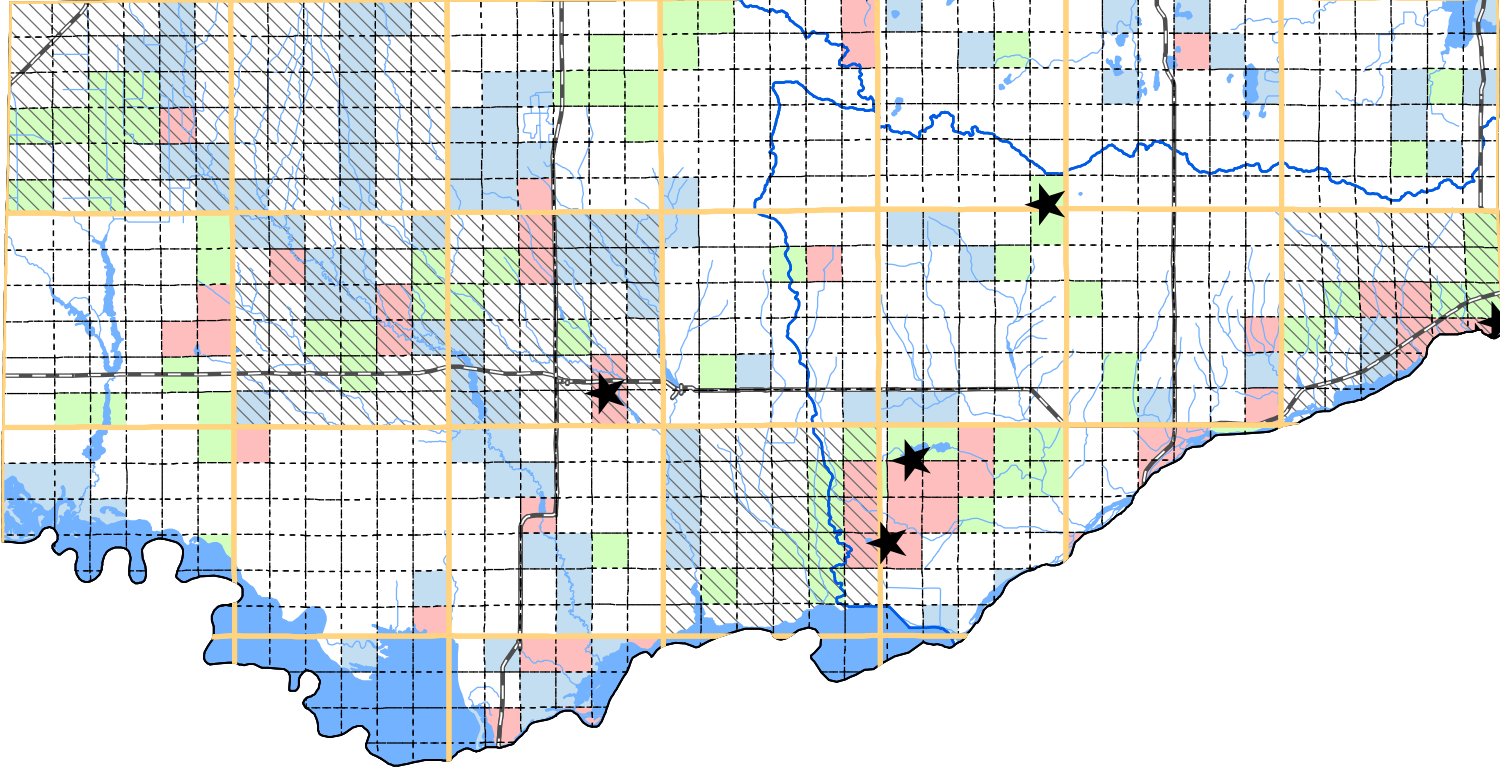
Plants

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, Pimida mistassinica, 1995
 Bird's-eye Primrose, Pimida skinneriana, 1998
 Pale False Foxglove, Pimida rugosperma, 1999
 Brittle Frickle, Oryzopsis hymenoides, 1997
 Maidenhair Spikenush, 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, 1979
 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



