

Town of Easton Comprehensive Plan 2022



Town of Easton

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Chapter 1:

Background & Demographics

Background

The Town of Easton is located in the central part of Adams County, Wisconsin. It is one of the seventeen towns in the county. The Town is somewhat irregularly shaped consisting of 34 full sections and seven partial sections, larger than the typical thirty-six square miles. The Town is surrounded by the Town of Adams to the north, the Town of New Chester to the east, the Town of Quincy to the west, and the Town of Springville to the south bound the town. See the **Location Map**.

Over the years the town has been dominated by forestry and scattered agricultural uses. However, recently, more and more non-farming uses, mainly scattered residential development, have been locating in the town.

Purpose of the Plan

The Town of Easton Comprehensive Plan is intended to provide an overall framework for planning. Comprehensive Planning is defined in State Statute 66.1001. This plan follows closely the requirements outlined in that statute. A comprehensive plan is developed for a variety of reasons, including:

- Identifying areas appropriate for development and preservation over the next 20 years;
- For recommending land uses in specific areas of the town; and
- To guide elected officials with town derived objectives for making land use decisions.

Plan Process

Wisconsin's Comprehensive Plan law requires municipalities to adopt written procedures that are designed to foster a wide range of public participation throughout the planning process. The main goal is to make all town residents aware of how and when this plan is being created, so residents can make suggestions during this process.

Public Participation

An important part of any planning process is public involvement. Public involvement provides the citizens of the town an opportunity to express their views, ideas, and opinions on issues that they would like addressed on the future development of their town. Local officials use this input to guide policies and decisions with greater awareness of the public's desires and consensus. The Town of Easton did not conduct a community survey, but held public meetings and an open house meeting to collect public input See the Public Participation Plan in Attachment A.

Demographics

Population

The Town's population has decreased over the last fifteen years. As displayed in **Table 1**, the Town experienced a 12.12 percent decrease, or about a loss of 137 persons. The Towns of Adams and Quincy both gained population over the same period, while New Chester and Springville lost population. The county increase population between 2000 and 2010, but lost about 2 percent over the last

five years. Overall the town makes up about 5 percent of the total county population.

The Wisconsin Department of Administration also prepares population estimates. In 2015 the estimate was 1,125 and in 2017 it was 1,109. Although different estimates it still indicates a decline since the last Census in 2010.

Table 1: Population

| Minor Civil Division | 2000 | 2010 | 2015 | 2010 - 2015 % Change | 2010 - 2015 Net Change |
|----------------------|--------|--------|--------|----------------------|------------------------|
| Easton | 1,194 | 1,130 | 993 | -12.12% | -137 |
| Adams | 1,267 | 1,345 | 1,438 | 6.91% | 93 |
| New Chester | 2,141 | 2,254 | 2,107 | -6.52% | -147 |
| Springville | 1,167 | 1,318 | 1,233 | -6.45% | -85 |
| Quincy | 1,181 | 1,163 | 1,229 | 5.67% | 66 |
| Adams County | 18,643 | 20,875 | 20,451 | -2.03% | -424 |

Source: U.S. Census, ACS 2015 Estimate

Population Projections

According to population projections prepared by the Wisconsin Department of Administration (WDOA), population in the Town of Easton is expected to increase through 2040. Population will rise slightly each 5-year period from 2015 to 2035, and is projected to slightly decrease between 2035 and 2040. Note that WDOA population projections for 2015 are higher than American Community Survey population estimates for 2015. **Table 2** displays population projections for the Town between 2010 and 2040.

Table 2: Population Projections 2010-2040

| Year | Town of Easton | Adams County |
|------|----------------|--------------|
| 2010 | 1,130 | 20,875 |
| 2015 | 1,155 | 21,410 |
| 2020 | 1,175 | 22,035 |
| 2025 | 1,225 | 23,120 |
| 2030 | 1,250 | 23,830 |
| 2035 | 1,235 | 23,780 |
| 2040 | 1,200 | 23,315 |

Source: Wisconsin Department of Administration

Age

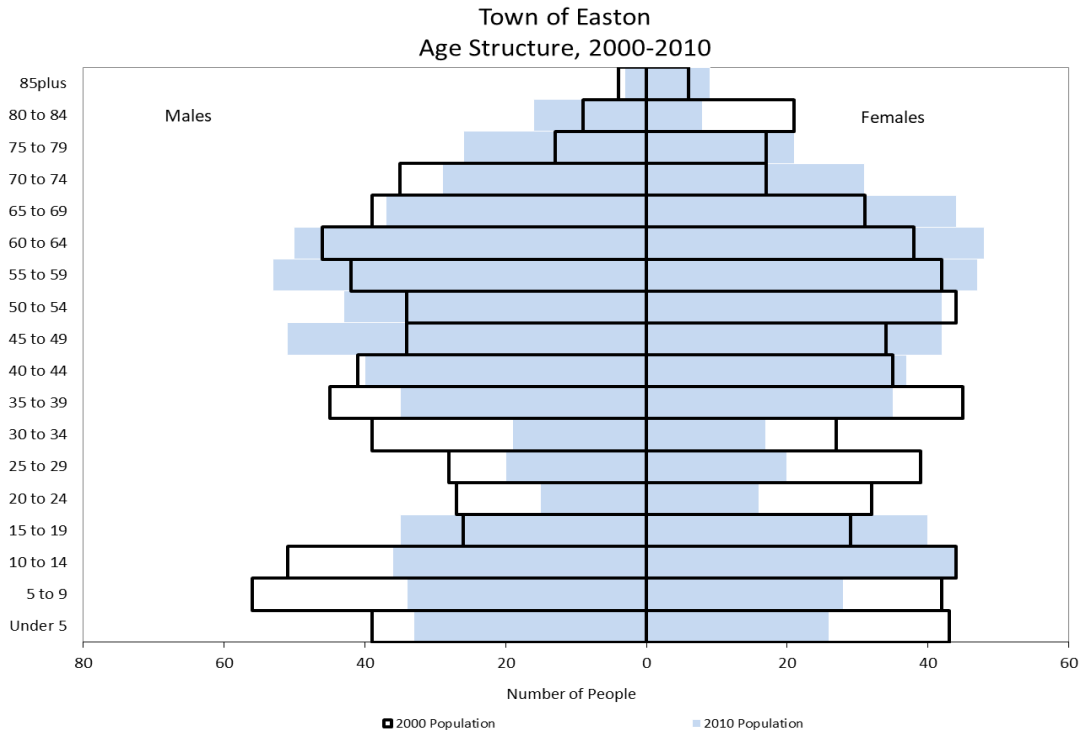
The number of people aged 65 and older that lived in the community increased from 192 in 2000, to 224 in 2010, an increase of 14.3 percent. Meanwhile the number of persons 5 and under decreased by 28 percent that same period from 82 in 2000 to 59 in 2010. Both percentages indicate a steady or slowly aging population in Easton.

According to the U.S. Census in 2000, Easton's median age was 39.1 and in 2010 the median age was 46.5. Compared to Adams County, in 2000 the median age was 44 and in 2010 the median age was 49.2. Over the decade, Easton's median age has only increased by 1 year and still remains well below the county's median age by six years.

Display 1 shows both the 2000 and 2010 population broken into age categories or cohorts.

Two trends that can be identified is the moving of the population into the older cohorts and fewer persons in the 14 and under category.

Display 1: 2010 Age Cohorts



Source: U.S. Census

Race

The resident population is overwhelming white. In 2000, about 98 percent of Town residents identified as white and that same rate continued in 2010.

Educational Attainment

In 2000 the Census indicated that about 77 percent of residents 25 and older had completed high school or more, while those with a bachelor degree or more was about 5 percent. By 2010, the percent with a high

school degree or more increased to about 85 percent and the bachelor’s or more increased to 8 percent.

Table 3 provides a summary of educational attainment in Easton, Adams County, and the State. In 2010, the percent with a high school degree or more at the county level was 84 percent and 89 at the state level. The rates for bachelor’s or more were 10.8 and 25.7 percent respectively. Generally the town is comparable to the county, but lags behind the state, especially related to percent with bachelor’s degrees.

Table 3: Educational Attainment, Persons Age 25 and Older, 2010

| Educational Attainment Level | Town of Easton | Adams County | State of Wisconsin |
|---|----------------|--------------|--------------------|
| Less than 9 th Grade | 2.0% | 4.1% | 3.7% |
| 9 th to 12 th Grade, no diploma | 13.4% | 11.9% | 6.9% |
| High School Graduate | 43.0% | 42.7% | 34.0% |
| Some College, no degree | 26.0% | 22.9% | 20.6% |
| Associate Degree | 7.5% | 7.6% | 9.0% |
| Bachelor's Degree | 3.8% | 7.0% | 17.1% |
| Graduate or Professional | 4.3% | 3.8% | 8.6% |

Source: U.S. Census

Households

The number of households in the town has grown by 5.72 percent, from 821 in 2000 to 868 in 2010. Of the 821 total households, in 2000, 66.9 percent were family households, while the other 33.1 percent were non-family households. Almost fifty-four percent were married couple households.

Thirty percent of all households included someone 65 years old or older, while thirty-two percent included someone 18 or younger. The average household size was 2.46 people.

Employment

Between 2000 and 2010 the town's employed residents decreased 11.97 percent, from 518

to 456. The top three employment sectors, Retail Trade, Manufacturing and Construction made up fifty percent of the jobs in the Town of Easton. That changed in 2000, with Educational and Health & Social Services, Manufacturing and Arts & Entertainment as the top three employers. Retail Trade was the fourth most employed sector and Construction was fifth. Over the decade, the percentage of unemployed went down in Easton. In 1990, 36 people reported they were unemployed, for a 5.3% of unemployed and in 2000, 37 people reported they were unemployed, for a 4.1% of civilian labor force unemployed. **Table 4** compares employment data for the Town of Easton with several surrounding communities and Adams County as a whole.

Table 4: Total Employed

| Minor Civil Division | 2000 | 2010 | 2000-2010 % Change |
|----------------------|-------|-------|--------------------|
| Easton | 518 | 456 | -11.97% |
| Adams | 683 | 710 | 3.95% |
| New Chester | 377 | 410 | 8.75% |
| Springville | 571 | 658 | 15.24% |
| Quincy | 478 | 582 | 21.76% |
| Adams County | 8,522 | 9,139 | 7.19% |

Source: U.S. Census

Income Levels

There are two primary income measures tracked by the Census. One is Median

Household Income and the other is Per Capital Income. Median Household Income is displayed below in **Table 5** and Per Capita Income is displayed in **Table 6**.

In 2010 median household income in the town was \$36,667, which was about a 20 percent increase over 2000. Per Capita Income was about \$21,600, which was a 40

percent increase over 2000. State Median Income was \$51,598 and Per Capita was \$26,624.

Table 5: Median Household Income

| Minor Civil Division | 2000 | 2010 | Adj. Net Change* | % Change* |
|----------------------|----------|----------|------------------|-----------|
| Easton | \$30,469 | \$36,667 | \$6,198 | 20.34% |
| Adams | \$34,286 | \$38,821 | \$4,535 | 13.23% |
| New Chester | \$28,750 | \$38,939 | \$2,533 | 6.96% |
| Springville | \$34,531 | \$39,107 | \$4,576 | 13.25% |
| Quincy | \$26,533 | \$41,726 | \$15,193 | 57.26% |
| Adams County | \$33,408 | \$39,885 | \$6,477 | 19.39% |

Source: U.S. Census *Adjusted for inflation

Table 6: Per Capita Income

| Minor Civil Division | 2000 | 2010 | Adj. Net Change* | % Change* |
|----------------------|----------|----------|------------------|-----------|
| Easton | \$15,011 | \$21,624 | \$6,613 | 44.05% |
| Adams | \$18,225 | \$22,733 | \$4,508 | 24.74% |
| New Chester | \$14,727 | \$12,939 | -\$5,710 | -30.62% |
| Springville | \$16,146 | \$19,882 | \$3,736 | 23.14% |
| Quincy | \$16,460 | \$22,528 | \$6,068 | 36.87% |
| Adams County | \$17,777 | \$21,917 | \$4,140 | 23.29% |

Source: U.S. Census *Adjusted for inflation

Poverty Rates

The poverty rate for the town has fluctuated over the last several years. In 1999 that rate was about 11 percent, and in 2009 it was over 19 percent, and by 2015 the rate was at about

12 percent. The Great Recession likely caused the spike in 2009, but the 2015 rate is still higher than the 1999 rate overall. **Table 7** compares poverty rates in Easton to that of those in Adams County and Wisconsin.

Table 7: Poverty Rate (%)

| Minor Civil Division | 1999 Poverty Rate (%) | 2009 Poverty Rate (%) | 2015 Poverty Rate (%) |
|----------------------|-----------------------|-----------------------|-----------------------|
| Town of Easton | 11.2% | 19.2% | 12.4% |
| Adams County | 10.4% | 12.6% | 14.1% |
| State of Wisconsin | 8.7% | 11.6% | 13.0% |

Source: U.S. Census, ACS 2015

Community Issues

There are a variety of influences in the town, from population growth, to residential development, to the future of farming. These

issues are critical to the long-term success of the town.

Although the median age is lower and the percentage of residents under 18 years of age

is higher than in some of the surrounding towns, there is some consensus that the bulk of new residents of the town are not families, but people who have originally established seasonal residences with the long-term goal of retiring to Easton. More than a third of housing units in the town were described as seasonal in the 2000 Census. Whether growth over the coming decades is made up mainly of families or of retirees could make a difference in the size and type of properties that are in demand, and thus on the amount of land required to meet that demand.

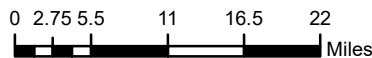
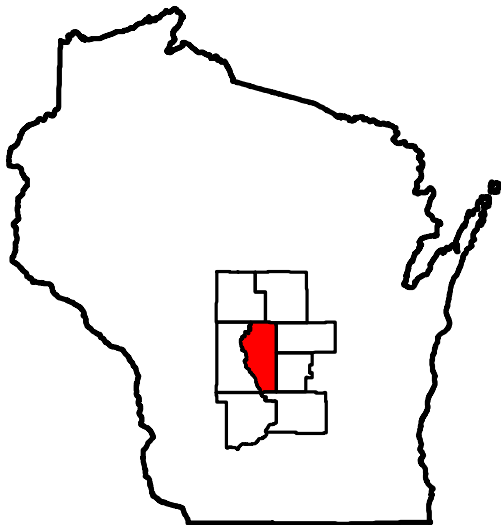
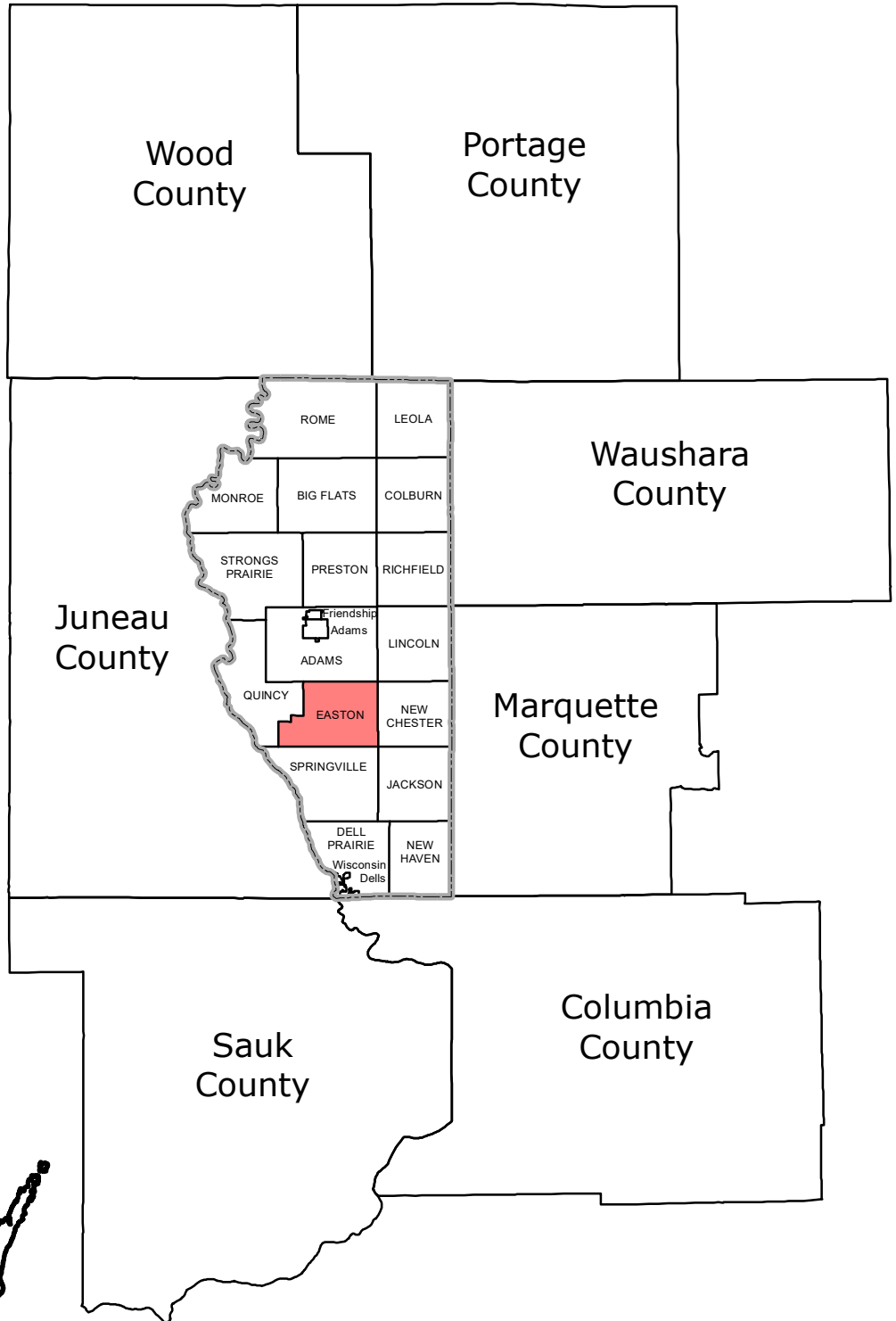
It seems likely that much of the land in agricultural use will remain in farming. Much of this land is in large-scale irrigated agriculture. As development pressure grows in the town and with changes in the agricultural economy it is possible that at some point in the future landowners will come to the conclusion that some form of

residential development is the highest and best use of their property. If this happens it will open up new areas to development, which would have a significant effect on the type of development within the town.

Over the coming years the Town will have to reach a consensus on the type of controls that it wishes to place on development. *Minimum lot sizes, as expressed through the County's Zoning Ordinance, may be the best vehicle for expressing this consensus.* In examining future land use within the town care must be taken to safeguard delicate environmental areas, such as wetlands, that are inappropriate for residential development, and to protect the viability of existing agricultural operation. Based on the anticipated level of growth in the town, decisions must be made on the appropriate density of development on the remaining land that is seen as appropriate for development.

