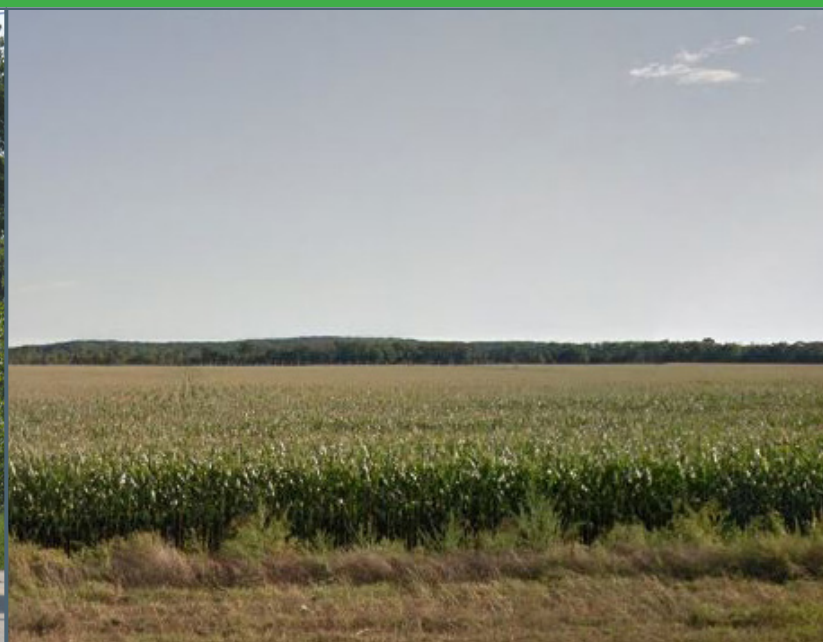
Town of Richfield Comprehensive Plan 2017



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Adopted August 2017

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Prepared by:
North Central Wisconsin Regional Planning Commission

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ISSUES AND OPPORTUNITIES

The Town of Richfield is a traditional six-mile by six-mile town with 36 sections, located in the east-central part of Adams County, Wisconsin. The town is bounded by the Town of Colburn to the north, Waushara County to the east, the Town of Preston to the west, and the Town of Lincoln to the south. It is one of the seventeen towns in the county. See the locational reference map.

Over the years the town has been dominated by swampland conifers and lowland hardwood forest types, and some agricultural uses. Scattered residential development also has been locating in the town.

The Planning Process

The Comprehensive Planning Process was overseen by the Town Board. The Town Board met several times with staff from North Central Wisconsin Regional Planning Commission to review the 2006 plan, analyze updated data, draft new goals, and develop a new Future Land Use map. This process took approximately nine months, culminating in the adoption of this Plan in [INSERT DATE], 2017.

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 to address 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. A Public Participation Plan was adopted early in the planning process to ensure the public had opportunities to engage. This Plan ensures that all meetings are posted and open to the public, all materials related to the plan are available at the Town Hall and online for public review, and that a public hearing will be held to solicit public comment prior to adoption of the Comprehensive Plan.

Demographics

Population

The Town the experienced roughly the same growth rate in the first decade of the new millennium as it did in the 1990s. The Town's population grew by 14 people from 2000 to 2010, a nine percent increase. From 2020 to 2014, the town experienced a decrease, netting a loss of 11 people. The town is .7% of the total population of the county.

Adams Count grew five percent during the same decade, which was much slower than past growth rates. All of the towns surrounding Richfield grew at varying rates. The largest increase was in the Town of Colburn which increased 19 percent while the Town of Lincoln decreased five percent. **Table 1** provides population trends for Richfield and the surrounding communities.

The Wisconsin Department of Administration (WDOA) published population projections in 2013 for 2015 through 2014. These projections show a slight population peak in 2030, with an increase of about ten persons from 2010. The population is expected to then fall back to the 2010 population level. However, the 2013 WDOA projections forecasted faster population growth than subsequent population estimates have shown and the Town of Richfield may also grow more slowly than the projected numbers shown in **Table 2**.

Age

The number of people aged 65 and older that lived in the community increased from 20 in 1990, to

Table 2 - Population Projections

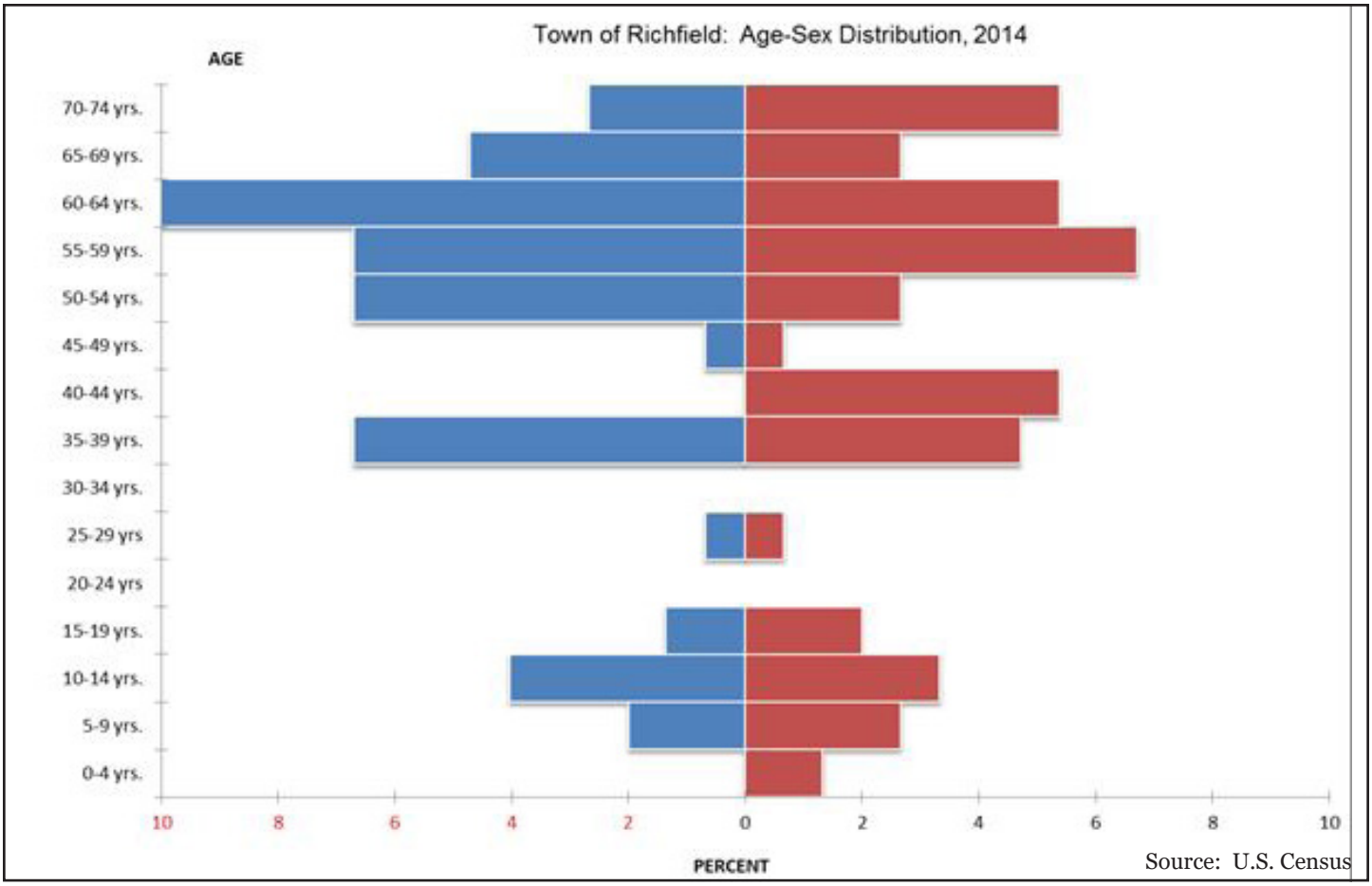
2015	2020	2025	2030	2035	2040
160	160	165	170	165	160