Aquatic



Terrestrial



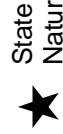
Both



Watershed Boundaries

Township Occurrences

State Natural Area



ENDANGERED RESOURCES

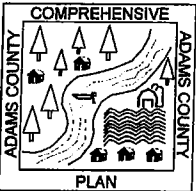
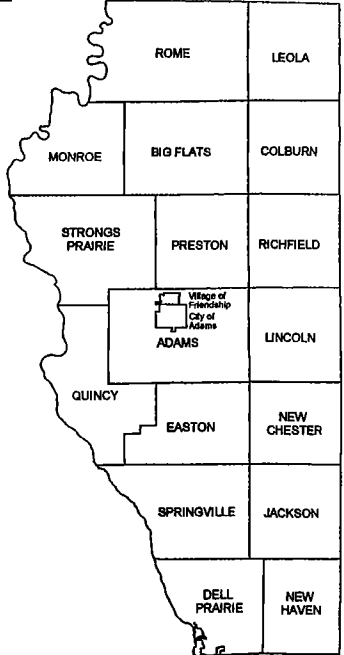
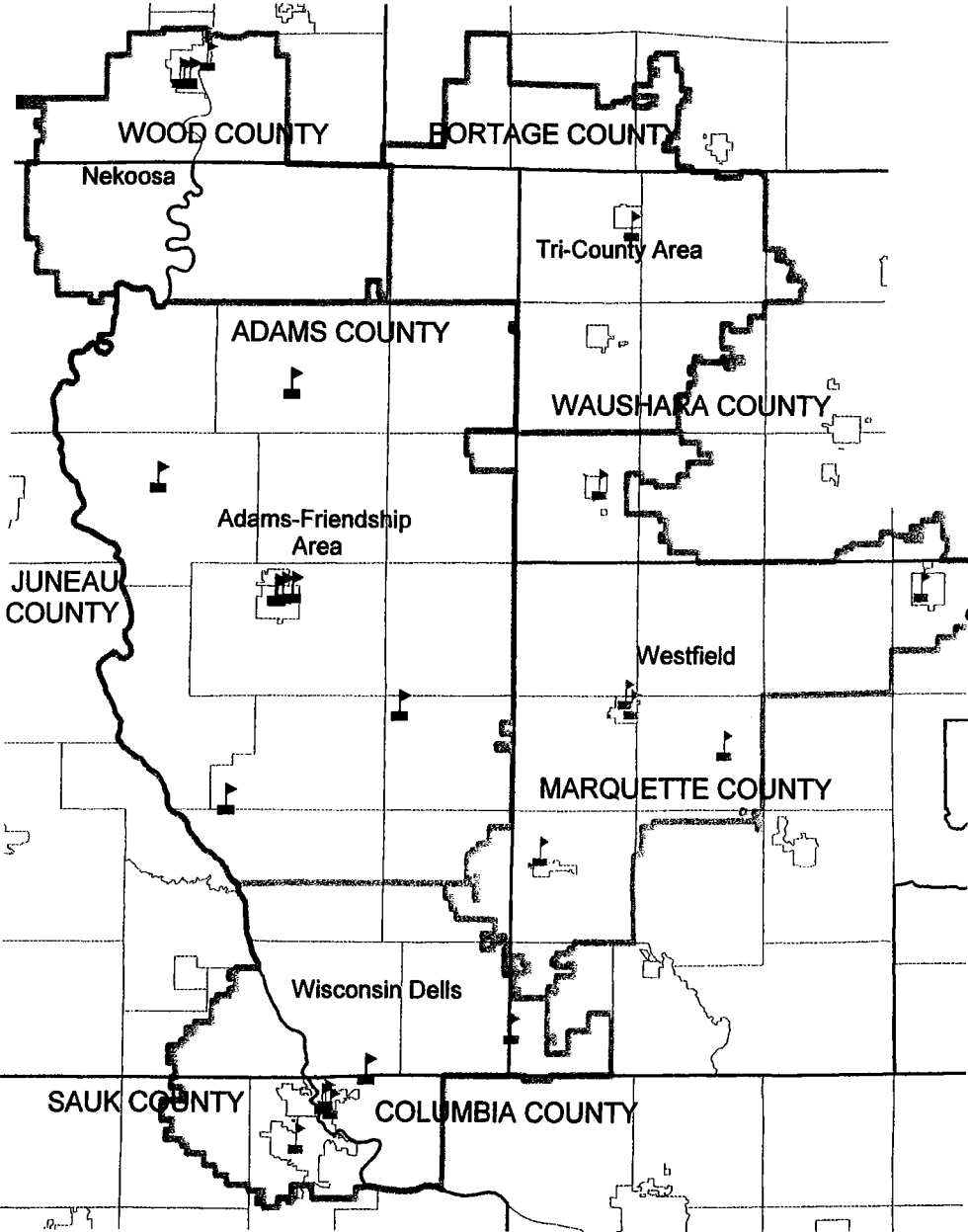
This map represents the known occurrences of rare species and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory (NHI). Colored sections indicate the presence of one or more occurrences within that section. Hatched townships indicate one or more occurrences reported 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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Area Schools & District Boundaries including Surrounding Areas Adams County, Wisconsin