Location

Town of Easton
Adams County, Wisconsin



Source: WI DNR, NCWRPC

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.







North Central
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Comprehensive Plan

Legend

-  Minor Civil Divisions
-  Section Lines
-  Roads
-  Water

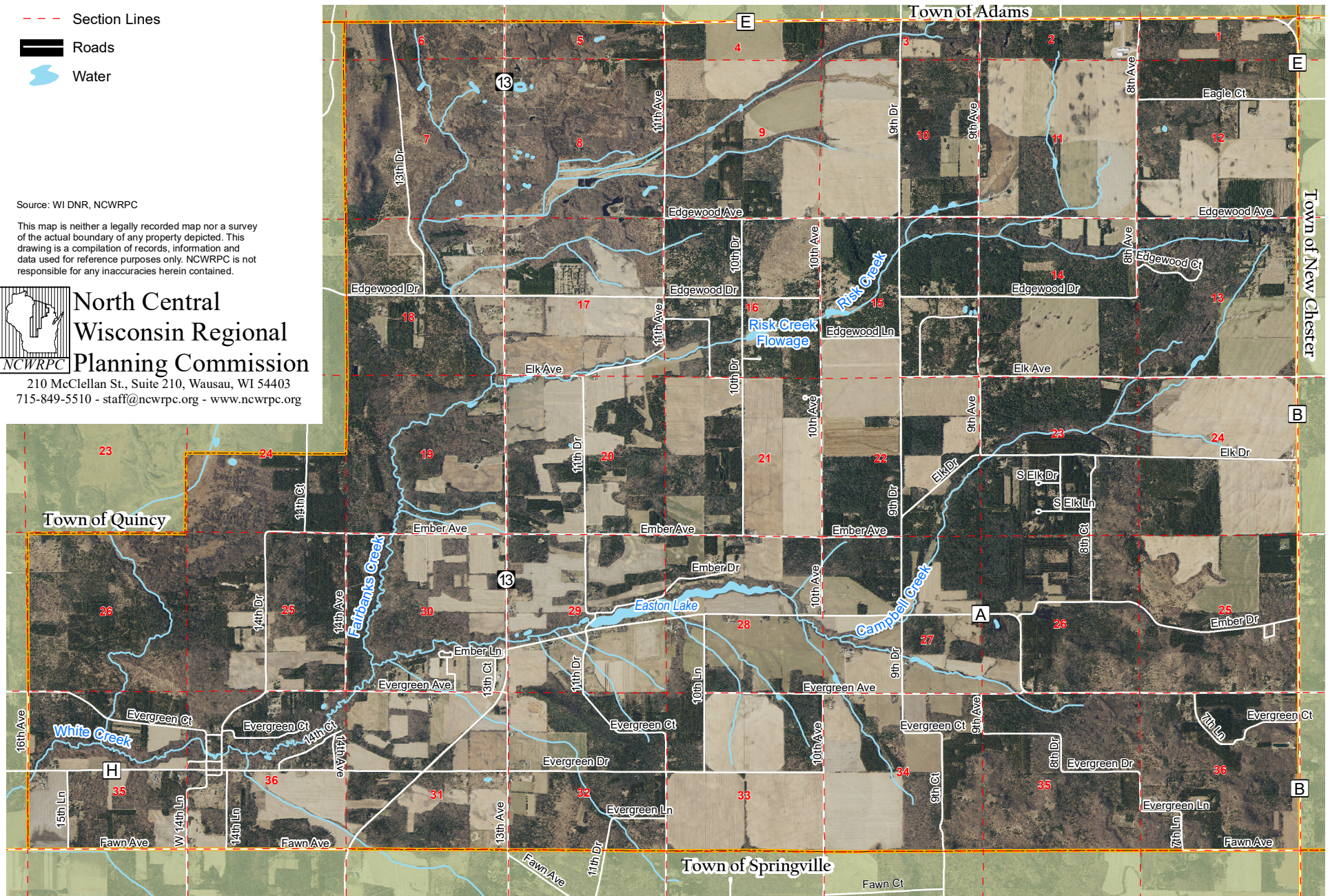
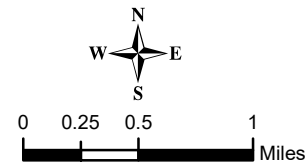
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Chapter 2: Natural, Agricultural, & Cultural Resources

This element describes local land and water conditions in detail as well as agricultural resources and cultural heritage. It is important to consider the patterns and interrelations of natural resources on a broader scale because they do not follow geo-political boundaries. In addition, many of the programs for protecting or mitigating impacts to natural resources are administrated at the County, State, or Federal level. Thus an overview of recent county-wide natural resource planning efforts is described below, followed by a description of local natural resource conditions. Of particular interest are geographic areas of the landscape encompassing valued natural resource features grouped below by resource type, including soil and biological resources.

Previous Plans

In the last decade, several plans were prepared by the County specifically to address protection and management of natural resources. These plans may be used as resources to guide local policy and decision making regarding resource management and protection.

Adams County Comprehensive Plan, 2006-2020

The Adams County Comprehensive Plan addresses natural, agricultural, and cultural resources for Adams County. The goal of the Natural, Cultural and Agricultural resources section is to protect natural areas, economically productive areas, including forests and scenic landscapes upon which tourism depends, and the protection of open space and unique landscape resources.

Adams County Land & Water Resource Management Plan, 2016-2026

The Adams County Land and Water Resource Management Plan is drafted as a 10-year plan (2016-2025) with a 5-year Work Plan (2016-2020) in accordance to the requirements set forth in Chapter 92 of the Wisconsin Statutes. The 2016 Land & Water Resource Management Plan identifies the following goals:

- Create a culture where landowners take ownership of their impact on the environment. Social and Ecological resource assessments will be conducted before project details are identified.
- Protect and improve groundwater quality and quantity as well as surface water quality.
- Reduce wind erosion.
- Promote working forests and farms.
- Improve forest silviculture for multiple uses.
- Manage wildlife conflicts.
- Control invasive species.

Adams County Outdoor Recreation Plan, 2013-2018

The primary purpose of this recreation plan is to provide continued direction in meeting the current and future recreational needs of the County. This plan provides an inventory and analysis of existing outdoor recreational facilities, and provides recommendations to meet identified needs. Specific park and forest parcel improvement lists exist within the plan. The plan lists Campbell Creek Fishery Area, Risk Creek Fishery Area, Easton Pond Park and the Quincy Bluffs and Wetlands State Natural Area as being located or partially located within the Town of Easton.

Adams County Farmland Preservation Plan, 2016

The County recently adopted a Farmland Preservation Plan update which focuses on preserving the agricultural production capacity, farmland, soil and water resources, and rural character in Adams County, including the Town of Easton. The plan identified issues and concerns in farming practices, sets goals and policies to preserve agriculture, and identifies actions to achieve the set goals. It also sets criteria for farmland preservation areas and non-farmland preservation areas. The plan does not designate any areas within the Town of Easton as a Farmland Preservation Area, as Easton took action to “opt-out” of Farmland Preservation.

Natural Resources

The town lies in the mid-latitude continental climatic zone, which is characterized by long, snowy winters and short, warm summers. Spring and fall are often short with rapid changes from summer to winter and winter to summer. Annual precipitation, throughout the area, averages about 32 inches. About one-half to two-thirds of the annual precipitation falls between May and September. Snowfalls range between 45 and 80 inches annually, with a continuous snow cover from November to early April.

In terms of the physical landscape, the protection of certain natural features is necessary for the environment and for future generations. Certain environmental features and assets have more than merely aesthetic and leisure-time activity values. They are essential to long-term human survival and the preservation of life, health, and general welfare. As such, the protection and/or management of these environmental features and assets clearly are in the public's best interest. Natural, agricultural, and cultural

resources are also important to the Town's character and identity.

The Town covers about 23,113 acres of land. The topography varies with some flatter areas in the central portion of the Town and some hilly areas in the Northwest, and Southeast corners of the Town. Elevation ranges from 880 feet above sea level in the Southwest corner of the Town to 1,190 feet above sea level in the Northwest corner of the Town. The Town has some steep slopes which hinder development. See the **Natural Resources Map**.

The environmental features and assets that were examined in this plan include soils, wetlands, floodplains, water and woodlands.

Lakes and Creeks

Together the lakes, creeks, and ponds in the Town account for a total of about 69 acres, or 0.3 percent of the Town's total area. The major bodies of water are Easton Lake, Campbell Creek, Fairbanks Creek, and Risk Creek, which all join together to form White Creek. Easton Lake is an impoundment of Campbell Creek, which runs east to west through the town. Risk Creek runs east to west through the central part of the town and joins with Fairbanks Creek that runs south from a large wetland in the northwest corner of the town. This stream combines with Campbell Creek to form White Creek, which flows into the Wisconsin River.

These surface water resources replenish the groundwater as part of the hydrologic cycle. Under natural conditions, the aquifers generally receive clean water from rainfall percolating through the overlying soils. However, contamination of groundwater reserves can result from such sources as percolation of water through improperly placed or maintained landfill sites, private waste disposal located near the water table, leaks from sewer pipes, and seepage from

some types of mining operations into the aquifer. Runoff from livestock yards and urban areas and improper application of agricultural pesticide or fertilizers can also add organic and chemical contaminants in locations where the water table is near the surface. Protection of these groundwater reserves is necessary to ensure adequate water to domestic, agricultural and commercial uses. If groundwater is not protected, contamination could result; thus, endangering the quality and supply of the water in the town.



View of Easton Lake

Wetlands

Wetlands are defined as areas between terrestrial and aquatic systems where the water table is at, near, or above the land surface for a significant part of most years. Wetlands include marshes, wooded swamps, and wet meadows. Soils in these areas are usually saturated during the growing season within a few miles of the surface. The presence of wetlands in an area can limit the type of development that can occur in that location.

Wetlands are scattered throughout the Town, with larger concentrations in the northwest corner of the Town. The Wisconsin Department of Natural Resources (WisDNR) has delineated the location of wetlands on their WISCLAND database. According to the

WISCLAND database, the Town of Easton has 1,827.76 acres of wetlands, or about 8 percent of the Town's total area. Most of the wetlands in the Town are located within the Quincy Bluff and Wetlands State Natural Area.

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle, and local ecological systems. In a natural condition, they control floodwater by moderating peak flows, and some may act as groundwater recharge sites. All wetlands have valuable water purification capabilities and make significant contributions to surface and groundwater quality. They act as settling areas for inflowing streams as well as functioning in the reduction of water nutrients through uptake of these compounds into plant tissues. They also have a buffering effect on water acidity or alkalinity and are helpful in the elimination of harmful bacteria, which may be found in surface or groundwater. They also serve as breeding and nesting grounds for waterfowl and many other animals that depend on aquatic habitats; they are an important recreational, educational, and aesthetic resource. In many instances, wetlands serve as the combined roles of flood moderation, water purification and aquatic habitat, wetlands are important to the maintenance of downstream habitat as well.

Wetlands generally occur in areas where water stands near, at, or above the soil surface during a significant portion of most years. Vegetation is generally aquatic in nature and may vary from water lilies and rushes in marsh areas to alder and tamarack in lowland forest. Swamps, bogs, marshes, potholes, wet meadows, and sloughs are all wetlands. The soils in these areas are usually saturated during the growing season within a few inches of the surface. When drainage of wetlands occurs, or drainage patterns are altered, the water table is locally lowered and soils are exposed to oxidation at depths usually saturated. Nutrients held in the wetland soils can then

be leached away. Heavy siltation can occur downstream as water previously held by the soils is swept away. Wildlife population and habitat in drained areas and downstream locations may be negatively affected, lowering the recreational and educational value. Eradication of wetlands can also occur in urban locations through the use of fill material. This can destroy the hydrologic function of the site and open the area to improper development.



Wetlands located in the Quincy Bluff and Wetlands State Natural Area

Image Source: Natural Resources Foundation of Wisconsin; Photo taken by Josh Mayer

Floodplains

A floodplain is an area of land that is prone to flooding, usually located adjacent to a stream or river. Floodplain areas are based on information compiled by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps (FIRM). Floodplains in the Town are found along Risk Creek, Campbell Creek, and Fairbanks Creek. Floodplain zoning maps identify areas where major floods occur. Regulations prohibit development in the floodway, the most dangerous flood area. In the flood fringe development that is built above flood levels and otherwise flood-protected is allowed if it is in accordance with local ordinances.

In order to participate in FEMA's National Flood Insurance Program, Adams County, the

City of Adams, and Village of Friendship have completed a Flood Insurance Study and a Flood Insurance Rate Map (FIRM) that encompasses the entire county. This FIRM delineates the "A" Zones including the floodway and flood fringe which are those areas inundated by the 100-year flood within the county. FEMA has updated the FIRM for Adams County to digital standards. The digital FIRMs are related to as DFIRM. The NCWRPC downloaded the DFIRM from FEMA's website for this plan. Although unofficial, the digital files indicate that there are about 1,996 acres of floodplain located within the Town of Easton.

Floodplains are a natural feature not conducive to development. Inappropriate location of roadways in floodplains can result in serious flood damage. Periodic roadbed saturation and embankment washing eventually lead to an increase in road maintenance costs. In addition to roads, floodwaters can create a number of problems by damaging foundations of homes, electrical equipment, heating units, etc. Basements constructed on permeable sands and silts of floodplains are especially susceptible to damage resulting from seepage through walls. Thus, it is advisable to restrict development in such areas. In the town, the areas that are designated as floodplains by the Federal Emergency Management Agency (FEMA) are mainly adjacent to the several creeks that run through the town.

The primary value of floodplains is their role in natural flood control. Floodplains represent areas where excess water can be accommodated whether through drainage by streams or through storage by wetlands and other natural detention/retention areas. Specific areas that will be inundated will depend upon the amount of water, the distance and speed that water travels, and the topography of the area. If uninterrupted by development, the areas shown on a map as floodplains should be able to handle the

severest (regional) flood, those that have a probability of occurring once every one-hundred years. A 100-year flood has a 26 percent chance of occurring during a 30-year period.

There is value in preserving and protecting these natural flood control areas from encroachment. First, by preventing development in the floodplain, the cost of building dikes, levees, or other man-made flood control devices will be saved. Second, for each structure that is constructed in a flood-prone area, that flood-prone area expands, potentially subjecting other structures originally built outside the delineated flood hazard area to the risk of flooding. Each new structure (or modification to existing structure) placed in the floodplain puts more life and property at risk.

Soils

Soils are an important natural resource. To better guide development and land use within the Town, it is important to know and understand soil properties and their limitations. Soil properties affecting potential land use decisions include depth to bedrock, slope, drainage/permeability, shrink-swell potential, and flooding. Soil characteristics can vary widely across a given area, but generalizations can be made based on a soil series, which is a type of soil profile. The soil survey describes the characteristics of different types of soils including engineering properties, physical and chemical properties, and soil and water features.

As with most areas in Central Wisconsin, the Town has a variety of soil types within its boundaries. According to the USDA Web Soil Survey of Adams County, four dominant soil associations were identified within the Town: Delton-Wyeville-Friendship, Newson-Meehan-Friendship, Plainbo-Boone-Eleva, and Plainfield-Friendship-Meehan. The **Soils Map** displays the dominant soil associations

and soils with development limitations within the Town.

Much of the Town has soils that may have some limitations for development. For construction of dwellings with basements, soils are rated for dwellings less than three stories in height built on shallow foundations on undisturbed soil. Soil suitability ratings for dwellings are determined by several factors, including a high water table, flooding, and/or shrink-swell potential. Problems that limit development on certain soils include poor filtration, slow percolation, flooding or ponding, wetness, slope, and subsidence. A “severe” limitation indicates that one or more soil properties or site features are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required. For some soils rated as severe, such costly measures may not be feasible.

Woodlands

Woodlands are the predominant land cover within the Town, covering nearly 14,063 acres, or approximately 61 percent of the Town. Forest cover provides many vital functions, which are diverse in nature; forested lands provide for recreational opportunities, scenic beauty, economic commodity (timber products), and wildlife habitat as well as protection of sensitive environmental areas. Tree cover is essential, especially for erosion control and to reduce effluent and nutrient flows into surface water bodies and courses. Woodlands are shown on the **Existing Land Use Map** in Chapter 7.

Some woodlands in the town are being maintained through the Managed Forest Law (MFL) program and the Forest Crop Law (FCL). This tax assessment program is available to landowners willing to manage their forest plot according to sound forestry practices as specified in a management plan.

Rare Species & Natural Communities

Wisconsin's National Heritage Inventory Program (NHI) is responsible for maintaining data on the locations and status of rare species, natural communities, and natural features throughout the State. The program's database, on the Wisconsin DNR website, identifies species and natural communities that are currently tracked by the NHI. As of July 2017, NHI tracked 37 species or communities in the Town of Easton. Three of these species and communities, Netted Nutrush (plant species), Incurvate Emerald (dragonfly species), and the Slender Grass Lizard (snake species) are classified as endangered in Wisconsin. Three species are also classified as threatened in Wisconsin; Dwarf Milkweed, the Wood Turtle, and Brittle Prickly-pear. Two species and communities have a federal status; the Wood Turtle and the Karner Blue Federal High Potential Range community. Of the 37 species tracked by NHI, 18 are communities, 14 are plants, and 5 are animals or insects.

Wisconsin's biodiversity goals are to identify, protect and manage native plants, animals, and natural communities from the very common to critically endangered for present and future generations. Knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems are critical to their survival and greater benefit to society.

Original vegetation types for the Town of Easton were jack pine, various oak species (white oak, black oak, and bur oak), barrens, various swamp conifers (white cedar, black spruce, tamarack, and hemlock), marsh and sedge meadow, wet prairie, and lowland shrubs, which came from a map of Finley's Original Vegetation of the Central Sand Plains.

A unique feature in the town is Easton Mound. It is located southeast of the intersection of Highway 13 and County

Highway A. It is one of over twenty sandstone buttes scattered throughout the county. This site is privately owned.



The Slender Grass Lizard is an endangered snake species present in Easton

Image Source: Wisconsin Department of Natural Resources

Agricultural Resources

At the Adams County level, irrigated vegetable farming (e.g. potatoes, corn, snap beans, soybeans, and peas) is the primary agricultural enterprise. Cranberry production is increasingly important too. Two cattle CAFO's have been built since 2010 in the County.

Approximately 6,560 acres of land in the Town of Easton are currently used for agriculture, which is 28.4 percent of total land in the Town. Additionally, 60.8 percent of land is currently woodlands, some of which may be agricultural forests.