Source: WDOA Population Projections, 2013

Table 1 - Population

	2000	2010	2014	2000 - 2010 Net Change	2000 - 2010 % Change
Richfield	144	158	149	9%	14
Colburn	181	223	232	19%	42
Preston	1,360	1,393	1,510	2%	33
Lincoln	311	296	344	-5%	-15
Adams County	19,920	20,875	20,604	5%	955

Source: U.S. Census



37 in 2000 and held steady until 2014. The number of children, age 18 and younger, was 25 in 2014. According to the U.S. Census in 2000, Richfield's median age was 48 and was 56.3 in 2014. Over the past 14 years, Richfield's median age increased more than eight years, and surpassed the county's median age by six years and is much higher than the state median age of 38.8. This can be visually observed in the "top heavy" population pyramid in Figure 1. The pyramid base of juveniles helps bring the median age down, but with a small percentage of the population in the 18-44 ranges the median age will continue to rise.

Race

In 2014, 99.3 percent of the Town's 149 residents were White with 5.4 percent of them stating they had Hispanic origin. Racial composition of Richfield's population has changed very little in the last two decades. In 2000, 99.3 percent of 144 persons in Richfield listed themselves as White with the other 0.7 percent stated that they were African American.

Educational Level

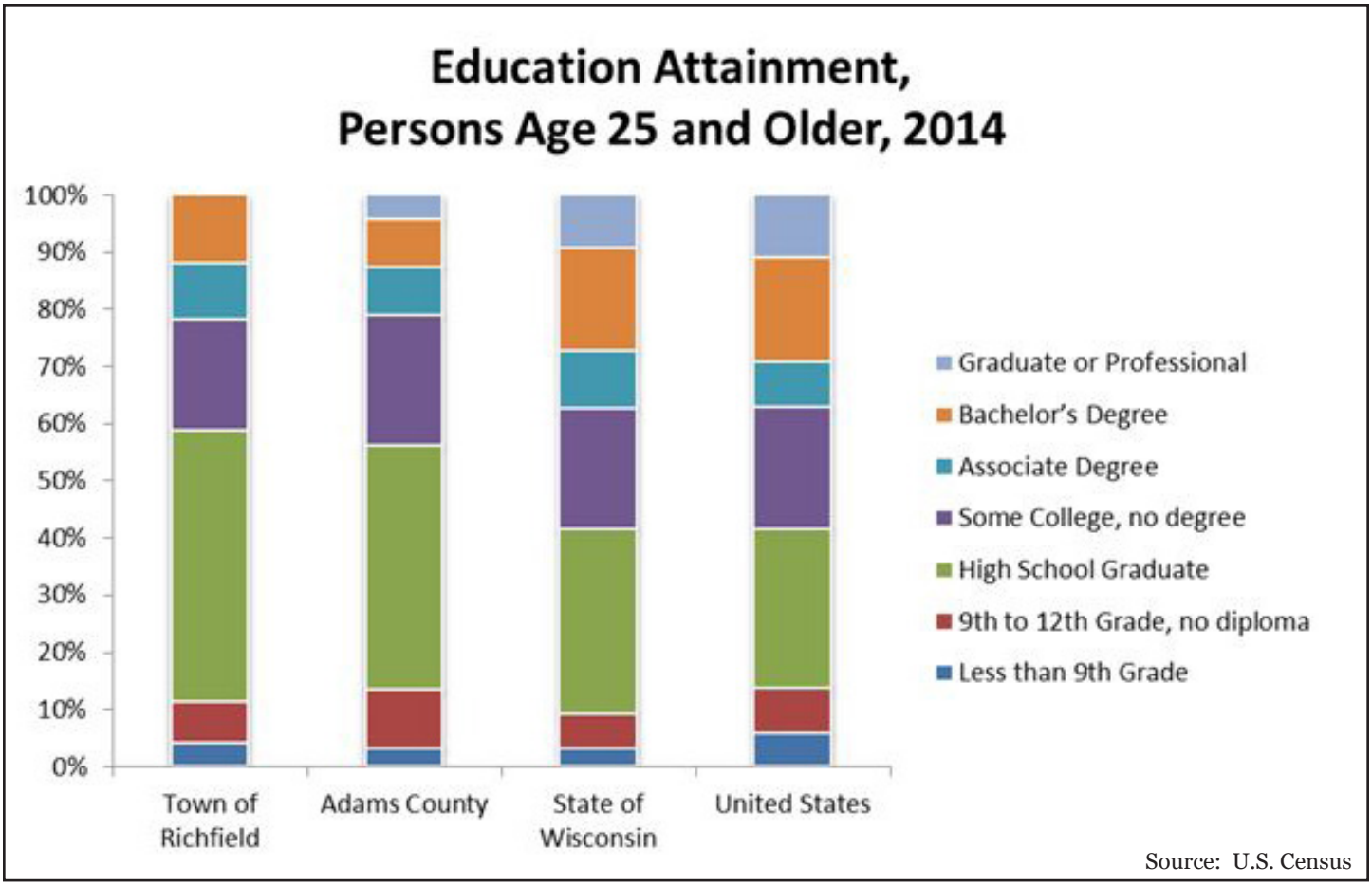
Educational levels in 2014 showed that 88.8 percent of the population had completed high school. In terms of higher education, 19.4 percent of Town residents had some college, 9.7 percent had an associate degree and 12 percent had completed 4 years of college. Figure 2 provides a summary of educational attainment in Richfield, Adams County, and the State.