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



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.




SOURCE: Wisconsin DNR & NCWRPC 2004

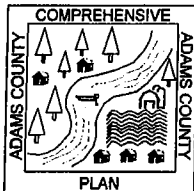
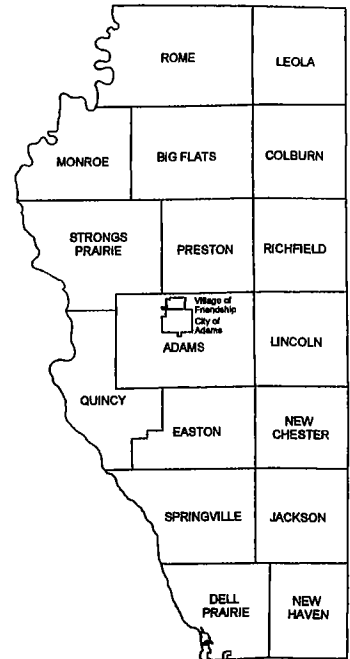
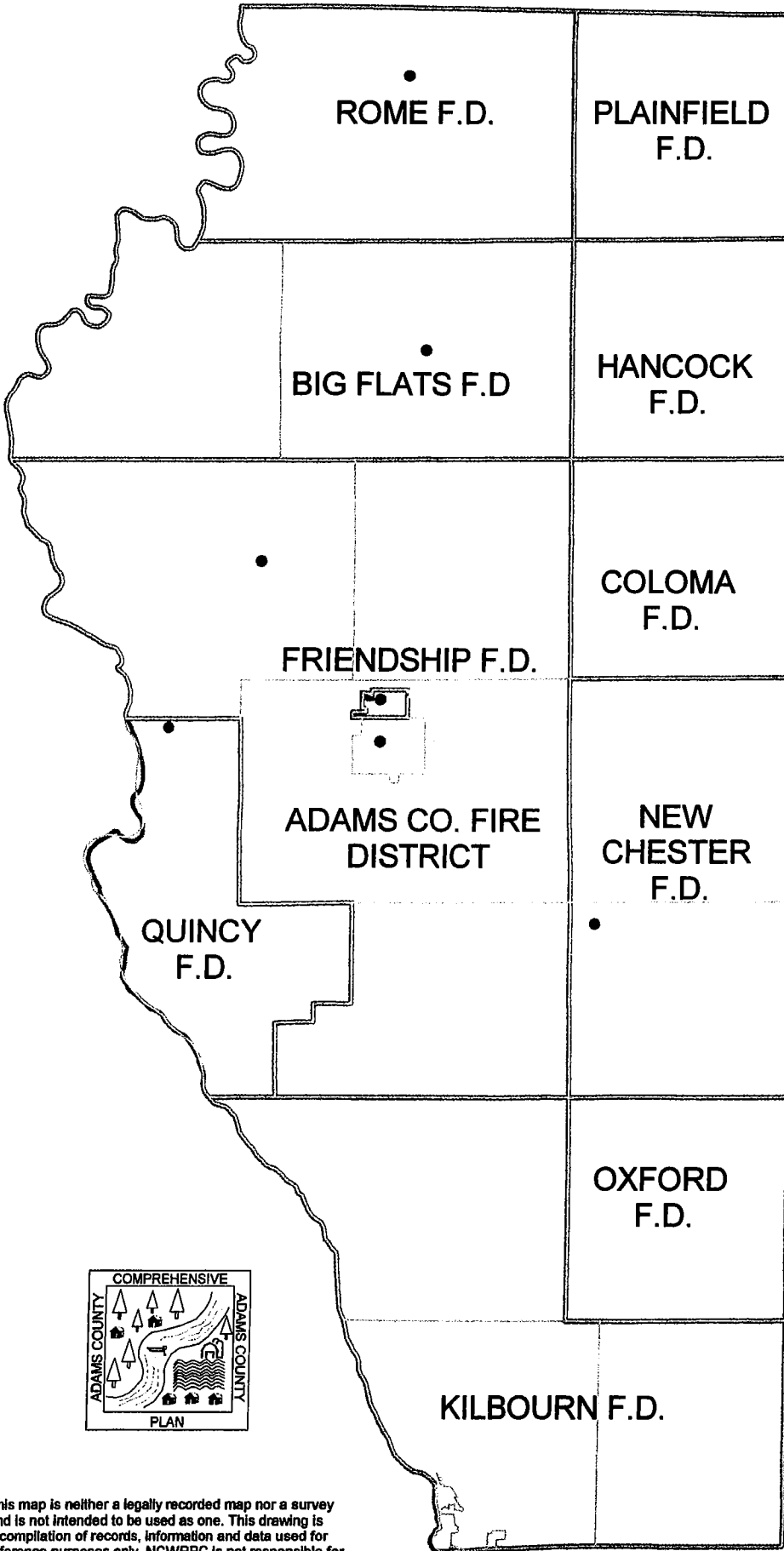


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TOWN FIRE SERVICE AREAS

Adams County, Wisconsin

-  FIRE DISTRICT BOUNDARIES
-  MINOR CIVIL DIVISIONS
-  FIRE DEPARTMENTS



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SOURCE: Wisconsin DNR & NCWRPC 2004