Within Easton, there are prime farmlands located along State Highway 13 (south of Edgewood Avenue) and most of County Highways A and H. Being classified as a prime farmland indicates that these soils are good productive farmland. However, not all prime farmland is used for farming, as the town has multiple areas of prime farmland currently being used for woodlands, residential, and other uses. See the **Prime Farmland Map**.



Farm field located in Easton

Adams County Natural Resource Trends

Problems and Causes

Wind erosion continues to be a major problem in Adams County. As companies/producers are getting larger with more fields to harvest, harvesting takes longer and they are not able to get a cover crop planted in September. Moldboard plowing is more prevalent due to requirements by canneries for clean tillage to reduce crop contamination.

Trees are being taken down right to the property line – windbreaks are not being left or they are being mowed down or cut back.

Newly listed 303(d) waters in 2014: Lake Sherwood, Lake Arrowhead, and Friendship Lake – they became listed mainly due to increased levels of nutrients caused by cumulative actions by adjacent riparian owners, upstream inputs and internal loading. Lake Camelot (next to Lakes Sherwood and Arrowhead) is likely to be 303(d) listed in 2016.

Changes in Land Use

- Deforestation occurring for large row crops, more irrigation, more CAFOs, and more subdivisions – especially along the streams.

- Changes in water quantity due to high capacity wells increasing in number of wells and amount pumped per well, which may lead to more intermittent streams.
- Changes in water quality – more polluted runoff, manure storage issues, nutrient runoff, and more blue-green algae problems.
- Loss of smaller farms and more big farms likely.
- Frac sand mining and related pollutant issues.
- Need to find balance between protecting waters and agricultural uses.

Changes in Climate

- More intermittent streams.
- More wind erosion – need for wind breaks, cover crops and conservation tillage.
- More water erosion due to big storm events and flashier storm events.
- Water table not being replenished as fast as being depleted, and lakes may be affected.

Tourism and Economy

- Tourism will change depending on water quality and quantity.
- Need for old septic systems to be inspected and repaired/replaced.
- Changes in land and water quality or quantity could negatively affect property values and county income base.

Cultural Resources

There are several original farm homes and farm buildings in the town, but there has been no historical examination of these structures for inclusion on the State Historical Inventory.

One Century Farmstead exists within the town. A century farmstead has maintained family ownership for at least 100 years. The Wisconsin State Fair recognized the Marjorie Y Colby farmstead in 2000.

Easton Century Farmsteads

- Marjorie Y Colby on 92 acres in T16N R6E Sec 28 was settled in 1852.

The Woolsey Cemetery is owned by the Town. It is located along Elk Avenue east of 9th Avenue and contains a number of Civil War era graves. The Town also maintains both the White Creek and Easton cemeteries. Several original structures still remain of the White Creek settlement within the Town. Another point of interest is the Easton Dam, which was built in the 1850s. It is still structurally sound, and holds back water from Campbell Creek to create Easton Lake. Lands immediately adjacent to surface waters, but not man-made drainage ditches, may have an abundance of cultural and archeological significance because they were often the location of Native American and early European settlements.

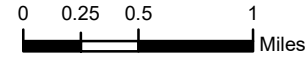
Goals, Objectives, & Policies

Goal: The Town of Easton manages natural and cultural resources in a balanced way for current and future generations' health, enjoyment, and benefit.





1. Protect natural areas, including lakes, streams, wetlands, wildlife habitats, woodlands, and groundwater resources.
 - a. New development in the Town is encouraged in areas that will not impact local natural resources and discouraged in areas that have significant natural resources.
 - b. Consider the use of regulatory tools, such as transfer of development rights or purchase of development rights, to protect sensitive areas.
2. Protect natural resources that are economically productive, such as farmlands and commercial forests.
 - a. Existing agricultural uses and buildings should be taken into consideration when locating new development to minimize conflicts.
 - b. Support the diversification of farming types and practices to maintain agriculture as a viable economic activity.
 - c. Encourage more windbreaks for erosion control
 - d. Encourage local farmers to participate in the Farmland Preservation Program to preserve farmland for long-term agricultural use.
 - e. Encourage and support owners of woodlands to develop forest management plans.
3. Preserve cultural, historic, and architecturally significant sites and buildings.
 - a. Work with the Adams County Historical Society, tribes, and others to provide guidance in the identification and protection of historic and cultural resources.
 - b. Review development proposals to minimize potential impacts to the historical and cultural resources of the Town.
 - c. Respect Century Farmsteads within the Town by allowing farming to continue.

Comprehensive Plan

Map 3 Natural Resources Town of Easton Adams County, Wisconsin



Legend

-  Water
-  Contours 10ft
-  Wetlands
-  Floodplains

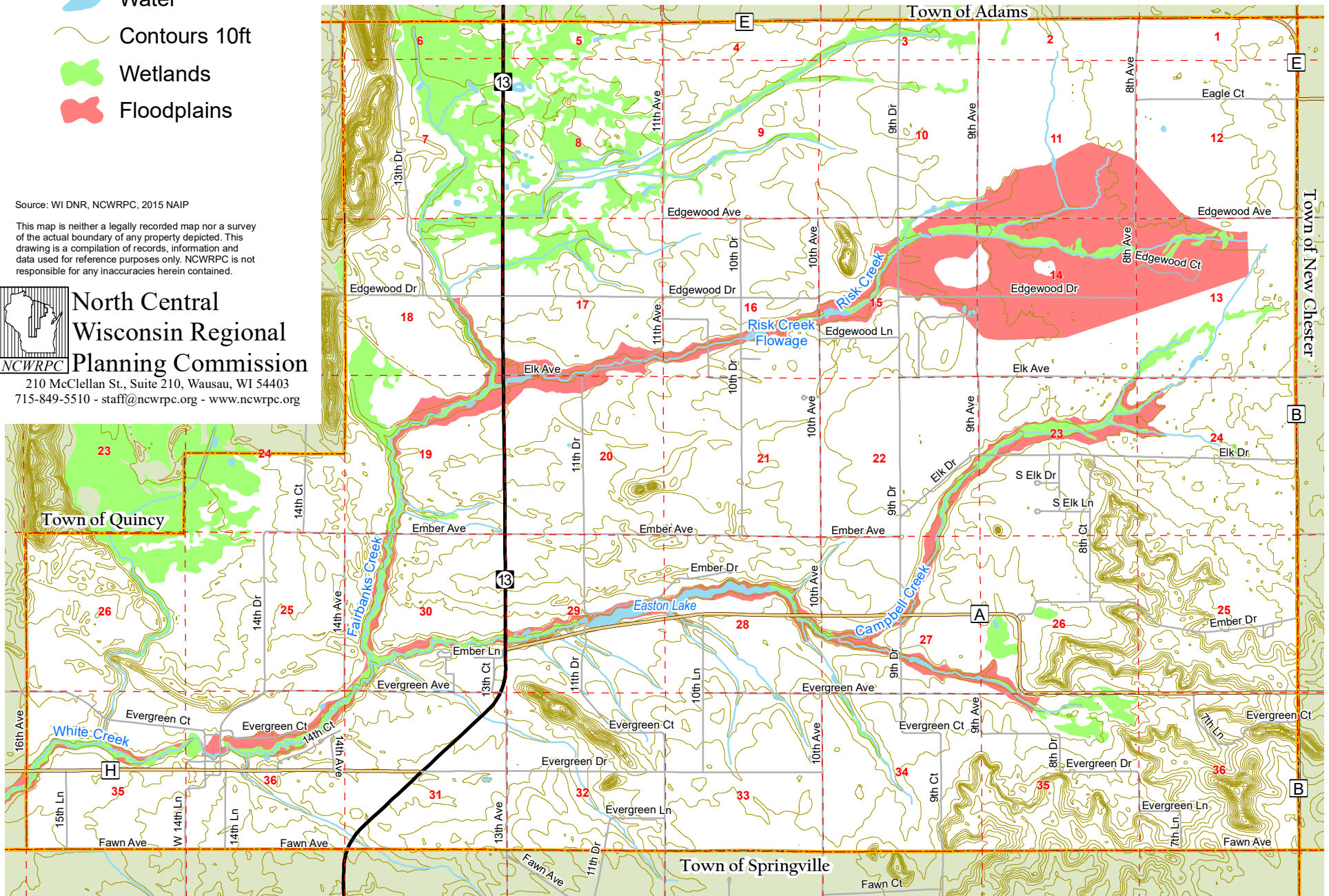
Source: WI DNR, NCRWPC, 2015 NAIP

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCRWPC is not responsible for any inaccuracies herein contained.



**North Central
Wisconsin Regional
Planning Commission**

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Chapter 3:

Housing

Housing characteristics and trends are important components of a comprehensive plan. The physical location of housing determines the need of many public services and facilities. Furthermore, understanding dynamics in the market likely to affect housing development in the future provides a basis for the formulation of policy to coordinate transportation facilities with a sustainable pattern of residential development. Understanding the factors affecting people's ability to meet their own housing needs provides a basis for reinforcing community ties, fostering economic development and environmental sustainability, and improving the quality of life.

Previous Plans and Studies

Regional Livability Plan

Housing is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission in 2015. The Housing Assessment Report, a component of the Plan, looks in detail at the housing stock and the affordability of housing throughout the 10-county region and identifies trends and issues facing housing. The Regional Livability Plan addresses two issues: the type of housing stock and housing affordability. The housing goal of the Plan is to promote a variety of safe and affordable housing options that meet the needs of all community members.

Wisconsin State Consolidated Housing Plan

The Consolidated Housing Plan is required by the Department of Housing and Urban

Development (HUD) in the application process required of the State in accessing formula program funds of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS. The State Consolidated Housing Plan (CHP) is primarily focused on how government action can address special needs, not on the workings of the private housing market.

Housing Inventory

The housing stock in the Town of Easton is generally adequate for the needs of the community. The 2010 Census indicates that there were 864 housing units in the town. All housing units within the town were reported as having full plumbing and kitchen facilities, and full telephone service. The Town experienced a 5.7 percent increase in the number of housing units from 2000 to 2010. This increase is significantly higher than changes in population, as population within the Town decreased during this time. One indicator of what may have caused such an increase in total housing units despite a decrease in population is the increasing presence of seasonal and mobile homes within the Town.

Table 8 shows a comparison of the number of total housing units in the Town of Easton with the surrounding towns, the County, and the State. The Town's housing growth rate was consistent with Adams and Quincy, but not New Chester and Springville.

Table 8: Total Housing Units

| | 2000 | 2010 | % Change |
|--------------|-----------|-----------|----------|
| Easton | 821 | 864 | 5.72% |
| Adams | 856 | 893 | 4.32% |
| New Chester | 371 | 428 | 15.4% |
| Springville | 864 | 1,065 | 23.26% |
| Quincy | 1,614 | 1,707 | 5.76% |
| Adams County | 14,123 | 17,436 | 23.46% |
| Wisconsin | 2,321,144 | 2,624,358 | 13.06% |

Source: U.S. Census

Household Forecasts

Like population, household projections were completed in 5-year increments between 2010 and 2040, as shown in **Table 9**. Household data after 2010 comes from the Wisconsin Department of Administration (WDOA) household projections. The number of households was calculated by dividing the total population projection for each 5-year increment by the projected average persons per household.

Table 9: Household Projections

| Year | Town of Easton | Adams County |
|------|----------------|--------------|
| 2010 | 477 | 8,665 |
| 2015 | 512 | 9,375 |
| 2020 | 533 | 9,887 |
| 2025 | 567 | 10,599 |
| 2030 | 586 | 11,090 |
| 2035 | 588 | 11,244 |
| 2040 | 580 | 11,219 |

Source: WDOA

Like the population projections, the WDOA household projections are recognized as Wisconsin's official population projections in accordance with Wisconsin Statute 16.96 and are based on the historical population trends of individual communities. Assuming a conservative rate of growth, the number of households within Easton is expected to increase to 580 households in 2040, with the

Town expected to reach a peak of 588 households in 2035.

Building Type

Single-family dwellings are the most common type of occupied housing units in the Town, while seasonal or mobile homes were the next most common type of housing unit overall in 2016. Note that 2010 data shown in **Table 10** below is from the American Community Survey, and not the 2010 U.S. Census, which results in drastically different data than shown in Table 9. The large difference in housing units between the two data sources is mainly due to differences in the number of reported seasonal or mobile units, as the 2010 Census reported a total of 312 of these units while the American Community Survey reported 349 seasonal or mobile units in 2010. Seasonal housing units accounted for nearly half of all housing units within the Town in 2016, a proportion similar to Adams County and significantly higher than Wisconsin.

Table 10: Housing Changes

| | 2000 | 2010 | 2016 |
|--|--------|--------|--------|
| Total Housing Units | 821 | 868 | 785 |
| Occupied Housing Units | 486 | 477 | 399 |
| Vacancy % | 40.80% | 47.20% | 49.20% |
| Owner Occupied Housing Units | 412 | 401 | 366 |
| Renter Occupied Housing Units | 74 | 57 | 33 |
| Owner Occupied Housing Units as percent of Total | 84.80% | 87.60% | 91.70% |
| Number of Homes for Seasonal or Mobile Homes | 296 | 349 | 358 |
| Number of Single Family Homes | | | |
| Detached | 421 | 517 | 419 |
| Attached | 0 | 0 | 8 |
| Number of Duplexes | 2 | 0 | 0 |
| Multi-Family Units 3-9 Units | 0 | 0 | 0 |
| Multi-Family Units 10+ | 0 | 0 | 0 |

Source: U.S. Census 2000, American Community Survey

Year Built

The age of a community’s housing stock typically reflects several important factors including size, offered amenities, and overall maintenance costs. Age of the home often also reflects different regional and national trends in housing development. Housing predating the 1940s for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have increased. For example, average homes constructed in the later part of the previous century and the first decade of the millennium are typically much larger than housing built in previous decades. This can be seen in both the rural and more urban environments of Adams County. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in newer housing units.

More than a third of buildings in Town were built after 1990, on par with the county, and significantly higher than the state. Data shows

that over three-quarters of buildings in the Town were built between 1970 and 2014. In Easton, there are 59 homes that were built before 1940, which accounts for 7.5 percent of all homes in the Town, while in Adams County as a whole only 5.9 percent of homes were built before 1940. **Table 11** displays the number of homes built per decade since 1940.

Table 11: Age of Structure, 2016

| Year Built | Town of Easton | Town of Adams | Adams County | Wisconsin |
|---------------|----------------|---------------|--------------|-----------|
| Before 1940 | 59 | 76 | 1,033 | 523,908 |
| 1940-1949 | 16 | 24 | 386 | 153,101 |
| 1950-1959 | 64 | 32 | 656 | 297,525 |
| 1960-1969 | 40 | 117 | 1,452 | 259,547 |
| 1970-1979 | 169 | 155 | 3,833 | 392,006 |
| 1980-1989 | 137 | 203 | 3,331 | 263,304 |
| 1990-1999 | 162 | 160 | 3,531 | 372,022 |
| 2000-2009 | 126 | 104 | 2,934 | 344,300 |
| 2010 or later | 12 | 10 | 263 | 43,884 |

Source: American Community Survey 2012-2016

Value

According to the American Community Survey, about 50 percent of owner occupied housing units have a mortgage. In 2016, the median value of owner occupied housing units in the town is \$103,000, which is less than the county and the state, which are \$129,100 and \$167,000, respectively. **Table 12** displays median home values for the Town of Easton as well as the town's surrounding communities.

Table 13 displays monthly housing costs for the Town of Easton as well as the communities that surround the Town. Thirty percent of a household income towards housing is considered the threshold for affordability, and households that pay more than 30 percent of their income are considered cost burdened. Nearly 30 percent of owner occupied households within the Town pay more than 30 percent of their income toward housing. Renters within the Town pay an average of \$875 per month for housing costs, an amount higher than both Adams County and the State.

Table 12: Median Value of Structures by Jurisdiction, 2016

| Municipality | Median Home Value | % of State Median Value |
|---------------------|-------------------|-------------------------|
| Town of Easton | \$103,000 | 61.7% |
| Town of Adams | \$117,600 | 70.4% |
| Town of New Chester | \$98,900 | 59.2% |
| Town of Springville | \$124,200 | 74.4% |
| Town of Quincy | \$90,200 | 54.0% |
| Adams County | \$129,100 | 77.3% |
| State of Wisconsin | \$167,000 | 100.0% |

Source: American Community Survey 2012-2016

Table 13: Median Monthly Housing Costs by Tenure, 2016

| Civil Division | Median Selected Monthly Owner Costs | | | Median Selected Monthly Renter Costs | |
|---------------------|-------------------------------------|------------------|--------|--------------------------------------|--------|
| | With Mortgage | Without Mortgage | 30%+ | Median Gross Rent | 30%+ |
| Town of Easton | \$1,086 | \$350 | 29.80% | \$875 | 0.00% |
| Town of Adams | \$970 | \$423 | 24.40% | \$678 | 75.30% |
| Town of New Chester | \$1,027 | \$450 | 30.90% | \$808 | 64.90% |
| Town of Springville | \$1,176 | \$490 | 33.20% | \$830 | 32.70% |
| Town of Quincy | \$1,003 | \$427 | 29.40% | \$837 | 76.10% |
| Adams County | \$1,127 | \$468 | 27.00% | \$699 | 48.90% |
| State of Wisconsin | \$1,391 | \$532 | 22.80% | \$789 | 46.60% |

Source: American Community Survey 2012-2016

Vacant/Seasonal

Of the 864 total housing units in the Town in 2010, 477 were occupied, while 387 were vacant. The Town had 312 homes that were identified as seasonal, accounting for 36.1 percent of all housing units within the Town. This compares to 44.3 percent of housing units in the county being described as seasonal, and 7.4 percent for the state. The number of seasonal dwellings in the Town has stayed steady since 2000, when there were 296 seasonal homes in the Town which accounted for 36 percent of the Town’s housing stock.

Housing Programs

The following are housing programs available to the Town:

The 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 of time (usually

15 years) are allowed to take a credit on their income tax.

The U.S. Department of Agriculture-Rural Development (USDA-RD) is focused on rural areas. A list of available programs follows:

- *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.

The U.S. Department of Housing and Urban Development (HUD) administers the following programs:

- *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.

The Central Wisconsin Community Action County (CWCAC) is one of 16 Community Action Agencies in Wisconsin with its primary mission to help poor families and individuals who subsist in poverty by providing a variety of services and programs to help them achieve independence and increased levels of prosperity. Many of their programs relate to housing, including: Home Weatherization, First-Time Home Buyer Financial Assistance, Handicapped Home Accessibility Renovations, Home Repair and Rehabilitation, and Homeless Prevention and Intervention. CWCAC serves a five county area, including Adams County, and is located in the City of Wisconsin Dells.