The Town of Richfield had a lower percentage of residents (88.7%), aged 25 and older, with a high school degree compared to the state (92.2) and the county (89.7) in 2014. This may to be due to the high number of older residents in the township who were less likely to complete high school. At the same time, Richfield had a higher percentage (12.1%) of residents who had attained a Bachelor's degree compared to the county (9.0%) but lower than the state (31.9%).

Households

The number of households in the town has increase by 5, from 62 in 2000 to 67 in 2014. Of the 67 total households, in 2014, 50.7 percent were family households. Almost forty-eight percent were married couple households.

Sixty-five percent of all households included someone 60 years old or older. Less than 15 percent included someone 18 or younger which is a six point percentage decrease from 2000. 44.8 percent of households were single person households and of those living alone,



Source: U.S. Census

22.4 percent were 65 years of age or older. The average household size was 2.21 people.

In 2013, the WDOA also projected the rate of household formation for the years between 2015 and 2040. As shown in **Table 3**, the number of households will grow as the size of households continues to decrease. By 2040, the WDOA expected 23 more households in Richfield. This could affect the housing market, leading to more construction or to a conversation of seasonal housing units into year around occupancies.

Employment

Between 2000 and 2010 the town's employed residents decreased 24.4 percent, from 74 to 56, as displayed in **Table 4**. The two employment sectors with the most employed in 2000 were Agriculture & Forestry and Manufacturing. In 2014, the Construction industry employed the greatest percentage of Richfield residents (27.6.0%), followed by Public Administration (19.0%) and Retail Trade (17.2%). In 2000 only 2 people reported they were unemployed, for a 1.8 unemployment rate. In 2014, 6 people were unemployed, a 4.7 percent unemployment rate.

Table 3 - Household Projections

2015	2020	2025	2030	2035	2040
83	85	89	93	92	90

Source: WDOA Population Projections, 2013

Table 4 - Total Employed

	2000	2010	2014	2000-2010 % Change
Richfield	74	56	58	-24.4%
Colburn	93	67	87	-27.9%
Preston	572	549	567	-3.9%
Lincoln	119	131	126	10.1%
Adams County	7,847	8,359	7,590	6.5%

Source: U.S. Census

Household Income

The 2014 median household income in the town was $30,625.00, which was lower than the County, State, and Nation medians. When adjusted for inflation, median household incomes decreased significantly from 2000 to 2010, at 34.7 percent, as displayed in **Table 5**.

Of the 67 households in the town in 2014, 29 reported incomes less than $24,999 which is a net increase of 18 households from 2000. At the same time, 7 households reported incomes above $100,000, an increase of five households from 2000.

In 2014, the per capita income for the Town of Richfield was $30,625, which is lower than the surrounding communities, but higher than the County, State, and County, see **Table 6**.

Over twenty-two percent of the Richfield population was below the poverty rate, see **Table 7**. The 2014 ACS indicates that poverty is concentrated in households with related children, ages 5 to 18.

Table 5 - Median Household Income

	2000*	2010	2014	2000-2010 Net Change*	2000-2010 % Change*
Richfield	$44,056	$ 28,750	$ 30,625	-$15,306	-34.74%
Colburn	$44,637	$ 40,536	$ 40,000	-$4,100	-9.19%
Preston	$42,409	$ 41,372	$ 44,022	-$1,037	-2.45%
Lincoln	$36,858	$ 32,054	$ 49,625	-$4,804	-13.03%
Adams County	$42,304	$ 39,885	$ 45,366	-$2,419	-5.72%
Wisconsin	$55,452	$ 51,598	$ 52,738	-$3,854	-6.95%
United States	$53,176	$ 51,914	$ 53,482	-$1,262	-2.37%

*Adjusted for inflation. Source: U.S. Census

Table 6 - Per Capita Income

	2000*	2010	2014	2000-2010 Net Change*	2000-2010 % Change*
Richfield	$29,547	$15,459	$30,625	-$14,088	-47.68%
Colburn	$27,149	$30,956	$40,000	$3,807	14.02%
Preston	$24,207	$21,137	$44,022	-$3,070	-12.68%
Lincoln	$19,607	$19,524	$49,625	-$83	-0.42%
Adams County	$22,510	$21,917	$22,639	-$593	-2.63%
Wisconsin	$26,935	$26,624	$27,907	-$311	-1.15%
United States	$27,335	$27,334	$28,555	-$1	0.00%

*Adjusted for inflation. Source: U.S. Census

Table 7 - Poverty Rate

	2000	2010	2014	2000-2010 % Change
Town of Richfield	17.10%	31.30%	22.10%	14.20%
Adams County	10.40%	12.60%	12.70%	2.20%
State of Wisconsin	8.70%	11.60%	13.30%	2.90%
United States	12.40%	13.80%	15.60%	1.40%