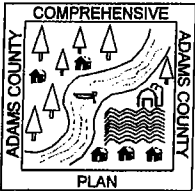
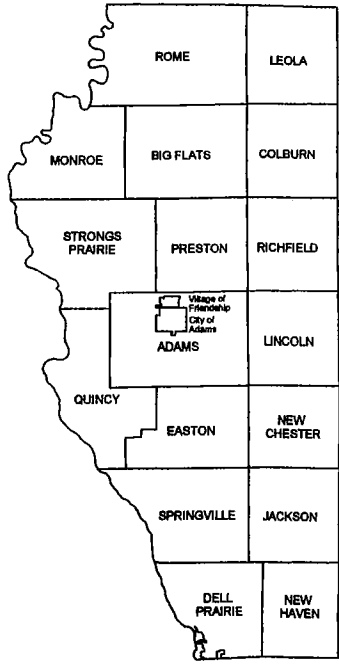
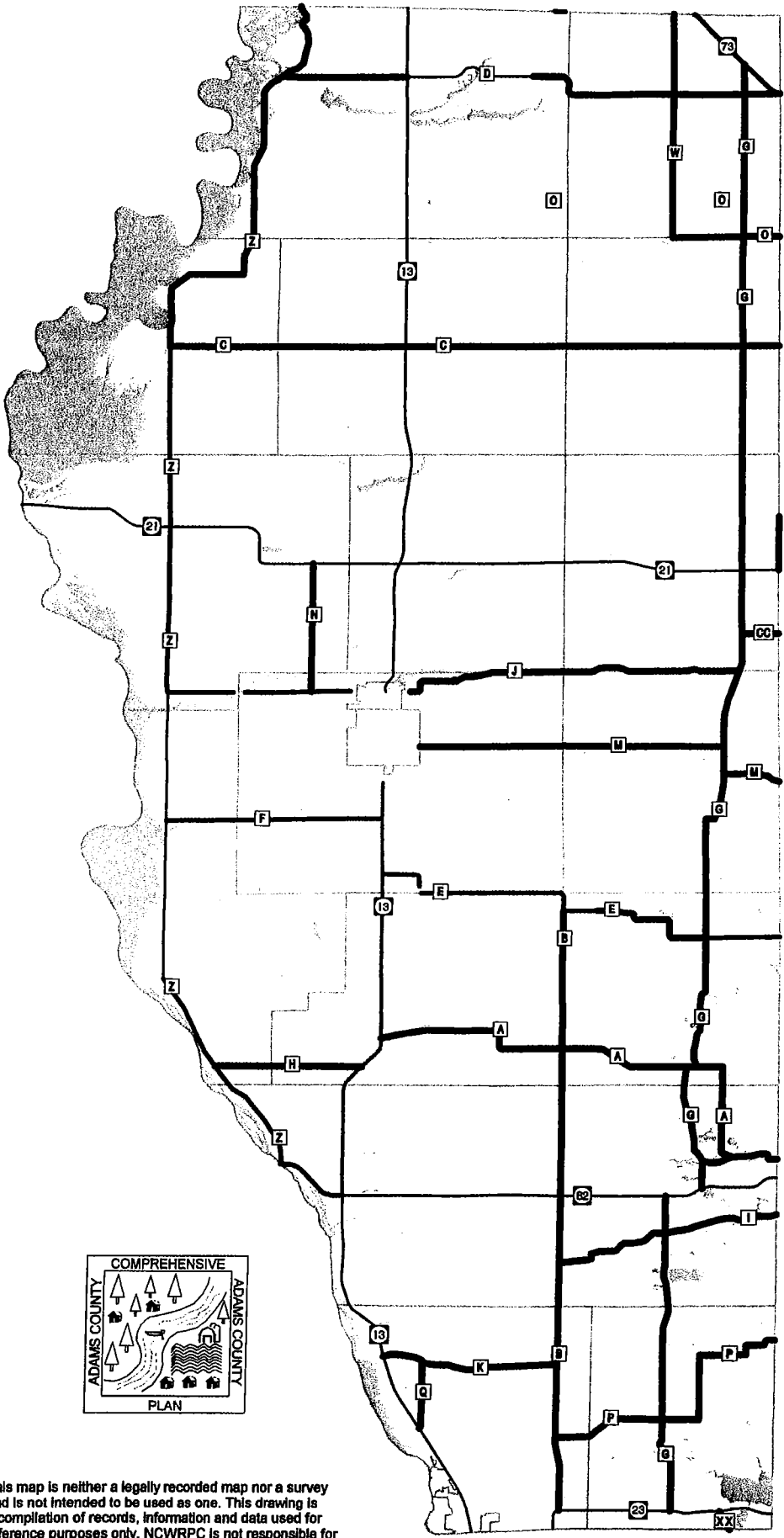


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Highway Suitability for Bike / Ped. Routes Adams County, Wisconsin

- 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



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