Housing Issues

Affordability

Median and per capita income levels are generally lower than the state in Adams County. For many of these people this poses a difficulty in paying for decent, safe and sanitary housing. This fits a pattern throughout rural America, where rural households had a greater housing cost burden than their urban counterparts. Multi-family housing and accessory dwelling units are two more affordable housing choices. One of the more persistent objections to multi-family housing and accessory dwelling units is that these units compromise the property values of single-family dwellings. In recent years evidence has emerged that, rather than diminishing the value of single-family housing, well-designed and maintained multi-family housing can increase the value of nearby neighborhoods as well as reduce overall local government costs.

Elderly/Retiree Housing Needs

Adams County is aging, and not just as a result of residents getting older. The county is getting more and more older people who move there to retire. This influx of seniors has a number of results: it has increased the population and led to the construction of many new housing units; it has increased the median age in the county; and it has brought many new residents into the county from a number of different backgrounds and with personal assets that have expanded the local economy. In one way though, it has introduced a different dynamic into the county from its rural-agricultural past. This change creates a special set of housing issues. As people age they have more need for specialized services. The most obvious of these is for health care, but there is a more subtle relationship between an aging population and their housing needs. An integrated view of senior housing needs to be developed that includes a continuum of

housing options ranging from assistance to age in place all the way to assisted care facilities.

Manufactured Housing

One of the most widely used and easily available forms of affordable housing is the manufactured home. Modern manufactured housing is virtually indistinguishable from site-built housing, but can be constructed for roughly 75 percent of the cost. Land-lease communities, which operate very much like the traditional mobile home park, where residents own the house, which is taxed as personal property not real estate, and rent the site and which can include many shared amenities, are another option. Manufactured housing offers a realistic alternative for providing affordable homes that can fit well with existing neighborhoods or be developed as new communities.

Subsidized/Special-needs Housing

There are 177 subsidized housing units in Adams County, or one unit for every 118 people. Nearly two thirds of these units are designated for the elderly. A third are for families and six are designed for the disabled. Disabled and low-income citizens often require special housing accommodations. Two programs which help fund the development of subsidized housing and assist residents are the USDA-RD Section 515 program, which supports the construction of multi-family housing for low-income residents, and the HUD Section 8 housing choice voucher program, which provides eligible families with vouchers that they can use to secure housing in the private market.

Housing Goals & Objectives

Goal: Town of Easton has decent, safe, affordable housing options that meet the needs of all community members.

- Preserve and protect environmentally sensitive natural resource areas through housing location decisions.
- Encourage small lot residential in areas contiguous with existing housing and discourage small lot residential in rural areas.
- Encourage residential development away from prime farmland areas.
- Encourage residential development away from areas shown to flood hazard, potential groundwater contamination, wetlands, and other sensitive areas.
- Encourage a variety of housing types as well as land for new residential development.
- Support adequate affordable housing for all individuals consistent with the character of the community.

- Ensure that local land use controls and permitting procedures do not discourage or prevent the provision of affordable housing options.
- Support the development of senior and special needs housing within the Town.

Goals:

1. Discourage residential development in prime farmland areas.
2. Allow adequate affordable housing for all individuals consistent with the rural character of the community.

Objectives:

1. Ensure that local land use controls and permitting procedures do not discourage or prevent the provision of affordable housing opportunities.
2. Support development of senior and special needs housing within the Town.
3. Direct residential development away from existing agricultural uses and buildings to avoid conflicts.

Policy:

1. The Town should work with developers to provide a variety of housing types for all income and age groups.

Chapter 4: Transportation

Background

The transportation system in the town includes all the state, county and local roads. The local transportation network is an important factor in the safe movement of people and goods, as well as in the physical development of the town. There is no transit, passenger rail, air or water transportation service within the town's jurisdiction.

Previous Plans and Studies

Adams County Bicycle and Pedestrian Plan, 2013

This plan is intended to be utilized in developing a safe and bicycle and pedestrian friendly transportation network throughout Adams County. There are three goals that were identified to achieve this end, to make all roads safe to walk or bike, to provide parking for schools To achieve a safe and bicycle and pedestrian friendly transportation network, the following three goals were identified:

- Goal 1: Make all roads safe to walk or bike.
- Goal 2: Provide bicycle parking.
- Goal 3: Provide Safe Routes to School

This plan identified three proposed bicycle and routes within the Town of Easton; State Highway 13 is identified as a potential north-south route within the Town. Another proposed route starts on County Highway H, runs east to State Highway 13, travels north

on State Highway 13 until it connects to County Highway A. After connecting to County Highway A, this route follows Ember Drive east and out of Town after the Ember Drive – County Highway A intersection. The third proposed route starts at the Edgewood Drive – State Highway 13 intersection, travels east on Edgewood Drive to 11th Avenue, then travels north on 11th Avenue to Edgewood Avenue and then travels east on Edgewood Avenue until Edgewood Avenue connects with County Highway B.

Adams County Locally Developed, Coordinated Public Transit – Human Services Transportation Plan 2014 -2018

The purpose of this plan is to assess transportation services provided for the elderly and disabled residents of Adams County. The designated keeper of the plan is the Aging and Disability Resource Center (ADRC) – Adams County. This assessment identified that evening and weekend services are limited, that employment needs are underserved, and that more rural, inter-city, and cross-country services are needed. The plan identifies a five-year work program to prioritize and address the gaps identified.

Regional Livability Plan, 2015

Transportation is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission in 2015. The Transportation Assessment Report, a component of the Plan, looks in detail at the

transportation network through the 10-county region and identifies trends and issues facing transportation. The Regional Livability Plan addresses three issues: the modes of transportation to work, the age of drivers in the region, and the high transportation maintenance cost. The three transportation goals of the Plan are as follows:

- Goal 6: Provide and improve transportation access to people of all ages and abilities to ensure lifelong mobility and accessibility.
- Goal 7: Fund the maintenance and expansion of the transportation system.
- Goal 8: Enhance the regional economy by supporting airports and freight rail.

North Central Wisconsin Regional Bicycle and Pedestrian Plan, 2018

This plan is a region-wide effort to improve bicycling and walking across the communities in the North Central Wisconsin Region. The plan assesses existing conditions related to bicycling and walking, identifying other potential trail and route user groups, identifying routes and describing policies and programs to assist local governments in improving bicycling and walking to promote connectivity between communities and destinations throughout North Central Wisconsin.

Connections 2030

Connections 2030 is the Wisconsin Department of Transportation's (WisDOT) long-range transportation plan for the state. Adopted in 2009, the plan addresses all forms of transportation over a 20-year planning

horizon: highways, local roads, air, water, rail, bicycle, pedestrian, and transit. No major transportation projects are identified in the Town of Easton.

State Trails Network Plan, 2001

This document describes a Wisconsin Department of Natural Resources (WDNR) role and strategy in the provision of all types of trails. The plan identifies a series of potential trail corridors that would link existing trails, public lands, natural features, and communities. This statewide network of interconnected trails would be owned and maintained by municipalities, private entities, and partnerships of the two. Preserving transportation corridors, such as old rail lines, is specifically discussed as a very important strategy in the creation of recreational and alternative transportation corridors.



View of County Highway A while traveling east

Road Network

The road system in the Town of Easton plays a key role in development by providing both access to land and serving to move people and goods through the area. The interrelationships between land use and the road system makes it necessary for the development of each to be balanced with the other. Types and intensities of land-uses have a direct relationship to the traffic on roadways that serve those land-uses. Intensely developed land often generates high volumes of traffic. If this traffic is not planned for, safety can be seriously impaired for both local and through traffic flows. See the **Transportation Map**.

State Highway 13 is the Town of Easton’s minor arterial, County Highways B, E, and H are major collectors, and County Highway A is a minor collector, and the remaining roads in the Town are classified as local.

The Town of Easton road network consists of roughly 5.64 miles of state highway, 12.71 miles of county highway, and 70.90 miles of local roads. Of the 70.90 miles of town roads, 10.56 miles are unpaved or unimproved. WisDOT requires all local units of government to submit road condition rating data every two years as part of the Wisconsin Information System for Local Roads (WISLR).

The Pavement Surface Evaluation Rating (PASER) program and WISLR are tools that local governments can use to manage pavements for improved decision making in budgeting and maintenance. Towns can use this information to develop better road budgets and keep track of roads that are in need of repair.

A summary of pavement conditions in the Town of Easton can be found in **Table 14**. Data for pavement conditions compares the years 2014 and 2018. Roads exhibiting a surface condition rating at or below “fair”

Road Classifications

Principal Arterials – serve interstate and interregional trips. These routes generally serve urban areas with 5,000 people or more.

Minor Arterials – accommodate interregional and county-to-county traffic, often in conjunction with principal arterials.

Major Collectors – provide service to moderate sized communities and other county-level traffic.

Minor Collectors – take traffic from local roads and provide links to all remaining portions of smaller communities and connect to other higher function roads listed above.

Local Roads – provide direct access to residential, commercial, and industrial developments.

must be examined to determine what type of reconstruction or strengthening is necessary.

The roads that display a surface rating of “good” or better will only require minimal preventative maintenance to promote safe travel conditions. Road conditions within the Town have remained stable over the last 5 years, as about 15% of roads rate as Poor or Very Poor and about 85% of roads rate as Fair or better.

Table 14: Pavement Conditions

| | 2014 | 2018 |
|---------------------------------|--------------|--------------|
| Surface Type | Miles | Miles |
| Unimproved | 1.69 | 1.69 |
| Unpaved | 8.87 | 8.87 |
| Sealcoat | 1.36 | 1.36 |
| Asphalt and Concrete | 58.98 | 58.98 |
| Surface Condition Rating | Miles | Miles |
| Very Poor | 0.23 | 0.00 |
| Poor | 10.01 | 10.63 |
| Fair | 9.12 | 7.04 |
| Good | 44.97 | 51.91 |
| Very Good | 4.98 | 1.23 |
| Excellent | 0.00 | 0.00 |
| No Rating | 1.59 | 0.09 |

Source: Wisconsin Department of Transportation 2014, 2018

Traffic and Safety

Annual average daily traffic counts (AADT) are measured and calculated every three years by the Department of Transportation for eight areas in the town. Monitoring these counts provides a way to gauge how traffic volume is changing in Easton. State Highway 13 has three traffic count sites within the Town; north of Edgewood Avenue had an AADT of 3,400 in 2014, the site south of County Highway H had an AADT of 3,200 in 2014, and the site between Evergreen Drive and Evergreen Avenue had an AADT of 3,400 in 2017. The newest traffic counts along all three sites on State Highway 13 were lower than the traffic counts in 2011. County Highway E has two traffic count sites within the Town, one site experienced an increase in AADT since 2011 (between 11th Avenue and 10th Avenue) and the other site experienced a decrease in AADT since 2011 (between 10th Avenue and 9th Drive). County Highway A had an AADT of 330 in 2011, down from 540 in 2004. County Highway H had an AADT of 350 in 2011, down from 400 in 2004. County Highway B had an AADT of 930 in 2011 between Ember Drive and Evergreen Avenue.

The interrelationships between land use and the road system make it necessary for the development of each to be balanced with the other. Types and intensities of land-uses have a direct relationship to the traffic on roadways that serve those land uses. Intensely developed land often generates high volumes of traffic. If this traffic is not planned for, safety can be seriously impaired for both local and through traffic flows.

Traffic generated and attracted by any new land-use can increase the volume throughout the highway system and increase congestion on the roadway system keeping property from reaching its full potential value. Even without the creation of new access points, changes in land-uses can alter the capacity of the roadway because more, and possibly different, kinds of vehicles than before, enter, leave, and add to the traffic flow. Uncontrolled division of land tends to affect highways by intensifying the use of abutting lands, which impairs safety and impedes traffic movements.

As development continues and land use changes, the cost of maintaining the road system must be increased. More traffic requires more maintenance and expansion of the local road system. The entire road system in the Town of Easton is also open by state law to pedestrian and bicycle travel, although some traffic volumes may make such travel unsafe.

Other Modes of Transportation:

Airports

The nearest airports are the Adams County Airport, a Class A airport with a 6,000 foot runway, and Adams County Legion Field, a public-use airport in the Town of Adams. Adams County Legion Field has a 60' X 3400' lighted, hard-surfaced runway, aircraft tie-down, and vehicle parking, hanger/commercial sites, fuel, rental cars, telephones, and seasonal restrooms. Regular

commercial air and freight service is available at the Dane County Regional Airport in Madison, the Central Wisconsin Airport in Mosinee, and the La Crosse Municipal Airport in La Crosse.

ATV/UTV

All-terrain and utility terrain vehicles are becoming increasingly popular. More and more communities are allowing these vehicles on local roadways. The Town Board has the authority to open its highways to these vehicles. A town can designate some or all of its highways. Signage is critical to informing the public which highways are open or closed. In considering this issue the town can examine cost, safety and other impacts to the town.

Bicycling

All roads within the town are open to bicycle travel. The Bicycle Federation of Wisconsin along with WisDOT has determined what the bicycling conditions are on all county and state highways. Roads currently suitable for bicycling and roads designated as bicycle routes are shown in the Regional Comprehensive Plan. The Easton Mound & Rustic Road Loop on-road bicycle trail is also located within the Town. The Adams County Bicycle and Pedestrian Plan also proposes several bicycle routes within the Town of Easton.

Bus/Transit

No local or intercity bus services are provided within the Town of Easton. The nearest transit service is available in the City of Adams to Wisconsin Dells. Greyhound Lines provides inter-community bus service with bus stations in the following communities: Baraboo, Columbus, Fond du Lac, Madison, Oshkosh, Portage, Sparta, Stevens Point, Tomah, Wisconsin Dells, and Wisconsin Rapids.

Pedestrian

All roads within the town are available for pedestrian travel. Most town roads have limited shoulder areas. A motor vehicle creates a dust hazard for pedestrians on gravel roads. These conditions hamper safe pedestrian travel opportunities. Moreover, given the low-density development pattern of the town and the fact that nearly all goods and services are located in the nearby Adams-Friendship area, walking to places of work, shopping, or entertainment is not realistic for most residents. This situation is not anticipated to change over the 20-year planning period. As a result, people without access to motor vehicles must arrange for other transportation.

Rail

There are no railroad services available within the Town of Easton. The Union Pacific Railroad trains pass through the City of Adams. Union Pacific runs across Wisconsin from Superior and the Twin Cities to Milwaukee and south to Chicago. There are about 29 miles of Union Pacific line in Adams County. Rail service for Adams County is also provided by Amtrak, which runs along the Canadian Pacific Railway line. There are Amtrak stops in Portage, Tomah, and Wisconsin Dells.

Rustic Road

The Rustic Roads program was created over 40 years ago by the Wisconsin Department of Transportation to provide hikers, bicyclists and motorists an opportunity to leisurely travel through the state's scenic countryside. Today, there are 120 designated roads spanning more than 724 miles through 59 counties. **There is one Rustic Road in the Town of Easton.** It is a two mile segment of Ember Drive between County A and County B. It is a gravel road that is located in a thickly forested area that supports a multitude of wildlife and wildflowers. The road winds up through a cleft on top of a

bluff. A natural spring runs from the top of the bluff down the side of the road to the east.

Transportation for Elderly and Disabled

The Aging and Disability Resource Center serving Adams, Green Lake, and Waushara Counties provides transportation services for the elderly and disabled. Some service is also provided by the Veterans Service and some services are available from local agencies, such as Faith in Action and the Salvation Army.

Goals, Objectives, & Policies

Goals:

1. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety that meets the needs of all citizens, including transit-dependent and disabled citizens.
2. Encourage neighborhood designs that support a range of transportation choices.
3. Limit both town and private road development until existing infrastructure is brought up to a common level.
4. Improve existing roads before constructing new roads.

Objectives:

1. Support and maintain a safe and efficient Town road system.
2. Support alternative transportation options for residents.










Policies:

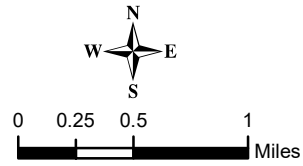
1. Utilize DOT's WISLR program to inventory and rate the local roads.

2. Prepare and update a 5-year Road Improvement Plan.
3. Work with the Adams County on any project that affects the Town.
4. Land uses which generate heavy traffic volumes will be discouraged on local roads that have not been constructed or upgraded for such use.
5. Roadway access will be better spaced along the existing Town road network to increase safety and preserve capacity.
6. Future road locations, extensions or connections will be considered when reviewing development plans and proposals.
7. All Town roads must accommodate access requirements for emergency services (fire, EMS, ambulance, etc.) as well as school bus and snowplows.
8. Examine issues related to ATV/UTVs and their use on town roads and establish a policy.

Comprehensive Plan

Map 4 Transportation Town of Easton Adams County, Wisconsin

-  State Highways
-  County Highways
-  Local Roads
-  Water
-  500 Average Daily Traffic Counts, 2004
-  500 Average Daily Traffic Counts, 2008
-  500 Average Daily Traffic Counts, 2011
-  500 Average Daily Traffic Counts, 2014
-  500 Average Daily Traffic Counts, 2017



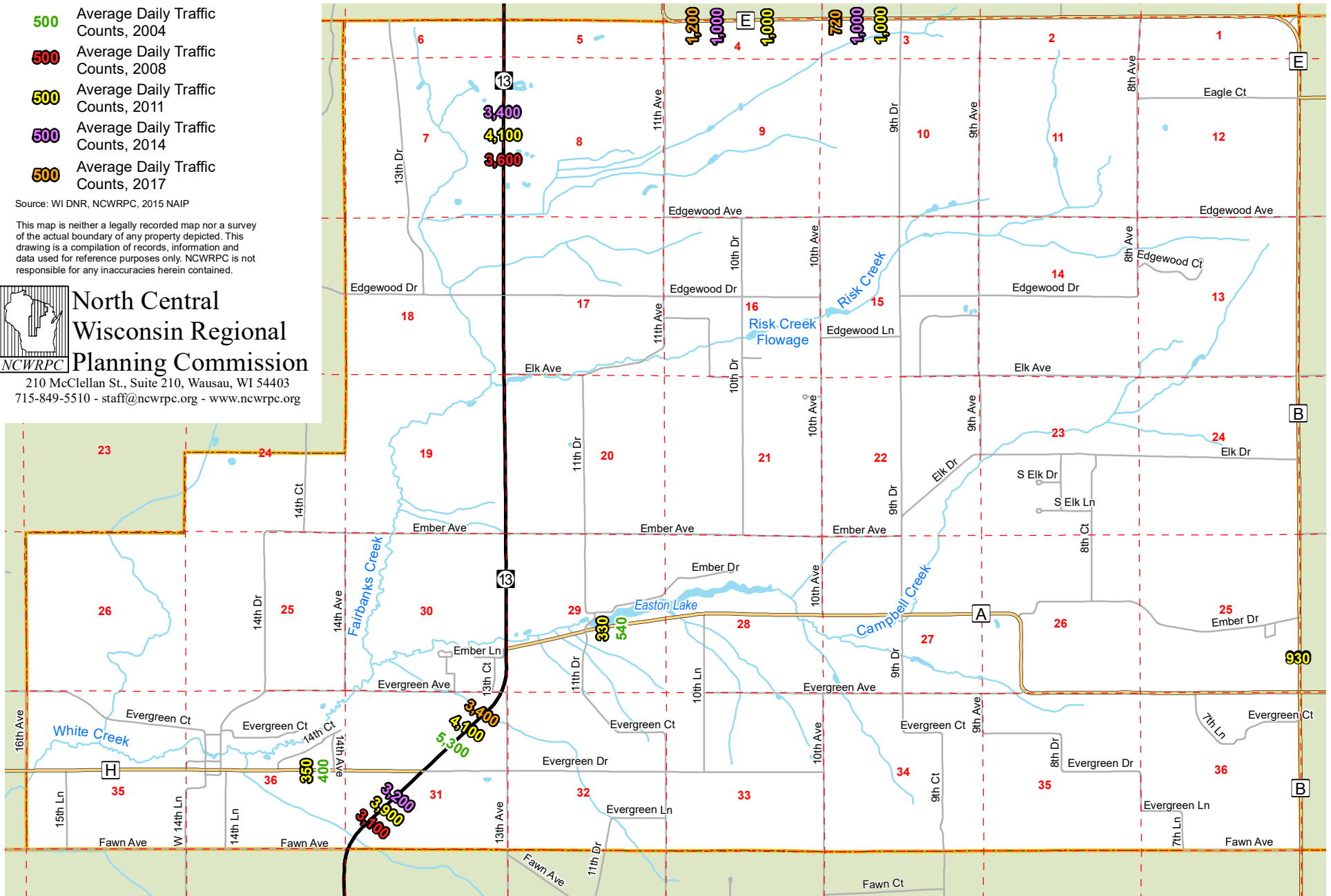
Source: WI DNR, NCWRPC, 2015 NAIP

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



**North Central
Wisconsin Regional
Planning Commission**

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Chapter 5:

Utilities & Community Facilities

Background

Utilities and community facilities, provided by either public or private entities, are critical for community development. Utilities include electrical service, natural gas, telephone service, and cable communications, among others. Community facilities include local governmental buildings, libraries, educational institutions, parks and recreational facilities, and maintenance and storage facilities, as well as services like policing service, fire protection, and emergency medical services.