Source: U.S. Census

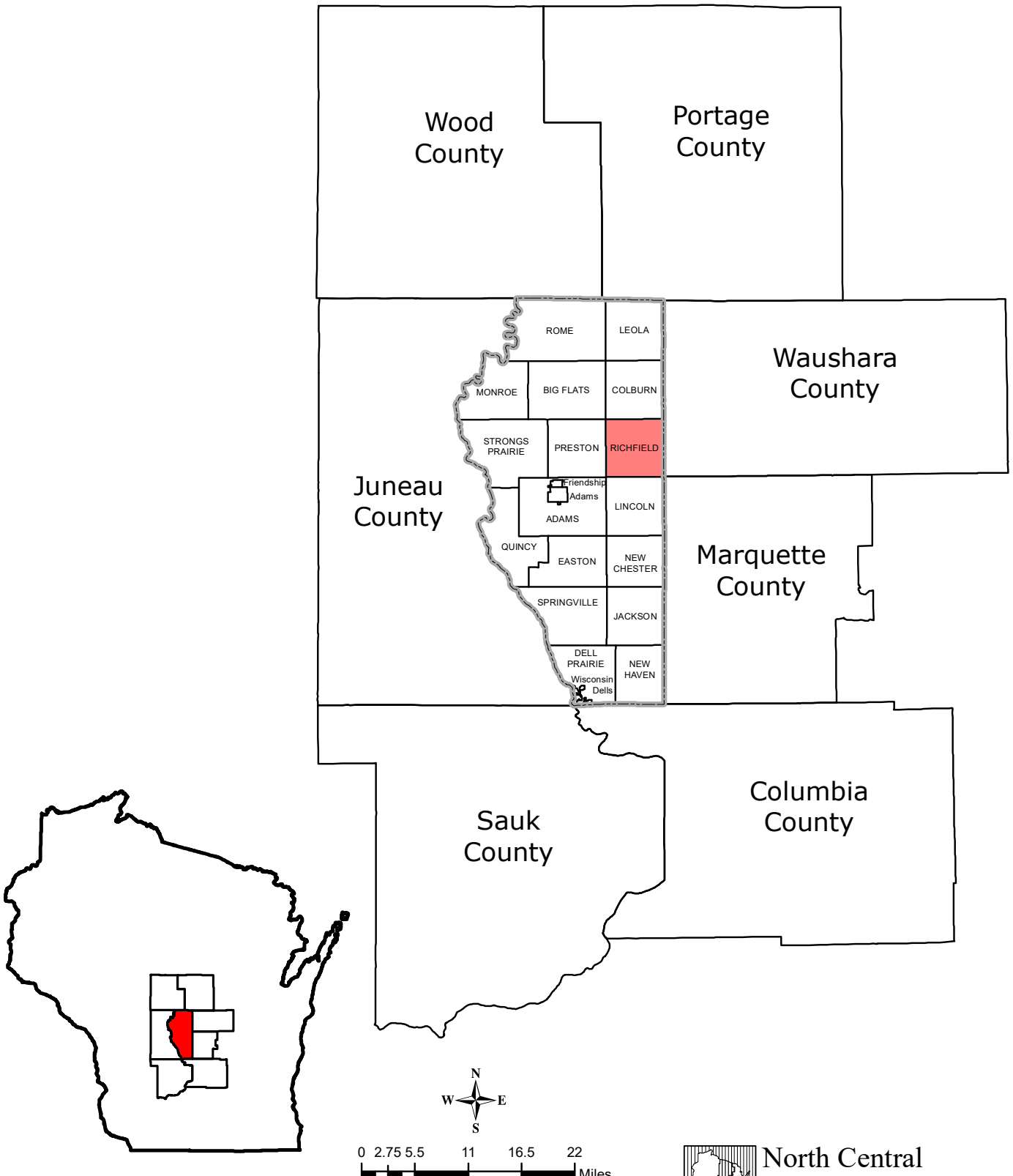
Comprehensive Plan

Map 1

Location

Town of Richfield

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 Wisconsin Regional Planning Commission

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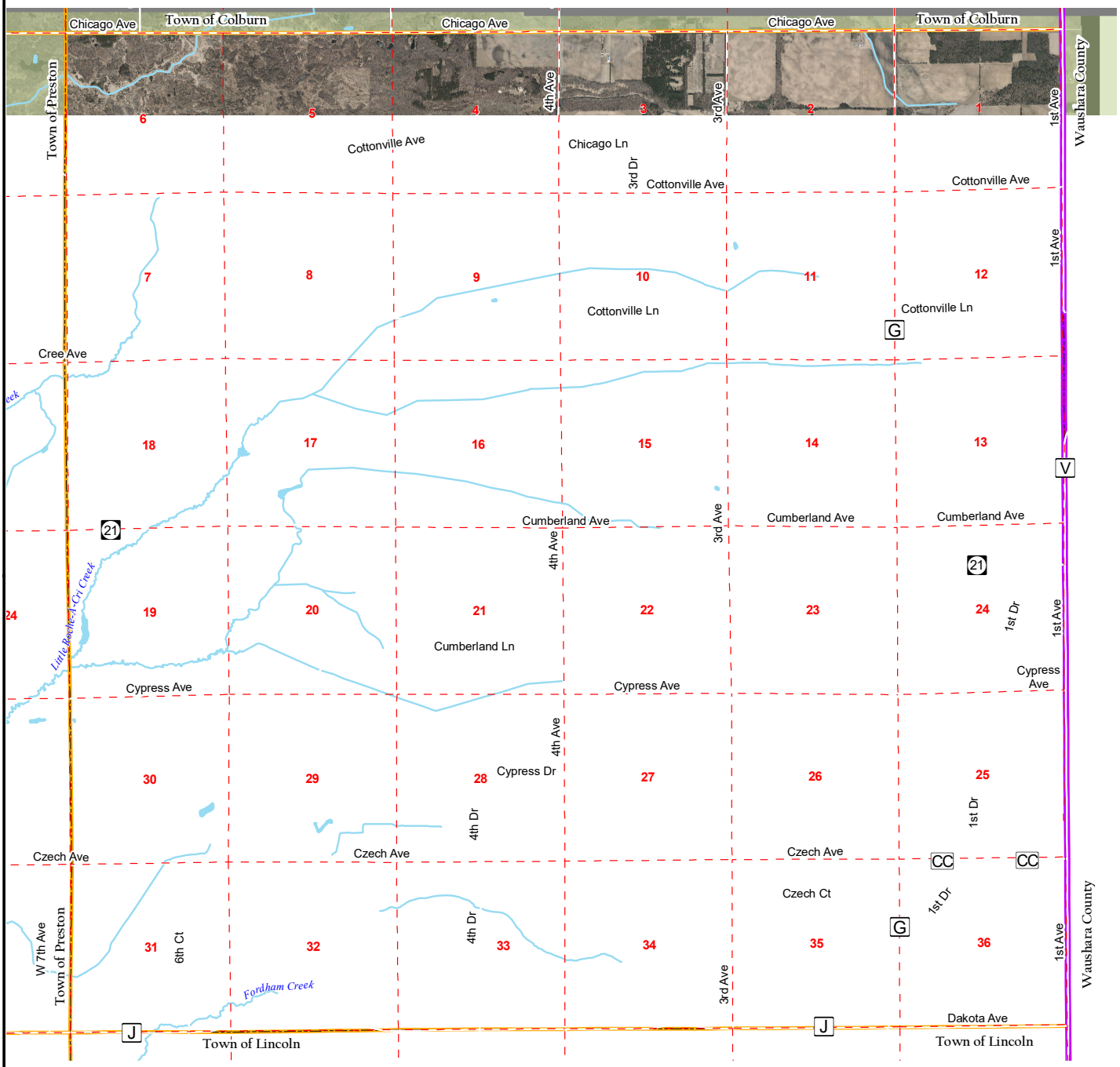
Map 2

Planning Area

Town of Richfield

Adams County, Wisconsin



Legend

- County Boundary
- Minor Civil Divisions
- Section Lines
- Roads
- Water

N W E S

0 0.25 0.5 1 Miles

Source: WI DNR, NCWRPC, 2015 NAIP

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common industries are Manufacturing (29% of employed residents), Retail Trade (15.6%), Health Care (13.3%), and Educational Services, Accommodation & Food Services, and Public Administration (all with 6.7%). Of all employed residents in 2014, 46.7 percent were men, 53.3 percent women.

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, see **Table 10**.