Previous Plans and Studies

Adams County All Hazard Mitigation Plan, 2015

This document examines general conditions in Adams County, including an inventory of utilities, community facilities and emergency services throughout the county. Risk assessment is at the heart of the All-Hazards Mitigation program. In order to mitigate the risks it's necessary to assess their relative importance. The report looks at a series of mostly weather-related disasters; how they have affected the county in the past and how future instances are likely to affect the county and how local government should respond to such occurrences. The report concludes with suggested mitigation measures that might be taken by local governments to reduce the risk from the identified hazards.

Inventory

As a small rural town relatively few utilities exist. There are no sanitary sewer, storm

water systems, water supply, power plants, major transmission lines, health care facilities, child-care facilities, or libraries located within the Town.

The only building owned and maintained by the town is the Town Hall. The building functions as a multi-purpose building. One use of the building is as a feeding site for meals for senior citizens. The Town also operates a transfer site for recycling at the Town Hall. Drop-off recycling is every 4th Saturday of the month 10:00 a.m. through 2 p.m. The Town also owns 80 acres off Evergreen land that was once the former Town landfill. This site has had some minimal uses over the years, but could have potential for future uses. See the **Utilities & Community Facilities Map**.



Easton Town Hall

The Town of Easton is a member with the Adams County Fire District for fire and first responders; with the eastern half of the Town being served by both the Adams County Fire District and the New Chester Fire Department. Lifestar is the current provider of ambulance service. Police service for the

Town is provided by the Adams County Sheriff's Department, located in the Village of Friendship. The Town contracts for all other services, such as road maintenance.

The Adams County Library and the Lester Public Library of Rome are the two libraries located in Adams County. Other nearby libraries, in Marquette County, can be found in Westfield and Oxford. Libraries in both counties are affiliated with the South Central Library System and provide library services for the town.

The Town of Easton is served by the Adams-Friendship Area School District, which serves an area of almost 500 square miles in Adams County. The District has three elementary schools, one middle school, and one high school. The town was formerly home to an elementary school in the district, Castle Rock Elementary School, before the school permanently closed its doors in 2009. In terms of higher education, the Town of Easton is within the Mid-State Technical College district, with a branch of the College located in the City of Adams.

Adams County operates its own sanitary landfill that serves the majority of the county, including the Town of Easton. The Town Hall also conducts a monthly recycle drop-off every 4th Saturday of the month. The Town currently does not provide for curbside refuse collection; however, that service is made available with several private firms who offer curbside refuse and recycling collection for a fee.

Electric service is provided by Adams-Colombia Coop and Alliant Energy, and natural gas is provided by WE Energies. Internet service within the Town is provided by Marquette – Adams Telephone, with advertised download speeds of 80.0 Mbps. Landline phone and internet service is also provided by Marquette – Adams Telephone,

while several mobile phone providers provide wireless phone service for the Town.

There are two parks located within the town; Easton Pond County Park, and the Easton – White Creek Lions Club Park. Easton Pond County Park is owned and operated by Adams County, and includes a boat landing to provide access to Easton Lake. The Easton – White Creek Lions Club owns and maintains the Easton – White Creek Lions Club Park, and the organization hosts multiple community events throughout the year including an Easter Egg Hunt, a 4-person Golf Scramble, and a Labor Day Chic-Nic. The Easton – White Creek Lions Club Park is also available for special events.



Image Source: Easton – White Creek Lions Club Facebook page

Numerous snowmobile trail segments, the Easton Mound & Rustic Road Loop bicycle on-road trail, and portions of the Quincy Bluff and Wetlands State Natural Area are located within the Town, providing outdoor recreation opportunities for Town residents. There is also a boat landing located in Easton Pond County Park.

Other utility and community facilities located within the Town include four cemeteries, a communication tower, five dams, and a parking area. There is also a private wastewater treatment system located on State Trunk 13 within the Town owned by Tracy Brothers.



Easton Pond Boat Launch

3. Share equipment and services across Town boundaries, where possible.

Policies:

1. Work with adjoining towns, the county, the state, and individual landowners to address known water quality issues.
2. Explore options for the former town landfill.

Goals, Objectives, & Policies

Goals:

1. Provide adequate infrastructure and public services to meet existing and future demand for residential, commercial and other uses.
2. Continue to provide ambulance, volunteer fire and first responder services to residents.
3. Encourage recycling by residents.

Objectives:








1. Make information available to residents on the proper maintenance of septic systems.
2. Consider the potential impacts of development proposals on groundwater quality and quantity.



Comprehensive Plan

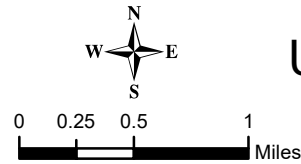
Utilities & Community Facilities

Town of Easton
Adams County, Wisconsin

Legend

-  Cemeteries
-  Landfill
-  Lookout Tower
-  Parking Area
-  Town Hall
-  Transfer Site
-  Communication Towers

- Dam Size**
-  Large
 -  Small



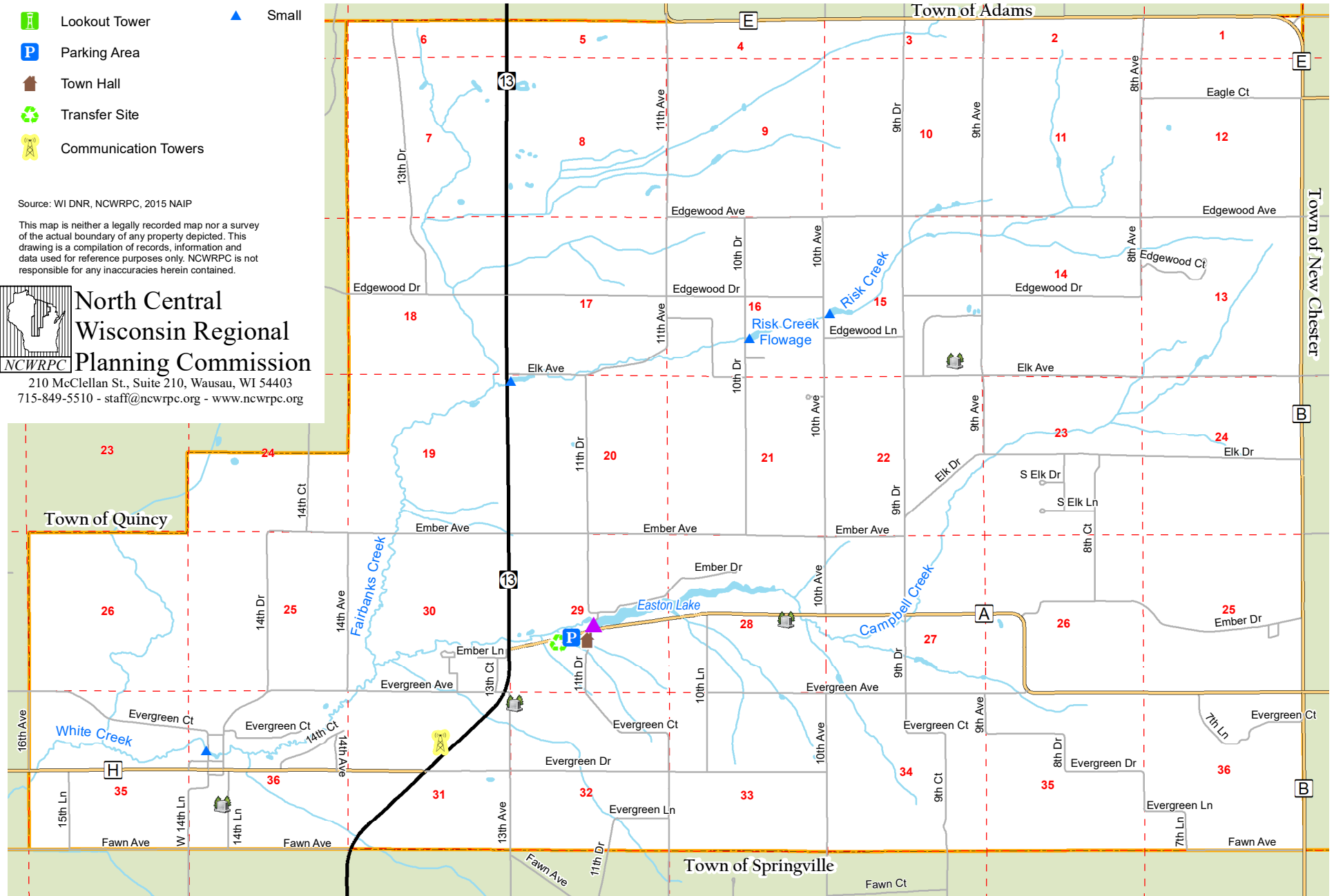
Source: WI DNR, NCRWPC, 2015 NAIP

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Chapter 6:

Economic Development

The economic development chapter provides an overview of the local and county economy and workforce. The economy includes all activity related to production, consumption, and trade of goods and services in an area. The workforce is all the people engaged in or available for work in an area.

Previous Plans and Studies

Regional Livability Plan

Economic Development is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission (NCWRPC) in 2015. The Economic Development Assessment Report, a component of the Plan, looks in detail at the economic health of the 10-county region and identifies trends and issues facing the local economy. The Regional Livability Plan addresses three issues: the disparity between the available labor force and employment, the need for a living wage, and broadband internet access. The four economic development goals of the Plan are as follows:

- Goal 2: Ensure the future availability of a skilled and flexible workforce.
- Goal 3: Support and develop a diverse economic base ensuring economic growth and resiliency.
- Goal 4: Support infrastructure needed for economic development.
- Goal 5: Develop tourism and the knowledge-based economy into leading economic sectors.

Comprehensive Economic Development Strategy (CEDS)

Adams County is one of ten counties included in the North Central Wisconsin Economic Development District as designated by the U.S. Department of Commerce, Economic Development Administration. The NCWRPC is the agency that is responsible for maintaining that federal designation. As part of maintaining that designation, the NCWRPC annually prepares a Comprehensive Economic Development Strategy report. The report serves to summarize and assess economic development activities of the past year and present new and modified program strategies for the upcoming year. Key components of this regional plan include an inventory of the physical geography of the region and its resident population. Labor, income, and employment data are reviewed as well as an in-depth analysis of the economic status of the region.

Background

As discussed in previous sections, the town has been an agriculturally based community for generations. Farming is still the dominant economic sector occurring in the town. About 28 percent of the total land is used for agriculture.

Employment

Scattered throughout the town there are small businesses, other than farms, that employ a few people. Most of the town's residents commute to employment areas outside of the town. According to the U.S. Census' On the Map tool, there were 178 primary jobs located within the Town of Easton in 2015. Most of

these jobs were in the public administration and construction industries. Approximately 412 people living in the Town are employed, which is approximately 92 percent of the Town’s labor force population.

Labor Force

Easton contained 858 residents age 16 and over, with 449 (52.3 percent) of those participating in the labor force and 412 residents employed in 2016. Over eight percent of the Town’s labor force residents were unemployed in 2016. Note that unemployment percentages only factors in the residents in the labor force, not all residents over the age of 16. **Table 15** displays labor force statistics for the Town of Easton.

Most of the Town’s residents commute to employment areas outside of the Town. Very few, approximately one percent, of Easton’s working residents remain working in Easton for work. Approximately 50 percent of working Easton residents work in Adams

County, approximately 47 percent work in another county in Wisconsin, while about 2 percent work outside of Wisconsin. There are several industrial parks and large employment centers nearby in the Cities of Wisconsin Rapids, Wisconsin Dells, Stevens Point, Portage, and Adams, as well as the Village of Friendship, and the Town of Rome that provide employment opportunities. The mean (average) travel time to work for Easton residents is 29.5 minutes, which is slightly higher than the average 28.9 minutes for Adams County and significantly higher than the average 21.9 minutes for Wisconsin.

The two employment sectors with the most Easton residents employed in 2016 were the Manufacturing sector with nearly 20 percent of the employed residents, and the Educational services and health care and social assistance sector with nearly 17 percent of employed residents. In 2016, the Construction sector was the third most employed sector with nearly 16 percent, and the Retail trade sector was fourth.

Table 15: Town of Easton Labor Force Characteristics

| | 2000 | 2010 | 2016 |
|------------------------------|-------|-------|-------|
| Population 16 years and over | 892 | 799 | 858 |
| Labor Force | 518 | 456 | 449 |
| Employed | 481 | 415 | 412 |
| Unemployed | 37 | 41 | 37 |
| Unemployment Rate | 7.1% | 9.0% | 8.2% |
| Participation Rate | 58.1% | 57.1% | 52.3% |

Source: U.S. Census, American Community Survey

Educational Attainment

Educational attainment was briefly introduced in the demographics section, but some historical information is provided here. Both the Town of Easton and Adams County had low levels of educational attainment compared to the state as a whole in 2016. Of

individuals aged 25 or older, only 10.4 percent of Easton residents and 12.7 percent of Adams County residents have a Bachelor’s Degree or higher, compared to 28.4 percent of Wisconsin residents.

Table 16 shows educational attainment levels in the Town of Easton and Adams County in

the years 2000, 2010, and 2016. Table 16 also displays the percent change in educational attainment from the year 2000 to the year 2016. Educational attainment levels have been steadily increasing since 2000, with the Town

of Easton experiencing a 103.9 percent increase in the percentage of individuals with a Bachelor's degree or higher from 5.1 % in 2000 to 10.4 % in 2016.

Table 16: Educational Attainment

| | High School Graduate or Higher | Bachelor's Degree or Higher |
|-----------------------|--------------------------------|-----------------------------|
| Town of Easton | | |
| 2000 | 77.3% | 5.1% |
| 2010 | 84.6% | 8.1% |
| 2016 | 86.6% | 10.4% |
| % Change | 12.0% | 103.9% |
| Adams County | | |
| 2000 | 76.7% | 10.0% |
| 2010 | 86.7% | 7.2% |
| 2016 | 87.3% | 12.7% |
| % Change | 13.8% | 27.0% |

Source: U.S. Census Bureau, American Community Survey

Adams County Inventory & Trends

Due to the amount of economic activity which takes place exclusively within the Town and the truth that the local workforce is primarily employed outside the Town, this section will look at the economic activity within Adams County.

There are many opportunities for economic development in Adams County. Prospective businesses may utilize the county's revolving loan fund or other financial packages. Adams County is also a member of the Juneau-Adams-Marquette (JAM) Development Zone, which provides tax credits to businesses locating or expanding in the county. Adams County is also rich in natural resources, which provides an opportunity for developing the tourism industry and growth in seasonal or year-round residents. Linking the County with the recreational activities of the Wisconsin Dells would definitely generate growth in the tourism industry.

Adams County, like many rural areas, is threatened economically by surrounding population centers. Competing with larger communities and their respective amenities and incentive programs is difficult for smaller communities. Businesses and industries often seek locations with a high volume of traffic, easy transit, and a diverse labor force. Adams County is lacking in many of these areas and therefore the County must be careful that its economic development efforts are not wasted in direct competition with the efforts of larger surrounding communities.

Economic Overview

Nationally, the three industries projected to have the most employment growth over the next decade are health care and social assistance, professional and business services, and construction.

The county's population increased two times faster than the state between 1990 and 2010. If this trend continues, the county will add

another 6,900 residents by 2030. However, more recent trends from 2000 to 2010 show a drastic slowdown in population growth. The Wisconsin DOA estimates the growth over the next 20 years to be approximately 3,000 additional residents. Much of that growth will likely be concentrated along the Wisconsin River. This increased population will generate additional demand for services. The total number of persons employed in Adams County has grown by 63 percent in last twenty years, but many residents are still commuting outside the county to work in places like Wisconsin Rapids and Wisconsin Dells.

Economic analysis indicates that the county's economy is primarily driven by agriculture, but trends indicate a shift toward service industries. According to a 2011 report on the

impact of agriculture in Wisconsin, Adams County derives approximately 14 percent of its employment from on-farm and food processing related jobs. The county appears to be making a transition from slow-growth industries into rapid growth industries, but this shift will necessitate workforce development and training before the economy and employment reaches equilibrium. Adams County has remained competitive in agriculture, manufacturing, transportation, and utilities during the past twenty years.

Economic Sectors

Overall, in 2010, there were 4,578 persons employed in the 12 broad economic sectors in the county, an increase of over 60 percent since 1990.