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

Table 10 - Adams County Average Annual Employment by Sector

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: Dept of Workforce Development QCEW ES202
*Data has been suppressed for confidentiality.

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, see **Table 11**. 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 5** 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.

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.

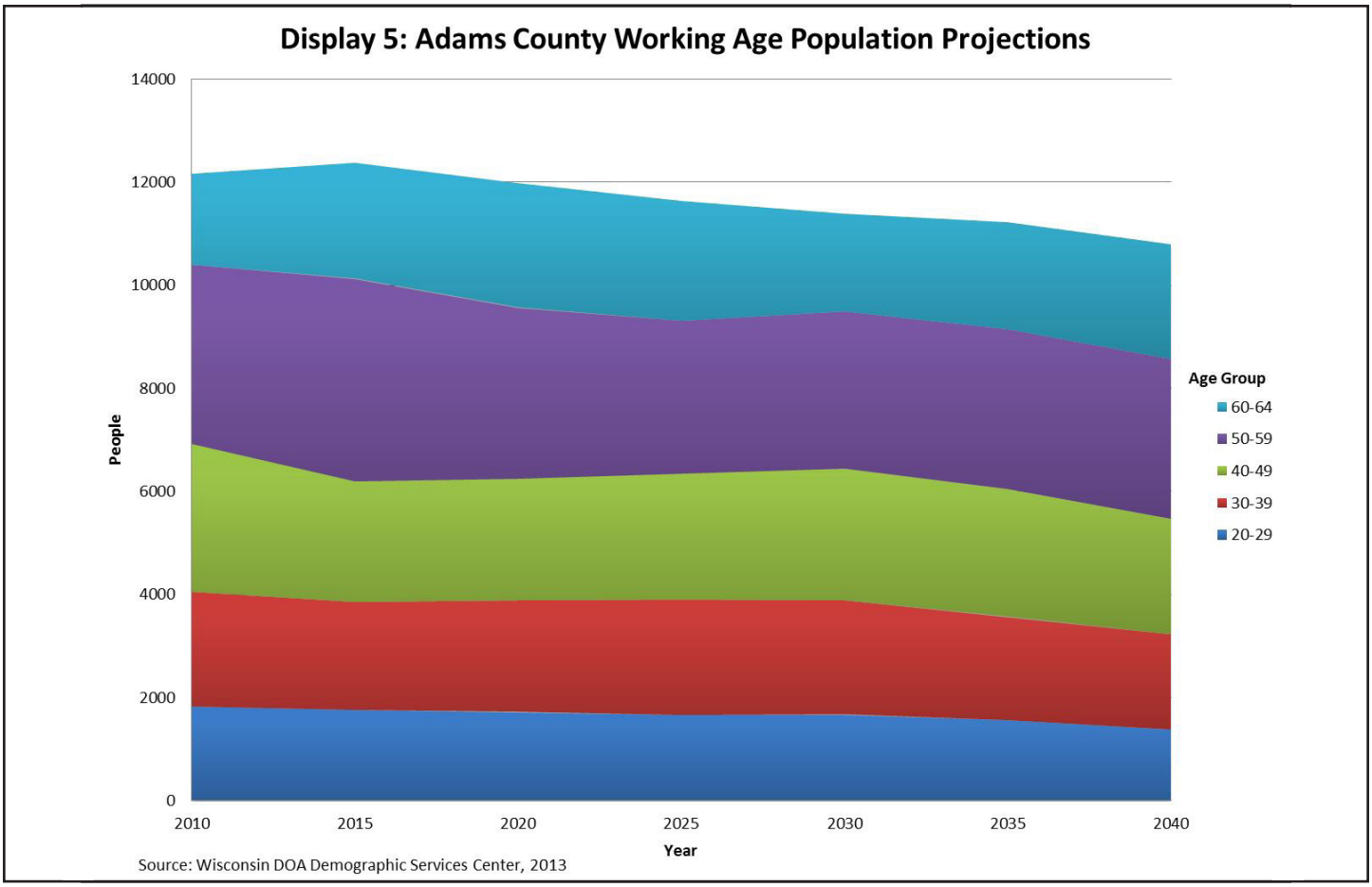
Education & Training

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

Table 11 - Labor Force

	Adams County				Wisconsin
Adams County	1990	2000	2010	% Change 1990-2010	% 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



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 Midstate 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 12 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.

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.

Table 12 - Average Wage by Industry

	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: Dept of Workforce Development QCEW ES202
*Data has been suppressed for confidentiality.

- 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

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, see **Table 13**.

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.

County

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

Table 13 - Major Employers, 2013

Establishment	Service or Product	# 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: Dept of Workforce Development QCEW

- *Adams County Revolving Loan Fund-CWED.* This Fund was created through the small city CDBG program. The grant enabled Adams County to establish a revolving loan fund to assist local businesses in the county. Currently, the fund is administered by CWED.
- *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.

South Burr Oak United Methodist Church

Regional

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

State

- *Wisconsin Economic Development Corporation (WEDC).* WEDC is the State's primary department for the delivery of integrated services to businesses. Their purpose is 1) to foster retention of and creation of new jobs and investment opportunities in Wisconsin and 2) to foster and promote economic business, export, and community development.
- *Wisconsin Small Cities Program.* The Wisconsin Department of Adminstration 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.
- *Rural Economic Development Program.* This program administrated 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, ad marketing assistance.

- *The Wisconsin Innovation Service Center (WISC)*. This non-profit organization is located at the University of Wisconsin at Whitewater and specializes in new product and invention assessments and market expansion opportunities for innovative manufacturers, technology businesses, and independent inventors.

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

- *Transportation Economic Assistance (TEA)*. This program, administered by the Wisconsin Department of Transportation, provides immediate assistance and funding for the cost of transportation improvements necessary for major economic development projects.

- *Other State Programs*. Technology Development grants and loans; Customized Labor Training grants and loans; and Major Economic Development Project grants and loans.

Federal

- *U.S. Dept. of Commerce - Economic Development Administration (EDA)*. EDA offers a public works grant program. These are administered through local units of government for the benefit of the local economy and, indirectly, private enterprise.

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

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

Economic Development Issues

Business & Industrial Development

Although Adams County has sites that are ready for industrial development, not all of these sites are capable of offering the wide range of services necessary to appeal to all types of industrial development. Effective industrial development requires facilities such as sewer, water, and telecommunications facilities as well as easy access to highways and rail. While Adams County offers many of these in its industrial parks, access to a major interstate highway is located outside the County. This makes enticing businesses to the industrial parks more difficult. Adams County also suffers from lack of diversification in its industrial economy leading to a heavy reliance on only a few industries. Such dependence means that local employment, as well as commercial retail trade, goes up and down with the business cycles for the dominant local industry.

Recreation & Tourism

The development of the recreation and tourism industry in Adams County has had a generally positive effect on the County, however, the County must be careful to moderate the growth of this industry with its capacity to serve it. Adams County's close proximity to the Wisconsin Dells recreational areas causes a great deal of development pressure. Many people are attracted to Adams County's recreational amenities because of its rural nature. Improper management of the recreation and tourism industry could lead to the outstripping of the attraction and a decline in the County's overall standard of living. The community must also take care to justify the expenditures of promotional funds spent to attract visitors during the year by tracking returns on investments. To do so will require a cooperative effort among the municipalities within Adams County to avoid inefficiencies and duplication of efforts.

Income & Unemployment Levels

Although the county has made progress toward closing the gap over the last twenty years, income levels still are below state and federal levels and the unemployment rate exceeds state and federal levels. These are both issues that have been identified and discussed at various levels throughout the county. Both need to be addressed to make the county a better place to live. Adams County remains well below the state average in both median household income and per capita income. Fortunately, trends indicate that the county is "closing the gap". The persistence of poverty and unemployment in the city and the village pose a particular challenge especially as an employment center for the county.

Goals, Objectives, and Action Steps

Economic Development Goal: *Town of Richfield has a diverse economy that is a place of opportunity where people and businesses can grow and be successful.*

1. Promote a diverse, healthy economic base.

   a. Encourage new businesses, especially those that are compatible in a rural setting.

   b. Develop and maintain a list of available sites and buildings for new businesses.

   c. Encourage home-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding areas.

   d. Pursue grant funding to clean-up possible contaminated commercial locations.

   e. Review the costs and benefits of a proposed development project prior to approval.

   f. Consider developing new ordinances that establish minimum aesthetic standards to eliminate commercial, industrial, and agricultural property with excessive debris, blighted property, and dilapidated buildings.

2. Encourage commercial and industrial development to locate adjacent to county or state highways.

   a. Direct new commercial and industrial development to areas designated on the Future Land Use Map.

   b. Promote new commercial and/or industrial development near the intersection of STH 21 and CTH G.

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LAND USE

The Town of Colburn covers an area of almost 22,900 acres in northeastern Adams County. To the west is the Town of Big Flats. To the north is the Town of Leola. To the South is the Town of Richfield. To the east, in Waushara County, is the Town of Hancock.

Land in the Town is characterized by thin till and pitted outwash. The typical terrain is rolling and covered with hardwoods or open for agricultural use with a general north to south drainage pattern. The natural resource base of the area is dominated by timber. Agricultural uses of the land are prominent.

Previous Plans and Studies

Regional Livability Plan

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 reduce vacant land and structures.

Woodlands

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. Woodlands dominate about 62 percent of the area, followed by Agriculture with 33 percent.

In general, agricultural lands are in the eastern half of the town, and forest wetlands are in the western half. Residential development is distributed sporadically along the road network.

A concentrated animal feeding operation (CAFO) exists within Section 36, and a vegetable processing facility is within Section 11 of Richfield. Mostly agricultural lands surround both sites. See **Map 6**, the Existing Land Use map.

Table 14 - Existing Land Use

Land Use Type	Acres	Percent
Agriculture	7,551.4	33.2%
Commercial	75.2	0.3%
Governmental / Institutional	12.6	0.1%
Industrial	10.3	0.05%
Open Lands	203.3	0.9%
Outdoor Recreation	3.4	0.01%
Residential	235.6	1.0%
Transportation	580.3	2.6%
Water	7.6	0.03%
Woodlands	14,074.4	61.9%
Total	**22,754.2**	**100.0%**

Source: 2004 and 2015 air photo, NCWRPC

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.

The Plan groups land uses that are compatible and to separate conflicting uses. To create the 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. **Agriculture.** Identifies areas to be preserved for the purpose of general crop farming or the raising of livestock.

1. **Commercial.** dentifies areas recommended for commercial development, as well as existing commercial establishments located throughout the Town.

2. **Woodlands.** Identifies areas of large woodlands within the Town.

3. **Governmental/Public/Institutional.** Identifies existing or planned governmental/ public/institutional facilities within the Town, including recreational facilities.

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

5. **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.

6. **Transportation.** Identifies areas of use as transportation corridors, can include roads, highways, railroads, and trails.

The goal of the Future Land Use Map is provide a generalized land use map to guide the town's growth in the next decade. The Future Land Use Map represents the desired arrangement of preferred land uses for the future, see **Map 7**. Generally, the east side of the Town is predominantly agricultural uses, including some larger industrial farms, while the west side of the Town is mostly woodlands.

Table 11 shows the acres and percent of total land under each category in the Future Land Use Map. Woodlands make up the largest category with 51.8 percent of total land, followed by Agricultural Areas with 42.1 percent.

Table 24 - Future Land Use

Land Use Type	Acres	Percent
Agricultural Areas	9,572.3	42.1%
Commercial	7.2	0.0%
Woodlands	11,791.3	51.8%
Governmental / Public / Institutional	51.9	0.2%
Industrial	113.8	0.5%
Rural Residential	629.8	2.8%
Transportation	580.3	2.6%
Water	7.6	0.0%
Total	**22,754.2**	**100.0%**

Source: 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 a new residential neighborhood in proximity to a working farm, where farm equipment, odors, and sounds may not be compatible with dense residential development.

Zoning

County General Zoning

Nearly all of the counties in Wisconsin have established a general county zoning ordinance for lands outside of the shoreland jurisdiction. A town can join under this ordinance by resolution.

The Town of Richfield 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.

Agricultural uses

To achieve the proposed land uses under the existing comprehensive County zoning authority, two basic options are available. Both options however would require County approval for implementation.

Option 1:
Utilize existing County zoning ordinance/districts.

The Town could carefully review the existing district descriptions to determine which "best fit" or are most appropriate to each of the proposed land uses. The advantages of this option are that the existing zoning ordinance can be used. County Board approval of proposed zoning map amendments might be easier to achieve. The disadvantages of this option are that the existing zoning districts may not enable the Town to achieve the preferred future condition of the proposed land uses. For example, permitted uses in an existing district may not fit well with the proposed land uses, causing conflicting land uses.

Option 2:
Propose new zoning districts or modifications to existing district descriptions for the countywide ordinance.

The Town would need to petition the County for zoning ordinance amendments that would be in effect for the entire county. The advantage of this would be that other towns may be in support of similar modifications and could provide political support for the changes. If approved, the Town would be able to create a better match between the zoning districts and proposed land uses. County staff would continue to administer zoning. The disadvantage would be that the changes would affect the entire county and may not be politically supported by other towns, the County Planning & Zoning Committee, Zoning staff, or the County Board. More zoning districts may make the existing County ordinance more complex and difficult to administer.