Table 17: Adams County Average Annual Employment by Sector 1990-2010

| Industry Super Sector (NAICS) | 1990 | | 2000 | | 2010 | | Change 1990-2010 | |
|----------------------------------|--------------|-------------|--------------|-------------|--------------|-------------|------------------|------------|
| | Total | % | Total | % | Total | % | Net | % |
| Natural Resources & Mining | 233 | 8% | 187 | 5% | 399 | 9% | 166 | 71% |
| Construction | 113 | 4% | 192 | 5% | 153 | 3% | 40 | 35% |
| Manufacturing | 413 | 15% | 396 | 10% | 346 | 8% | -67 | -16% |
| Trade, Transportation, Utilities | 496 | 18% | 675 | 18% | 669 | 15% | 173 | 35% |
| Information | 24 | 1% | 35 | 1% | S* | S | S | S |
| Financial Activities | 68 | 2% | 70 | 2% | 90 | 2% | 22 | 32% |
| Professional & Business Services | 42 | 1% | 142 | 4% | 188 | 4% | 146 | 348% |
| Education & Health Services | 537 | 19% | 743 | 20% | 742 | 16% | 205 | 38% |
| Leisure & Hospitality | 253 | 9% | 616 | 16% | 1158 | 25% | 905 | 358% |
| Other Services | 75 | 3% | 100 | 3% | 131 | 3% | 56 | 75% |
| Public Administration | 562 | 20% | 632 | 17% | 702 | 15% | 140 | 25% |
| Unclassified | 0 | 0% | 0 | 0% | S | S | S | S |
| Totals: | 2,816 | 100% | 3,788 | 100% | 4,578 | 100% | 1,786 | 63% |

Source: Department of Workforce Development Quarterly Census of Employment and Wages (ES202). *Data has been suppressed for confidentiality.

Between 1990 and 2010, the three fastest growing sectors were leisure and hospitality, professional & business services, and other services. In terms of total employment, leisure and hospitality is the largest segment of

the economy, followed by education & health services, and public administration. It should be noted that the number of employees in certain sectors, particularly those workers engaged in agriculture, forestry & fishing, may

be understated because this information utilizes Department of Workforce Development and Bureau of Labor Statistics data; those who are self-employed or work in family businesses are not reflected in this data.

1. Natural Resources and Mining: Between 1990 and 2010, this sector grew substantially; however, this sector is small and is subject to wide range changes. The state's growth rate in this sector was 47 percent, while at the national level the sector grew by only three percent. About 399 persons are employed in this sector, nine percent of the county's employment.

This natural resource based sector is critical to the county and surrounding counties. Agricultural production of milk, potatoes, oats, barley and hay, snap beans, green peas, sweet corn, soybeans, and cranberries is critical for the dairies and food processing industries. The timber produced in the area supplies the lumber mills, the pulp and paper mills, the millwork and housing components industries and the factory-built housing industry. Non-metallic mining activity within the county typically involves sand and gravel extraction for local use and some granite quarrying.

2. Construction: Between 1990 and 2010 this sector grew by 35 percent, outpacing both the state and national growth rates of nine and six percent. Over 150 persons are employed in this sector. Construction is the eighth-largest sector, accounting for about 3 percent of total employment.

3. Manufacturing: Between 1990 and 2010, this sector declined by 16 percent, which is lower than the state decline rate of 19 percent and far lower than the national rate of decline of 36 percent. Almost 350 persons are employed in this sector. Manufacturing is the sixth largest sector, accounting for about eight percent of total employment.

4. Trade, Transportation, and Utilities: Between 1990 and 2010, this sector grew by 35 percent outpacing the nine percent growth of both the state and national economies. This category includes wholesale and retail trade. Over 650 persons are employed in this sector. Trade, Transportation, and Utilities is the fourth-largest sector, accounting for over 15 percent of total employment.

5. Financial Activities: This includes finance, insurance, and real estate rental and leasing. Between 1990 and 2010, this sector grew by about 32 percent, which exceeded both the state and national growth rates of 23 and nine percent. About 90 persons are employed in this sector. Financial Activities is the tenth-largest sector, accounting for about two percent of total employment.

6. Professional and Business Services: Between 1990 and 2010, this sector grew by 348 percent, which far exceeded the state growth rate of 83 percent and the national growth rate of 60 percent. About 188 persons are employed in this sector. Professional and Business Services is the seventh largest sector, accounting for about four percent of total employment. It showed the second most growth over the 20 year period.

7. Education and Health Services: Between 1990 and 2010, this sector grew by about 38 percent, lagging both the state and national growth rates of 53 and 75 percent. Over 742 persons are employed in this sector. Education and Health Services is the second-largest sector, accounting for about 16 percent of total employment.

8. Leisure and Hospitality: Between 1990 and 2010, this sector grew by 358 percent, far outpacing both the state and national growth rates of 31 and 38 percent. Over 1,150 persons are employed in this sector. Leisure and Hospitality is the largest sector, accounting for about 25 percent of total

employment. This sector also grew the most over the 20 year period.

9. Other Services: Between 1990 and 2010, this sector grew by 75 percent, outpacing the state and the national growth rates of 17 percent and 26 percent. Over 130 persons are employed in this sector. Other services are the ninth-largest sector in the county, accounting for about three percent of total employment.

10. Public Administration: Between 1990 and 2010, this sector grew by 25 percent outpacing the state and the national growth rates of 17 percent and 22 percent. Over 700 persons are employed in this sector at the local, state and federal levels. Public Administration is the third-largest sector in

the county, accounting for about 15 percent of total employment.

Labor Force Analysis

Labor Force

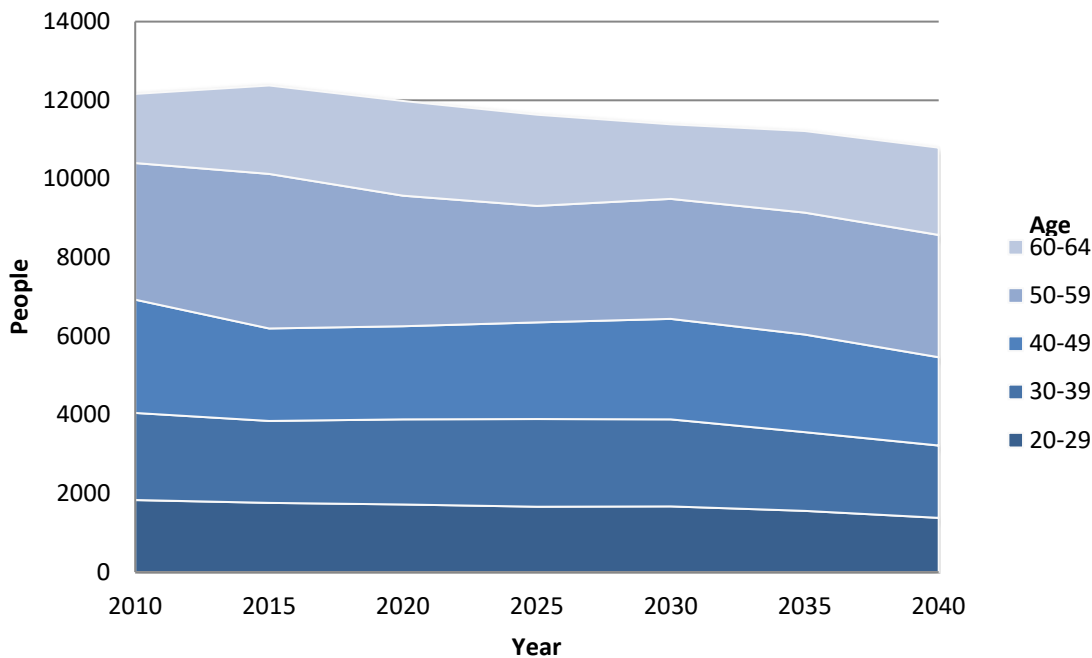
Overall, the labor force has grown from 6,310 in 1990 to 9,139 in 2010. That represents a growth of 44.8 percent. The labor force is defined as the number of persons, sixteen and over, that are employed or searching for employment. In 1990, 5,640 residents were employed and that increased to 8,354 in 2010, an increase of 48.1 percent. However, when looking at **Display 2** it is evident that working age population is expected to begin to decline in 2015, halting the growth of the labor force, assuming the participation rate among the working age population remains the same.

Table 18: Labor Force

| Adams County | 1990 | 2000 | 2010 | % Change 1990-2010 | State % Change 1990-2010 |
|--------------------|-------|-------|-------|--------------------|--------------------------|
| Labor Force | 6,310 | 8,522 | 9,139 | 44.8% | 22.1% |
| Employed | 5,640 | 7,859 | 8,354 | 48.1% | 20.2% |
| Unemployed | 670 | 663 | 768 | 14.6% | 56.4% |
| Unemployment Rate | 10.6% | 7.8% | 8.4% | -20.8% | 28.8% |
| Participation Rate | 49.6% | 56.0% | 50.9% | 2.6% | 2.1% |

Source: U.S. Census 1990 to 2000, 2006-2010 American Community Survey, and NCWRPC.

Display 2: Adams County Working Age Population Projections



Source: Wisconsin DOA Demographic Services Center, 2013

Unemployment

In 1990, the county had 10.6 percent unemployment and the state 5.2 percent unemployment. In 2010, the county had 8.4 percent unemployment rate, compared to the state rate of 6.7 percent. Unemployment is defined as the difference between the total civilian labor force and total persons employed. Stay-at-home parents, retirees, or persons not searching for employment are not considered unemployed because they are not considered to be part of the labor force.

Over the last twenty years, Adams County has generally had higher unemployment rates than the state average. Adams County also has much more seasonal variability in unemployment than the state and the nation, with the winter months often have four percent higher unemployment. This is likely influenced by the tourism sector of the Wisconsin Dells and the seasonal population of the county.

Workforce Participation

Some of the growth in the county's labor force has been due to the increase in the participation rates, and the remainder of the growth is likely due to increases in the working age population. In 1990, about 50 percent of the population over 16 was in the labor force. By 2000, that rate increased to 56 percent. However in 2010, there was a drop to 50.9 percent workforce participation. The national participation rate in 2010 was 65 percent, and the state rate was 69 percent. By comparison Adams County has fewer members of the working age population employed or seeking employment. These persons may not seek employment due to retirement, disability, choice to be a homemaker, or simply are not looking for work. In any event, these persons are not receiving unemployment benefits, nor are they seeking employment in any capacity.

Education & Training

Worker productivity has often been cited as an important strength of Wisconsin's economy. Both education and training is critical to maintaining that productivity.

The level of educational attainment is an important indicator of the skills of the labor force. Formal education and job training reflect a community's ability to provide a labor force for certain types of industry. Educational attainment in the county is very similar to the national average in terms of those with a high school diploma or better, and bachelor's degrees or higher, although, the county does lag behind the state in both areas.

Training is another labor force indicator. Partnerships between local businesses, governments, and educational institutions are very useful in developing the Regional economy. Institutions such as UW-Stevens Point and Mid-State Technical College often direct their programs to the training needs of local workers and businesses. Training services for dislocated workers are provided at the "Job Center" located in the City of Adams. The center is a one-stop resource for employers to meet their workforce needs and job seekers to get the career planning, job placement, and training services they need to obtain jobs. Organizations such as the North Central Wisconsin Workforce Development Board are important to this process as well. Shrinking workforce due to retiring baby boomers will cause labor shortages in the future. Attracting and retaining talent should be by now the most critical undertaking of businesses and communities over the foreseeable future. Technology can assist in reducing the demand for labor, but will require a more highly trained workforce.

Incomes & Wages

There are two basic measures of income: median household income and per capita income. Median household income provides an indication of the economic ability of the typical household unit while per capita income provides a measure of relative earning power on a per person level. The Median Household income for Adams County in 2010 was \$39,885 and the Per Capita income was \$21,917. Both Median and Per Capita Incomes have declined over the last ten years when adjusted for inflation, by 5.7 percent and 2.6 percent respectively. Similar adjusted declines were seen in the state.

Table 19 compares average annual wages by industry for the NAICS Supersectors for Adams County and the State. This highlights some disparities, such as a \$20,000 difference in average annual wages in the construction industry and professional and business services industry, and a \$30,000 difference in annual wages in the financial industry.

Table 19: Average Annual Wage by Industry (NAICS Supersector)

| | Adams County | Wisconsin |
|----------------------------------|---------------------|------------------|
| Natural Resources & Mining | \$34,756 | \$30,613 |
| Construction | \$29,019 | \$49,135 |
| Manufacturing | \$46,117 | \$50,183 |
| Trade, Transportation, Utilities | \$30,626 | \$34,132 |
| Information | S* | \$51,764 |
| Financial Activities | \$22,329 | \$53,332 |
| Professional & Business Services | \$27,045 | \$46,516 |
| Education & Health Services | \$30,704 | \$42,464 |
| Leisure & Hospitality | \$14,452 | \$14,597 |
| Other Services | \$15,496 | \$22,682 |
| Public Administration | \$42,340 | \$41,653 |
| Unclassified | S* | \$46,846 |

Source: Wisconsin Department of Workforce Development ES202. *Suppressed for Confidentiality

Economic Development Infrastructure

Overall, Adams County’s economic development infrastructure is concentrated in the central part of the county along Highway 13. This infrastructure investment provides a wider range of opportunities for the prospective entrepreneur and greatly increases the county’s chances of developing and maintaining a stable employment base for its workforce in the future.

Adams County’s variety of infrastructure amenities includes:

- A fully serviced 75 acre industrial park located in the City of Adams, including rail service. Another 28 acre industrial park with full utility service, frontage directly on WI-13 and a rail connection is currently under development by the City.
- Three partly serviced industrial parks: one in the Town of Jackson (90 acres), one in the Town of Preston (5 acres), and one in the Town of Rome (75 acres).

- Three industrial type buildings available for immediate occupation totaling 172,300 square feet.
- 98 miles of state highway, including State Highways 13, 21, 23, 73, and 82.
- Approximately 234 miles of County maintained highways.
- A public-use airport with a 6,000’ runway suitable for commercial and freight service. It is classified as a Basic Utility – B Airport.
- The Union Pacific Railroad with a terminal in the City of Adams.

Industrial Parks are a critical piece of economic development infrastructure in the county. The creation of industrial parks enables communities to compete with other communities to attract new businesses or to relocate existing businesses for expansions. An industrial park is a parcel of land that has been developed according to a plan that provides sites for potential industrial firms. The “park” is designed in such a way that it ensures compatibility among industrial operations and the existing activities of the area in which the park is located. The “park plan” provides for appropriate building setbacks, lot sizes, building to land ratios,

architectural specifications, and landscaping required by the local codes and as necessitated by the nature of industrial activity. A business incubator is another tool that is currently being discussed at the county level to promote economic development.

Major Employers

According to the Wisconsin Department of Workforce Development, **Table 20** lists some of the major employers in Adams County. The largest employer in Adams County is Chula Vista, Inc. Next is the Adams-Friendship Public School System, followed by the Federal Prison and Rock Tenn Services, Inc.



Agriculture is an important part of Easton's economy

Table 20: Major Employers, 2013

| Establishment | Service or Product | Number of Employees |
|---------------------------------|--|---------------------|
| Chula Vista, Inc. | Hotels and Motels | 500-999 |
| Adams-Friendship Public School | Elementary and Secondary Schools | 250-499 |
| Federal Prison System | Correctional Institutions | 250-499 |
| Rock Tenn Services Inc. | Corrugated and solid fiber box manufacturing | 100-249 |
| Moundview Memorial Hospital | General medical and surgical hospitals | 100-249 |
| Heartland Farms, Inc. | Potato farming | 50-99 |
| Spencer Super/A-F County Market | Supermarkets and other grocery stores | 50-99 |
| Villa Pines Living Center | Nursing care facilities | 50-99 |
| Mike & Tim Properties LLC | Amusement and theme parks | 50-99 |
| County of Adams | Police protection | 50-99 |

Source: Wisconsin DWD, Bureau of Workforce Training, QCEW, OEA special request, Sept 2013

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 Economic Development (ACED)

ACED is a non-profit organization that promotes the economic development of Adams County, Wisconsin, and its respective cities, villages, and towns. ACED 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. The organization serves the needs of new businesses coming to the area as well as to assist existing companies.

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:

Central Wisconsin Economic Development (CWED) Revolving Loan Fund

Adams County is a member of a multi-county 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 currently managed by CAP Services in Stevens Point.

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.

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 CDBG

The Wisconsin Department of Administration 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.

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.

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.

Goals, Objectives, & Policies

Goals:

1. Promote the stabilization of the current economic base.
2. Industrial development must not negatively impact environmental resources or adjoining property values.
3. Discourage commercial and industrial development in prime farmland areas.
4. Encourage new ordinances that establish minimum aesthetic standards

to eliminate commercial, industrial, and agricultural property with excessive debris, blighted property, and dilapidated buildings.

Objectives:

1. Encourage new retail, commercial & industrial development to locate in designated areas and adjacent to county or highways.
2. Encourage businesses that are compatible in a rural setting.

Policies:

1. Accommodate home-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding areas.
2. Review the costs and benefits of a proposed development project prior to approval.
3. Commercial and industrial development should be directed to designated planned areas consistent with the Future Land Use Map.
4. Intensive industrial uses should be steered to areas that have the service capability to support that development.

Chapter 7: Land Use

Background

The Town of Easton covers an area of about 23,113 acres in Adams County. To the north is the Town of Adams, to the east is the Town of New Chester, to the south is the Town of Springville, and to the west is the Town of Quincy. The area is characterized by thin till and pitted outwash. The typical terrain is flat with prominent outcroppings and covered with hardwoods or open for agricultural use with a general east to west drainage pattern. The natural resource base of the area is dominated by agriculture and woodlands. Agricultural uses of the land are vitally important, ranging from dairy farming to various specialty crops. There are two “places” within the town, Easton along Easton Lake and White Creek, west of Highway 13 along Highway H.

Previous Plans and Studies

Regional Livability Plan, 2015

Land Use is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission in 2015. The Land Use Assessment Report, a component of the Plan, looks in detail at the land uses through the 10-county region and identifies trends and issues facing land use. The Regional Livability Plan addresses two issues; housing density and farmland preservation. The two land use goals of the Plan are as follows:

- Goal 9: Preserve and protect the region’s landscape, environmental resources, and sensitive lands while encouraging healthy communities.

- Goal 10: Manage and restore vacant land and structures

Adams County Comprehensive Plan

The Adams County Comprehensive Plan includes a Land Use chapter which describes existing and future land uses, as well as regulatory tools for land use. The primary goal of the plan is to guide the future development and redevelopment throughout the county. The plan mentions that Adams County currently has general zoning in place to regulate land uses in communities without their own zoning ordinances. This plan is in the process of being updated.

Town of Easton Comprehensive Plan, 2006

The Town of Easton prepared its last Comprehensive Plan in 2006. That plan covered a variety of topics, including natural resources, housing, economic development, and land use. Issues identified in the Plan included high population growth rates in the 1990’s, a high percentage of mobile homes and a lack of upkeep of these homes, a high percentage of seasonal homes, and concern regarding accommodating anticipated future growth.