County Shoreline 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.

Goals, Objectives, and Action Steps

Land Use Goal: *Town of Richfield makes sound land use decisions to balance the diverse needs of the community and to wisely maximize the land's potential.*

1. Promote efficient development patterns.

- *a.* Promote new development consistent with the Future Land Use Plan.
- *b.* Minimize scattered development and preserve rural character.
- *c.* Promote the redevelopment of land with existing infrastructure.
- *d.* Discourage new developments that would negatively impact the natural environment or existing property.
- *e.* Minimize the loss and/or fragmentation of productive farmland and forest land.
- *f.* Review expansion or new development of non-metallic mining operations to minimize conflict with preexisting development.

2. Provide tools for managing and coordinating growth and development.

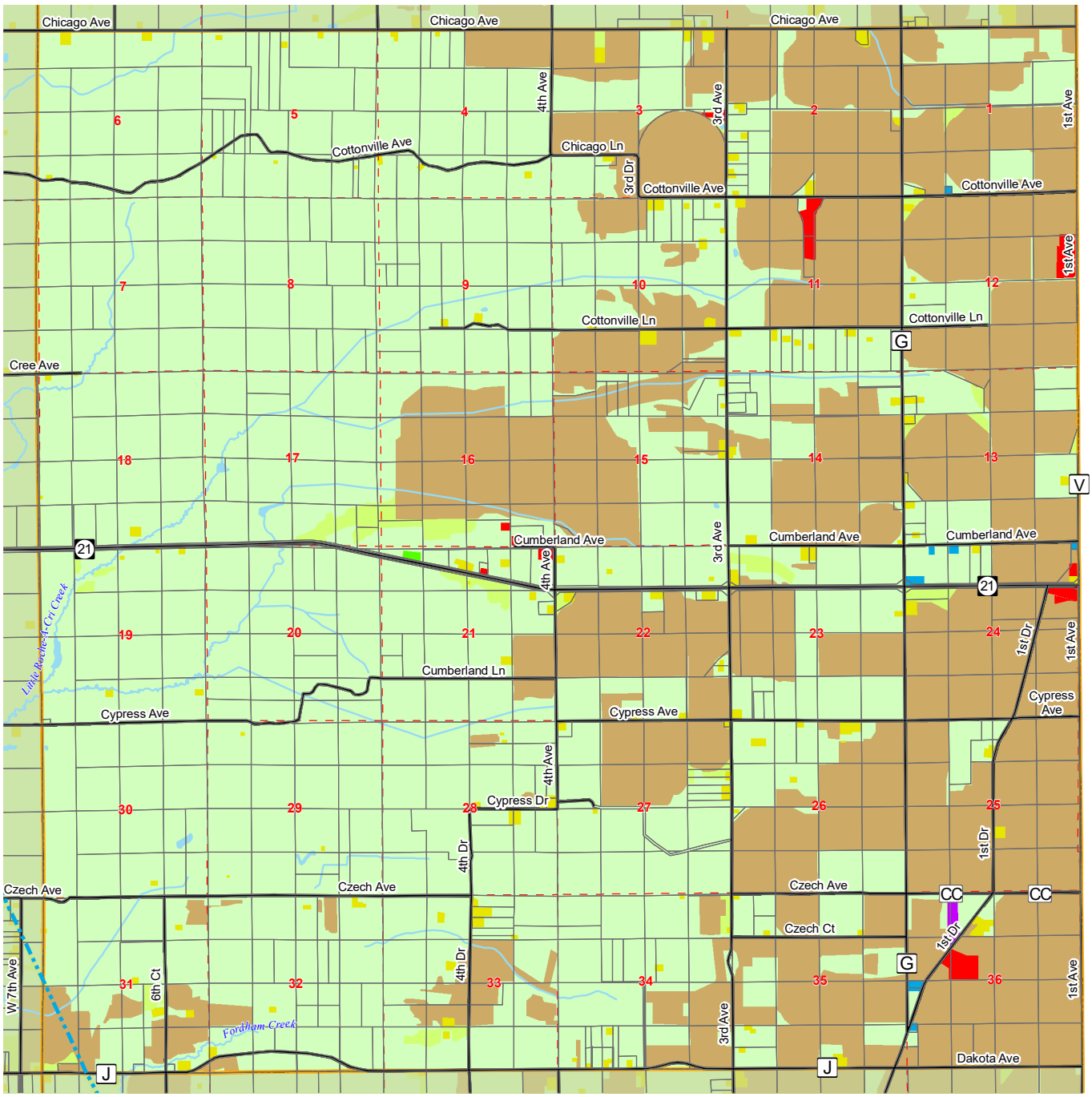
- *a.* Maintain the Comprehensive Plan to serve as a guide for future land use decisions.
- *b.* Participate in zoning and subdivision review decisions at the County level that affect the Town.
- *c.* Encourage conservation easements and other tools to protect environmentally sensitive or unique resources.

Map 6

Existing Land Use

Town of Richfield

Adams County, Wisconsin



Legend

- Minor Civil Divisions
- Section Lines
- Pipeline
- Agriculture
- Commercial
- Governmental / Institutional; Utility
- Industrial
- Open Lands
- Outdoor Recreation
- Residential
- Transportation
- Water
- Woodlands

N W E S

0 0.25 0.5 1 Miles

Source: WI DNR, NCWRPC, 2015 Airphoto Interpretation

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.