Existing Land Use, 2015

Knowledge of the existing land use patterns within a town is necessary to develop a desired “future” land use pattern. The Existing Land Use Map was developed using air photos from a countywide flight in 2015, with updates by the locals. Nine basic categories were used to classify the various

existing land uses. These are: Agriculture, Commercial, Governmental (Public), Industrial, Open lands, Outdoor Recreation, Residential, and Woodlands, along with Transportation and Water.

Woodlands dominate the area, covering over 60 percent of the Town, followed by Agriculture with about 28 percent, and Residential with just over 4 percent. See **Table 21**.

| Table 21: Existing Land Use, 2015 | | |
|--|--------------|----------------|
| Land Use Type | Acres | Percent |
| Agriculture | 6,561 | 28.4% |
| Commercial | 12 | 0.1% |
| Governmental | 13 | 0.0% |
| Industrial | 0.5 | 0.0% |
| Open Lands | 558 | 2.4% |
| Outdoor Recreation | 0 | 0.0% |
| Residential | 954 | 4.1% |
| Transportation | 884 | 3.8% |
| Water | 69 | 0.3% |
| Woodlands | 14,063 | 60.8% |
| Total: | 23,113 | 100.0% |

Source: NCWRPC GIS

In general, agricultural, woodlands and residential uses are scattered in a “mixed” pattern. Residential development is

distributed fairly evenly along the road network. There are scattered parcels of public land located in the western area of the town. See the **Existing Land Use Map**.

Land Supply and Demand

The Town of Easton has adequate land available to accommodate future residential, commercial and industrial development. Over the last decade there has been limited demand for various land uses and based on projections there should be adequate areas for future development in the town.

Land Values

Table 22 displays the assessed land values in the Town of Easton. It is important to note that lands enrolled in the Managed Forest Law and Forest Crop Law programs and other exempt lands are not included in values for Table 22. In 2017, the assessed value of land and improvements was \$81,774,000. Overall, land value per acre in the town is valued at about \$4,337 per acre. Properties classified as “Other” have the highest value per acre followed by commercial and residential properties.

| Table 22 Assessed Land Value (per acre), 2017 | | |
|--|---|-----------------------------|
| Land Classification | Total Value of Land and Improvements | Total Value per Acre |
| Residential | \$63,378,100 | \$14,664.07 |
| Commercial | \$1,447,100 | \$19,823.29 |
| Manufacturing | \$0 | \$0.00 |
| Agriculture | \$815,500 | \$115.61 |
| Undeveloped | \$690,400 | \$556.33 |
| Forest | \$10,266,500 | \$2,288.56 |
| Agricultural Forest | \$1,901,100 | \$1,200.19 |
| Other | \$3,275,300 | \$34,476.84 |
| Total | \$81,774,000 | \$4,336.99 |

Source: WI Department of Revenue, NCWRPC

Land Use Conflicts

Any plan should seek to avoid or minimize potential future land use conflicts through controlled development, planned use-buffers, and public information and education components. In order to attain that outcome, it is important to identify the existing or potential conflicts between land uses in the Town. There may be some degree of undesirability between many land use combinations, such as a residential development in close proximity to a particular industrial or commercial development that might conflict with sight, sound, odor, or other undesirable characteristics. Another example could be new agricultural use in proximity to an existing residential neighborhood, where farm equipment, odors, and sounds may not be compatible with residential uses.

Home-based businesses are becoming more popular as the workforce is disseminated from the office environment and more people with entrepreneurial spirit are testing the waters of self-employment from their homes. Professional disciplines can be networked to the home office with internet services and overnight mail. This technology is changing the way people work and do business. A growing home-based business could potentially outgrow its roots and be disruptive to surrounding communities.

Land Use Vision

As part of the previous planning effort the Town created a land use vision. That vision was reviewed and was determined to still be reflective of the Town's vision.

The Town of Easton boasts a safe, peaceful, country-style environment as a special place to raise a family. The Town's wish is to ensure a strong family tradition, and preserve and conserve our most valuable natural resources.

Future Land Use

The Future Land Use Plan Map represents the long-term land use recommendations for all lands in the town. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the town.

To create the Future Land Use Plan, nine basic future land use categories were created. The majority of the classifications generally correspond to the districts within the Adams County Zoning Ordinance, to ease future implementation of the plan. Again, the classifications are not zoning districts and do not have the authority of zoning. However, the preferred land use map and classifications are intended to be used as a guide when reviewing lot splits, re-zoning requests, and revisions to the town zoning map as necessary. A general description of each classification follows:

1. Residential

Identifies areas recommended for residential development typically consisting of smaller lot sizes, similar to the lots around Easton Lake.

2. Rural Residential

Identifies areas that are recommended for less dense residential development, consisting of larger minimum lot sizes than the residential category. These areas will also allow a mixture of residential uses, and provide a good transition from more dense development to the rural countryside.

3. Commercial

Identifies areas recommended for commercial development, as well as

existing commercial establishments located throughout the Town.

4. Industrial

Identifies areas recommended for industrial development, as well as existing industrial areas located throughout the Town.

5. Governmental/Public/Institutional

Identifies existing or planned governmental/public/institutional facilities within the Town, including recreational facilities.

6. Agricultural Areas

Identifies areas to be preserved for the purpose of general crop farming or the raising of livestock.

7. Forestry Areas

Identifies areas of large woodlands within the Town.

8. Transportation Corridors

Identifies the existing road network along with the recommendations for improved and safe traffic movement in the town, including airports and rail facilities.

9. Open Space

These are open areas with sparse tree cover or fallow fields.

Using the previous future land use plan and examining the existing land use, the various land use changes, and demographic trends the new map was created. The goal was to produce a generalized land use plan map to guide the town's growth in the next decade.

The Future Land Use Plan Map represents the desired arrangement of preferred land uses for the future. See the **Future Land Use Map**.

Future Land Use Plan Map Overview

Agricultural lands are scattered throughout the town, as are residential uses; however, there are some concentrations along the northern section of the town, several along Edgewood Drive, at the intersection of County Road A and State Highway 13, around Easton Lake, and in the community of White Creek. Scattered large blocks of woodlands land are located throughout the town, and a large area along the northwestern section of the Town, which is part of a large wetland area, stretching into the adjacent Towns of Quincy and Adams. Much of this area has been or is being acquired by DNR or is held by the Nature Conservancy. Some of this land is designated for forestry use.

There are some small commercial nodes: along Edgewood Drive at 11th Avenue, and State Highway 13; at Highway 13 and County Road A (there is an industrial district adjacent); and in White Creek. There is another large industrial tract that includes the former Town Dump along Evergreen Drive near the intersection with 13th Avenue.

The goal of this land use plan is to balance individual private property rights with the town's need to protect property values community-wide, minimize the conflicts between land uses and keep the cost of local government as low as possible. An essential characteristic of any planning program is that it be ongoing and flexible. Periodic updates to the plan are needed to maintain that it is reflective of current trends.

Land Use Regulations

There are two types of zoning. Both are administered by Adams County:

1. County General Zoning:

The Town of Easton is currently under Adams County zoning. Zoning is the major implementation tool to achieve the proposed land uses. Other implementation tools include such things as purchase of land or easements, subdivision ordinance, mobile/manufactured home restrictions, nuisance regulations, design review for commercial and industrial developments, infrastructure improvements (sewer and water, utilities), road construction and maintenance, and public services, among others.

2. Shoreland Jurisdiction:

All counties are mandated by Wisconsin law to adopt and administer a zoning ordinance that regulates land-use in shoreland/wetland and floodplain areas for the entire area of the county outside of villages and cities. This ordinance supersedes any town ordinance, unless the town ordinance is more restrictive. The shoreland/wetland and floodplain area covered under this zoning is the area that lies within 1,000 feet of a lake and within 300 feet of a navigable stream or to the landward side of a floodplain whichever distance is greater.

3. Subdivision Ordinance

The Town of Easton utilizes the county land division ordinance. The County administers a Road Access and Land Division ordinance, which requires minimum road frontage (33 feet) and a certified survey map for any newly created lot of less than fifteen acres. It also specifies road standards for any road that is to be accepted for dedication as part of any

subdivision. The Town does have a minimum lot size of 4.5 acres.

4. Managed Forest Law

Owners of private timberlands can participate in deferred tax programs under Wisconsin tax laws. Voluntary participation in these programs requires that private landowners follow “sound forestry practices” as prescribed in a formal management plan or, as in the case of industrially owned lands, a management commitment. Lands in the Managed Forest Law (MFL) are committed to a management period of 25 or 50 years. Participants in the program have the right to keep some land closed to public use, but most is open to hunting, fishing, cross country skiing, hiking and sightseeing. Some activities not permitted under the law include motorized vehicles, permanent tree stands, picking berries or mushrooms and trapping.

Goals, Objectives, & Policies

Goals:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, agricultural, commercial and industrial structures.
2. Encouragement of land use, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
3. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, agricultural, commercial and industrial uses.

4. Balancing individual property rights with community interests and goals.
5. Planning and development of land uses that create or preserve natural resources of the rural community.

farmland and the potential for conflicts between existing and proposed land uses will be encouraged.

Objectives:

1. Maintain orderly, planned growth which promotes the health, safety and general welfare of residents and makes efficient use of land and efficient use of public services, facilities and tax dollars.
2. New development should not negatively impact the natural environment or existing property.
3. Provide for a mix of land uses within the Town.
4. Promote new land development that is consistent with this plan.

4. Land uses and building locations that minimize fragmentation of large contiguous forest tracts will be encouraged.
5. Use conservancy zoning to protect natural resources in the Town.
6. Encourage conservation easements and other tools to protect environmentally sensitive or unique resources.
7. Update existing land use regulations to be consistent with this plan.

Policies:

1. The Town will maintain the comprehensive plan, which will serve as a guide for future land use decisions. New development will be permitted based on consideration of this Plan, as well as other Town, County, Regional, and state plans and other regulations.
2. The Town will actively participate in zoning and subdivision review decisions at the County level, which affect the Town. This plan will be cited as the basis for all such actions including "disapproval" of proposed zoning amendments.
3. Land uses and building locations that minimize both the loss of productive

Existing Land Use

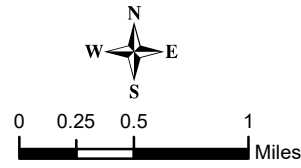
Town of Easton

Adams County, Wisconsin

Comprehensive Plan

Legend

- Section Lines
- State Highways
- County Highways
- Local Roads
- Minor Civil Divisions
- Parcels
- Agriculture
- Commercial
- Cranberry Bog
- Governmental / Institutional
- Industrial
- Multi-Family
- Open Lands
- Outdoor Recreation
- Residential
- Transportation
- Water
- Woodlands



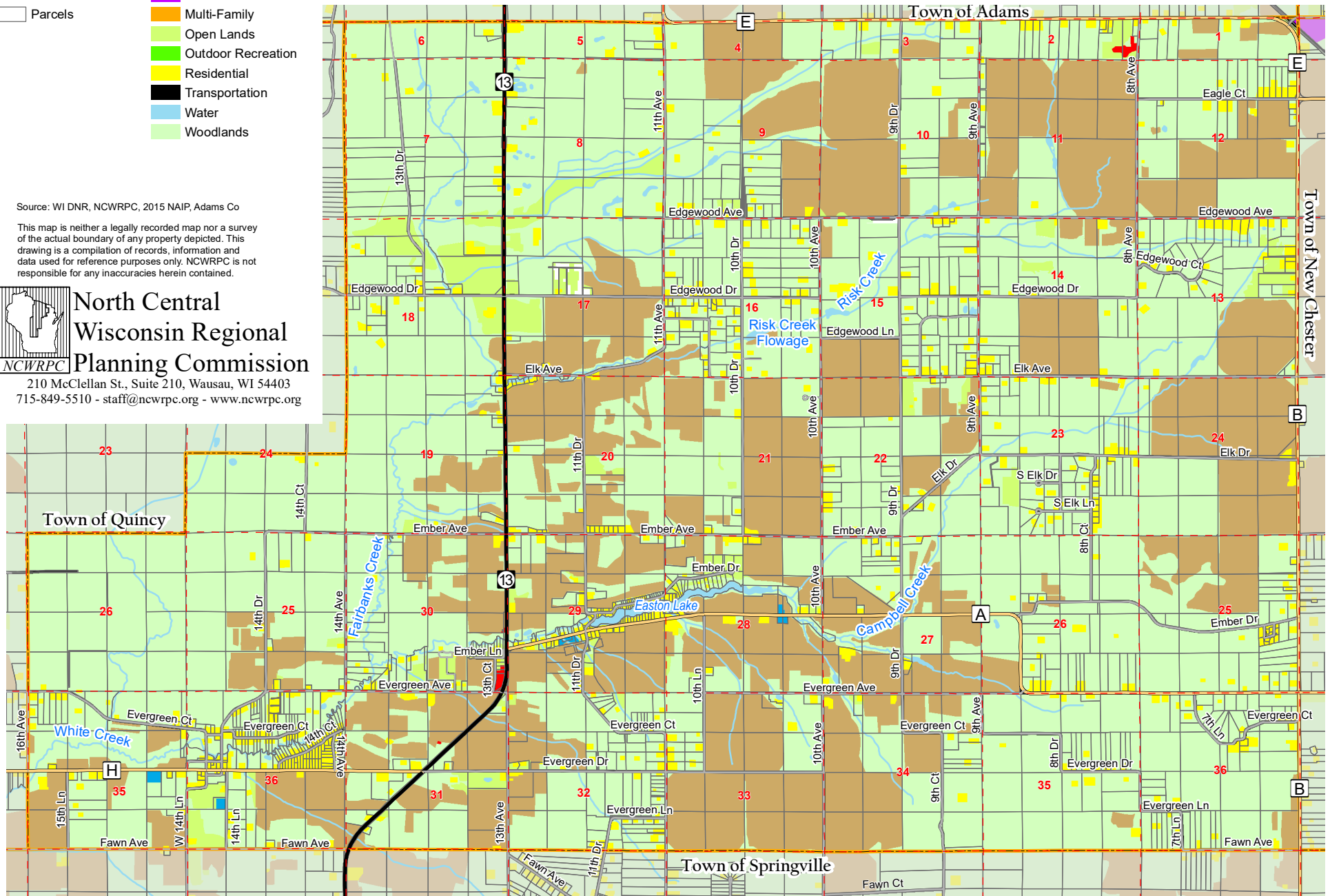
Source: WI DNR, NCWRPC, 2015 NAIP, Adams Co

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.
















North Central Wisconsin Regional Planning Commission

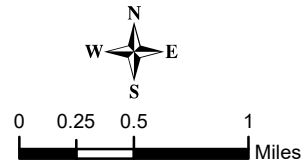
210 McClellan St., Suite 210, Wausau, WI 54403
715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



Comprehensive Plan

Legend

-  State Highways
-  County Highways
-  Local Roads
-  Section Lines
-  Minor Civil Divisions
-  Parcels
-  Water
-  Agricultural Areas
-  Commercial
-  Governmental / Public / Institutional
-  Industrial
-  Open Lands
-  Residential
-  Rural Residential
-  Transportation
-  Woodlands



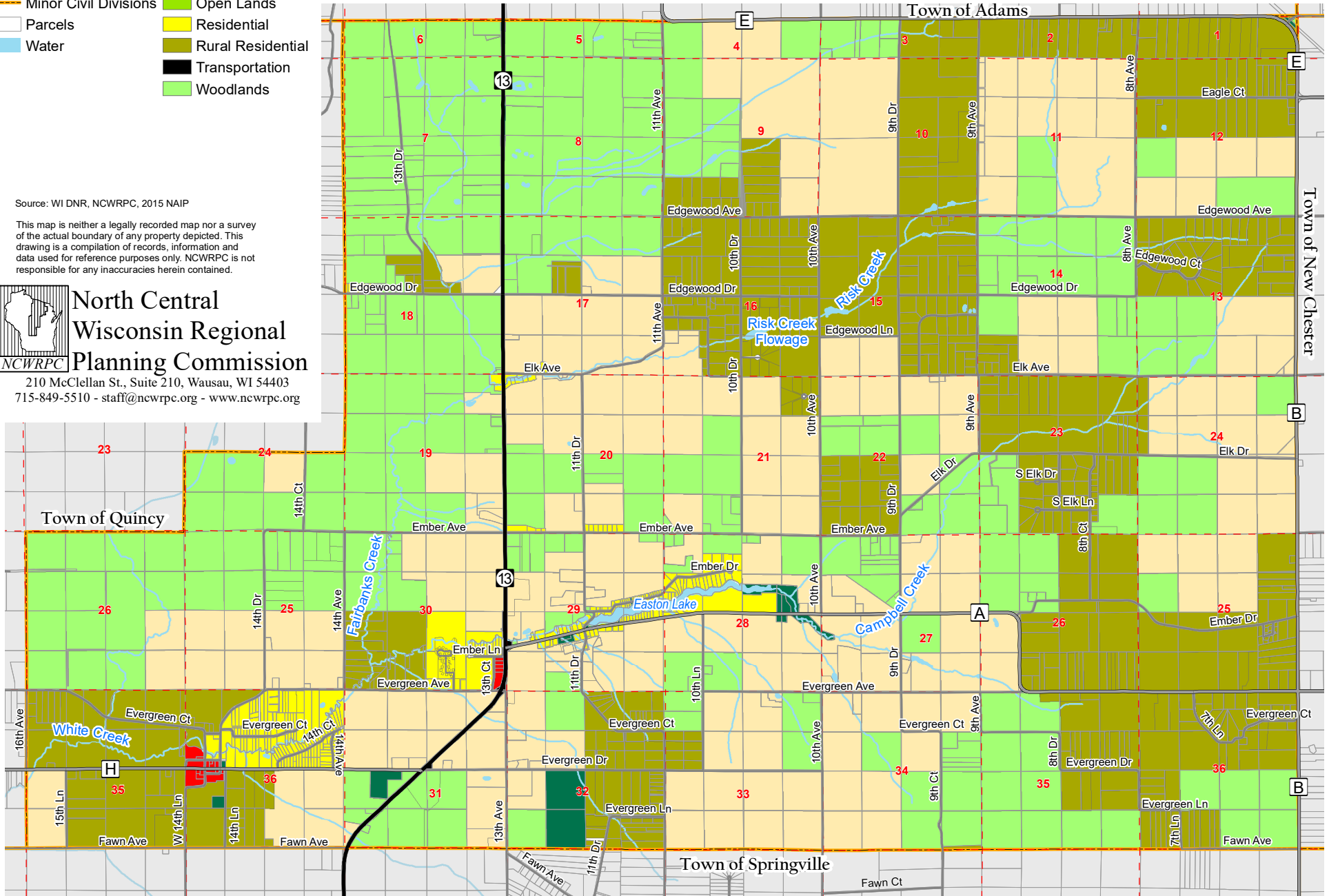
Source: WI DNR, NCWRPC, 2015 NAIP

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Chapter 8: Intergovernmental Cooperation

Background

The issue of intergovernmental cooperation is increasingly important; since many issues cross over political boundaries, such as watersheds, labor force, commuter patterns, and housing. Communities are not independent of each other, but rather dependent on each other. The effects from growth and change on one spill over to all surrounding communities and impact the region as a whole.

Overview

Wisconsin Statute s.66.30, entitled “Intergovernmental Cooperation”, does enable local governments to jointly do together whatever one can do alone. Unfortunately, there is little public policy in Wisconsin law that encourages, let alone requires, horizontal governmental relationships such as town to town and municipality to county or town. The result is that towns, municipalities, and counties act more as adversaries than as partners.

State-wide, Wisconsin has more than 2,500 units of government and special purpose districts. Having so many governmental units allows for local representation, but also adds more players to the decision making process. In general terms, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies, and programs to address and resolve issues of mutual interest. It can be as simple as communication and information sharing, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue.

As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another’s needs and priorities. They can better anticipate problems and work to avoid them. Intergovernmental cooperation makes sense for many reasons including trust, cost savings, consistency, and ability to address regional issues. Cooperation can lead to positive experiences and results that build trust between jurisdictions. It can save money by increasing efficiency and avoiding unnecessary duplication. It can lead to consistency of goals, objectives, plans, policies, and actions of neighboring communities. Finally, by communicating and coordinating their actions and working with regional and state jurisdictions, local communities are able to address and resolve issues that are regional in nature.

The major beneficiary of intergovernmental cooperation is the local resident. They may not understand, or even care about, the details of a particular intergovernmental issue, but residents can appreciate their benefits, such as cost savings, provision of needed services, a healthy environment, and a strong economy.

A variety of factors, some long-standing and others more recent, have brought the issue of intergovernmental cooperation to the forefront. Some of these factors include:

- Local government’s financial situation;
- Opportunity to reduce costs by working together;
- Elimination of duplication of services;
- Population settlement patterns and population mobility; and

- Economic and environmental interdependence.

In addition, as more jurisdictions create and implement comprehensive plans and share them with surrounding communities, new opportunities for intergovernmental cooperation will be identified.

Federal and State

As a local unit of government the Town has relationships with a variety of federal and state agencies. Some of these include the U.S. Fish & Wildlife service and the Wisconsin Department of Natural Resources and the Department of Transportation.

County

As a part of Adams County the Town has a close relationship with the county, from the Sheriff's Department to the 911 communication system to social services.

Adjoining Units of Government

The Town of Easton is bordered by the Town of Adams to the north, the Town of New Chester to the east, the Town of Springville to the south, and the Town of Quincy to the west. The communities of Wisconsin Rapids, Wisconsin Dells, Stevens Point, Portage, Adams, Friendship, and Rome serve the business and social needs of the Town of Easton.

Fire service for the Town is provided by the Adams County Fire District and the New Chester Fire Department. Ambulance/EMS service is provided by Adams County Emergency Services. The Adams County Sheriff's Department provides police service for the Town.

School districts are one of the most common intergovernmental organizations since they cross-traditional local municipal boundaries. The Town of Easton is served by the Adams-Friendship Area School District, which serves much of Adams County.

Conflict Resolution Between Governments

Easton 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 governments known at this time.

Goals, Objectives, and Policies

Goal:

1. Encouragement of coordination & cooperation among nearby units of governments.

Objectives:

1. Promote communication with other units of government, including adjoining towns, the county, the state, and federal government.
2. Join together with other units of government to provide services in a more cost-effective manner.

Policies:

1. Identify alternative solutions to existing or potential land use, administration or policy conflicts that

may hinder intergovernmental cooperation.

2. Regularly meet with adjoining unit of government to discuss issues of mutual concern.
3. Periodically review existing shared service agreements, and explore additional agreements.

Chapter 9: Implementation

Background

The primary reason a community prepares a comprehensive plan is to establish a framework to influence decisions regarding management of growth and regulation of development to protect and maintain the health, safety and welfare of the community, and to set priorities for public expenditures. To be effective, this plan should be actively used as a tool to guide decisions concerning:

- The implementation and enforcement of regulatory ordinances based on the goals and objectives identified in this plan.
- The development of programs and support systems that further the goals and objectives set forth in this plan.
- The implementation of specific community improvements as identified in the comprehensive plan.
- The establishment and support of a continued planning process providing for periodic review and updates to this plan and other land use control measures.

Implementation Tools

Having the appropriate tools to implement the recommendations in this comprehensive plan is critical. The most common implementation tools are the Town official

controls or regulatory codes. The zoning ordinance and subdivision (or land division) regulations are used to protect existing development and guide future growth and development as identified in this comprehensive plan. Other regulatory tools include purchase of development rights (i.e., conservation easements), transfer of development rights, and purchasing of ecosystem services. There are also non-regulatory approaches to implementing the comprehensive plan; these generally involve decisions about how the community will spend its limited funding resources on capital improvements, staffing and maintenance. These decisions will affect the development demand and the location of development in the Town.

The State planning law requires certain programs and/or actions that affect land use must be consistent with the locally adopted comprehensive plan. To meet this requirement, Easton should evaluate and update related ordinances after the adoption of the comprehensive plan update. The Town Board officially adopts these regulatory and land use control measures as ordinances (or as revisions to the existing ordinances). Some of these tools were also discussed in the Land Use Chapter.

Zoning Ordinance and Map

The Town of Easton adopted Adams County general zoning. Zoning is used to manage and control how land is used and developed. Zoning ordinances typically establish detailed

regulations concerning how land may be developed, including setbacks, the density or intensity of development, and the height and bulk of building and other structures. The general purpose of zoning is to minimize undesirable externalities from development by segregating and/or buffering incompatible uses and by maintaining standards that ensure development will not negatively impact the community's character or environment. The zoning ordinance also controls the scale and form of development, which heavily influences how people will interact with their environment and their neighbors.

The establishment of zoning districts and the zoning map indicates where specific types of development can and should be located. Zoning districts shown on the zoning map should be coordinated with the land use plan and map. While the zoning map and land use map do not need to directly match at the time the land use map is adopted, the intent is that the land use map will serve as a guide indicating how the property should eventually be zoned. Therefore, indiscriminate zoning changes may result in weakening of the comprehensive plan. In fact, changes to zoning district boundaries should only be made if they are consistent with the adopted land use map and the goals of the comprehensive plan.

However, there may be situations where changing the zoning district boundary makes sense and is in the best interest of the community. If changing the zoning would result in a conflict with the future land use map, the land use map should also be changed. However, the future land use map should only be changed if it does not accurately reflect the community's desired

land use pattern. Achieving consistency between zoning and land use designation is also discussed in the Land Use Chapter.

Subdivision (Land Division) Ordinance

The Town of Easton adopted the County subdivision ordinance. Subdivision regulations are an important tool ensuring the orderly development of unplatted and/or undeveloped land. These regulations may regulate lot sizes, road access, street design, public utilities, storm water drainage, parks and open space, and other improvements necessary to ensure that new development will be a public asset.

Capital Improvement Plan (CIP)

This is an ongoing financial planning program that allows local communities to plan ahead for capital expenditures and minimize unplanned expenses. A capital improvement plan consists of a list of proposed projects according to a schedule of priorities over a four-to-six year period. It identifies needed public improvements, estimates their costs, and identifies financing methods and sources. Public improvements or expenditures typically considered in a CIP include:

- Public buildings (i.e., fire and police stations)
- Park and trail acquisition and development
- Roads and highways (maintenance and new construction/paving)
- Fire and police protection equipment

A CIP is simply a method of planning for and scheduling expenditures for public improvements over a period of several years

in order to maximize the use of limited public funds. Each year the CIP should be reviewed and extended one year to compensate for the previous year that was completed. This keeps the improvement program current and allows for modifications to meet the community's changing needs.

The preparation of a CIP is normally a joint responsibility between the town board, plan commission, staff, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. The proposed capital improvement plan should be reviewed in light of the priorities outlined in the comprehensive plan.

Annual Operating Budget

The Town prepares a budget each year and it is one of the most important policy documents prepared. It is a statement of the prioritization and allocation of financial resources to achieve certain objectives over a specific time period. The budget is based on the needs of Town residents and priorities set by the Town Board. The budget and the services provided by that budget are instrumental in achieving the goals and objectives of the plan.

Brownfield Redevelopment

Pursuing funding from state agencies for redevelopment of contaminated sites can reduce the uncertainty that otherwise prevents contaminated properties from being redeveloped. Action by the Town to evaluate contaminants or begin remediating the property is often necessary before the private sector is willing to invest in redevelopment. While this may require some upfront investment from the

community, as sites are improved and reused they generate tax base.

Other Tools:

Some additional tools that could be utilized by the Town, include: fee simple land acquisition, easements (purchased or volunteered), and impact fees, among others.

Consistency Among Plan Chapters

The State of Wisconsin planning legislation requires that the Implementation Chapter describe how each of the required chapters will be integrated and made consistent with the other chapters of the plan. Since Easton completed all planning chapters simultaneously, no known inconsistencies exist. It is noted that some overlap naturally exists between the nine plan chapters. Where deemed appropriate, goals, objectives, and policies have been repeated under all applicable chapters to reinforce their importance.

Plan Adoption, Amendments, Updates and Monitoring

While this comprehensive plan provides a long-term framework to guide development and public spending decisions, it must also respond to changes that occur in the community and region that were not foreseen when the plan was initially adopted. Some elements of the plan are rarely amended while others need updating on a more regular basis. Plan maps should also be updated periodically. In general, key maps, such as the future land use map, should be reviewed annually to make sure they are still current.

Plan Adoption

The first step in implementing this plan involves adoption of the plan by local officials. The formal review and adoption process involves plan review by the Plan Commission (or other planning committee) who must adopt the plan by resolution of majority vote. The Plan Commission recommendation is forwarded to the Town Board who must adopt the plan by ordinance (of majority vote). A public hearing is required to allow public comment on the ordinance prior to Board final action to adopt the plan. Adoption formalizes the plan document as the framework to guide local development decisions over the next 20 years. The adopted plan should also be recognized as a tool for communicating the community's land use policy and goals and objectives regarding coordination of growth and development.

Plan Amendments

The Easton Comprehensive Plan may be amended at any time by the Town Board following the same process described above for initial Plan adoption, regardless of how minor the proposed amendment or change. Amendments may be appropriate throughout the lifecycle of the plan, particularly if new issues emerge or trends change. These amendments will typically consist of minor changes to the plan text or maps. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity.

The following criteria shall be considered when reviewing plan amendments:

- The change corrects an error made in the original plan.

- The change is consistent with the overall goals and objectives of the Town of Easton Comprehensive Plan.
- The change does not create an adverse impact on public facilities and services that cannot be mitigated.
- Development resulting from the change does not create an undue impact on surrounding properties. Such development shall be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
- The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
- The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
- There is a change in town actions or neighborhood characteristics that would justify a change.
- There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
- The change does not adversely impact any landmarks or other historically significant structures or properties

unless mitigated through relocation, commemoration, or dedication.

- The change does not adversely affect water quality and the overall health of residents.

Proposed amendments must be reviewed by the Plan Commission prior to final action and adopted by the Town Board. The public should be notified of proposed Plan changes and allowed an opportunity for review and comment. For major amendments, the Town might consider soliciting public opinion through surveys and/or community meetings prior to the official public hearing.

Plan Updates

According to the State comprehensive planning law, comprehensive plans must be updated at least once every ten years. As opposed to the more routine amendments described above, plan updates often involve re-writing of whole sections of the plan document and significant changes to supporting maps. A plan update should include a thorough examination of the community's goals and objectives based on an analysis of current growth trends and major changes that have occurred since the plan was initially adopted or last amended. Plan updates must be formally adopted following the same procedure described above for initial plan adoption.

Plan Monitoring

The adopted plan should be used as a tool by Town when making land use and development decisions. Decisions concerning private development proposals, public

investments, regulations, incentives, and other actions should be consistent with the goals, objectives, policies, and recommendations outlined in this plan.

Although this plan describes policies and actions for future implementation, it is impossible to predict the exact future condition. As such, the goals, objectives, and actions in this plan should be monitored on a regular basis to maintain concurrence with changing conditions and respond to unanticipated events.

This plan should be evaluated at least every 5 years, and updated at least every 10 years. Members of the Town Board, Plan Commission, and any other local decision-making bodies should periodically review the plan and identify areas that might need to be updated. The evaluation should involve first reviewing the goals and objectives to ensure they are still relevant and reflect current community desires. Then the strategies and actions should be reviewed and refined to eliminate completed tasks and identify new approaches if appropriate.

Appendix A
Public Participation Plan

Town of Easton Public Participation Plan (PPP)

The Town of Easton recognizes the importance of public participation in the planning process. As such, a goal during the comprehensive planning process will be to inform and involve the public in the planning process.

I. Plan Development:

Throughout the plan process, the Plan Commission will provide oversight for the update of the Comprehensive Plan. The Plan Commission will also recommend adoption of the Public Participation Plan to the Town Board.

The public participation plan will incorporate the following:

1. All meetings for the planning process will be posted and open to the public.
2. Plan related materials will be available at the Town Hall for review by the public.
3. The draft plan and maps will be available on a website for review by the public.
4. A public hearing will be held to solicit comment from the public.
5. The Comprehensive Plan will be distributed as outlined in state statute.

The Plan Commission will review and recommend adoption of the Comprehensive Plan to the Town Board.

II. Implementation, Evaluation & Update:

The Comprehensive Plan will be used as a general guideline for development in the Town. The plan will support the existing zoning and other regulations that the Town has in place.

As with all plans, it is critical for the Comprehensive Plan to be maintained and updated on a regular basis to keep it current as things change.

Any planning process is subject to change, and this public participation plan is no different. Over the planning period the process may vary from that presented.

**Resolution for the Adoption of a
PUBLIC PARTICIPATION PLAN (PPP)**

THE TOWN OF EASTON DOES HEREBY RESOLVE AS FOLLOWS:

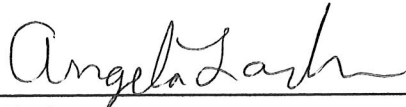
WHEREAS, the Town is updating its Comprehensive Plan as outlined in Wisconsin Statutes; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does approve and authorize the Public Participation Plan as attached to this resolution.

I, NAME, Clerk, do hereby certify that the foregoing resolution was duly adopted at a Town Board meeting, held at the Town Hall on the Xth day of MONTH, YEAR, at X:00 p.m. 17 April 2018 7:43



Clerk

Appendix B
Adoption Resolution

ORIGINAL
Document
Not
Sample

PLAN COMMISSION RESOLUTION

RESOLUTION #

Town of Easton, Adams County, Wisconsin

The Plan Commission of the Town of Easton, Adams County, Wisconsin, by this resolution, adopted on proper notice with a quorum and by a roll call vote of a majority of the town plan commission present and voting resolves and recommends to the town board of the Town of Easton as follows:

Adoption of the Town Comprehensive Plan.

The Town of Easton Plan Commission, by this resolution, further resolves and orders as follows:

All maps and other materials noted and attached as exhibits to the Town of Easton Comprehensive Plan are incorporated into and made a part of the Town of Easton Comprehensive Plan.

The vote of the town plan commission in regard to this resolution shall be recorded by the clerk of the town plan commission in the official minutes of the Town of Easton Plan Commission.

The town clerk shall properly post or publish this resolution as required under s. 60.80, Wis. stats.


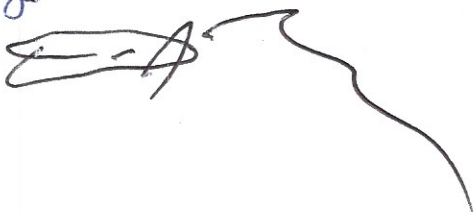
Adopted this 18 day of Oct 2021

[Signatures of plan commission members]

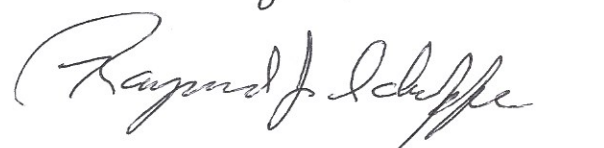
Attest:

[Signature of plan commission clerk]

Judith Beier



Larry Hartman



Raymond Scheppe

Appendix C
Adoption Ordinance

ORDINANCE # 2022-01
Town of Easton Town Board
Adams County, Wisconsin

**AN ORDINANCE TO ADOPT AN AMENDMENT AND UPDATE TO
THE TOWN OF EASTON COMPREHENSIVE PLAN**

THE TOWN BOARD OF THE TOWN OF EASTON, ADAMS COUNTY, WISCONSIN, does ordain as follows:

Section 1. Pursuant to Sections 60.10(2)(c), 62.23, 61.35, and 60.22(3) of the Wisconsin Statutes, the Town of Easton is authorized to prepare, adopt and amend a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Town Board, by the enactment of an ordinance, formally adopted the document titled, "Town of Easton Comprehensive Plan," on December 18, 2006.

Section 3. The Plan Commission, by a majority vote of the entire Commission at a meeting held on October 18, 2021, adopted a resolution approving the Amendment and recommending adoption of the Amendment by the Town Board as the 10-year update to the Town's comprehensive plan required by Section 66.1001(2)(i) of the Wisconsin Statutes.

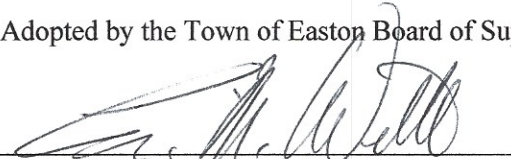
Section 4. The Town published a Class 1 public notice in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes, and held a public hearing on February 21, 2022 to obtain public comments regarding the comprehensive plan amendment and update.

Section 5. The Town Board hereby adopts this Ordinance as the 10-year update to the Town of Easton Comprehensive Plan.

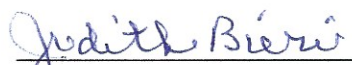
Section 6. The Town Clerk is directed to send a copy of the plan update to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

Section 7. This Ordinance shall take effect upon passage by a majority vote of the full membership of the Town Board, and publication or posting as required by law.

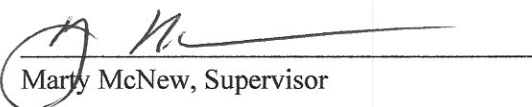
Adopted by the Town of Easton Board of Supervisors this 21st day of February, 2022.



Craig Wille, Town Chairperson

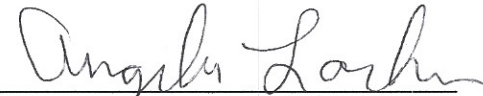


Judith Bieri, Supervisor



Marty McNew, Supervisor

Attest:



Angela Lochner, Town Clerk

Town of Easton Comprehensive Plan

2022