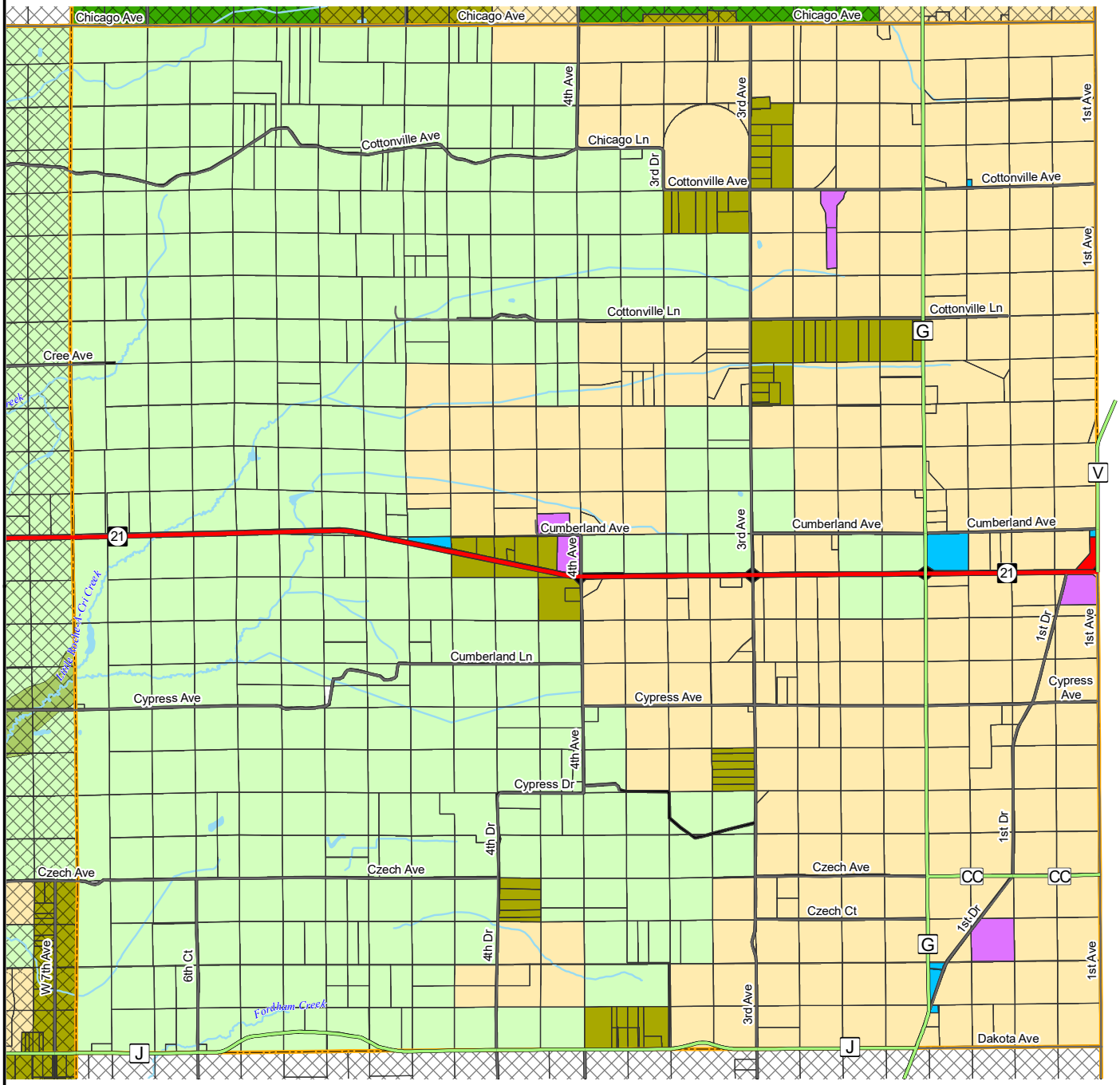
North Central Wisconsin Regional Planning Commission
210 McClellan St., Suite 210, Wausau, WI 54403
715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

Map 7

Future Land Use Plan

Town of Richfield

Adams County, Wisconsin



Legend

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

N W E S

0 0.25 0.5 1 Miles

Source: WI DNR, Adams Co., 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.

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INTERGOVERNMENTAL COOPERATION

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.

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 over 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.

Ship Rock Wayside Park

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 patters 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.

Adjoining Units of Government

Adams County Highway Department provides snow removal and roadwork services.

The Town of Richfield contracts with the nearby Village of Coloma in Waushara County for fire service and for ambulance service.

School districts are one of the most common intergovernmental organizations since they cross traditional local municipal boundaries. Adams County is served by five school districts. The Town of Richfield is in the Adams-Friendship School District.

Conflict Resolution Between Governments

Occasionally, issues occur between Richfield and Adams County in local zoning and land use matters. The Town will work to minimize these issues by undertaking a more comprehensive review of land use proposals, providing better communication to Adams County and making a stronger case for its local land use recommendations.

The Town of Richfield will cooperate with all levels of government on issues of mutual concern, including resource protection, transportation, land use, education, and human services. Cost sharing or contracting with neighboring towns or the county will continue to provide services or public utilities efficiently.

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

Goals, Objectives, and Action Steps

Intergovernmental Cooperation Goal: *Town of Richfield is a cooperative and collaborative partner with other units of government and organizations to most effectively and efficiently provide services to residents.*

1. Establish and maintain good working relationships with other units of government, including adjoining towns, Adams County, the State of Wisconsin, and the federal government.

a. Promote communication between the Town and other governmental entities.

b. Periodically review existing shared service agreements and explore additional agreements which would benefit the Town.

c. Pursue cooperative agreements regarding boundary agreements, annexation, expansion of public sewer and water services, and growth management between the City and the Town.

d. Consider the feasibility of establishing local zoning in conjunction with other neighboring towns and sharing administrative staff.

IMPLEMENTATION

Implementation of this plan depends of the willingness of local officials, at both the Town and County levels, to use it as a guide when making decisions that affect the growth and development of the Town. It is also important that local citizens and developers become aware of the plan.

This Plan, having been prepared as a single unit, is consistent in its parts and there is no inconsistency between them.

The Implementation chapter includes the tools and techniques recommended to implement the Comprehensive Plan's recommendations.

Town Decision Making

The Town Board should adopt the plan and use it as a guide in decisions that affect development in the Town. The Town Plan Commission should become very knowledgeable of the plan and use it when making recommendations to the Town Board on development issues.

Adoption of Ordinances

The Town should develop and adopt a Town street ordinance concerning minimum acceptable road construction standards as well as sidewalks and public roadway buffer strip. The Town should also incorporate the changes to its Zoning Ordinance contained in this Plan

Citizen Participation/Education

The Town should encourage citizen awareness of the Town's comprehensive plan by making copies available and conducting public informational meetings.

Tools for Implementation

Zoning

The Town of Richfield is currently under Adams County zoning. Zoning is the major implementation tool to achieve proposed land uses by regulating the use of all structures, lands, and waters in the Town. Zoning districts provide primarily regulations for land use within the district by use type and the zoning map provides the locations of the districts. See the Zoning Ordinance for more information.

Land Division

The Adams County Land Division Ordinance outlines procedures for land division, technical requirements, design standards for plats and certified maps, and outlines required improvements. The county ordinance also includes provisions for cluster developments, but provides little guidance for such development design and objectives. Local units of government may elect to have a separate land division ordinance if it is more restrictive than the county ordinance.

Other Tools

Additional tools and approaches can be utilized by the Town to achieve the goals of the plan. These include but are certainly not limited to the following: fee simple land acquisition, easements (purchased or volunteered), deed restrictions, land dedication, and ordinances or programs regulating activities such as impact fees, land division, building permits, erosion control, etc.

Plan Amendments

Periodic amendments can be made to this Plan. Amendments are generally defined as minor changes, such as slight changes to the text or maps. Frequent changes to accommodate specific development proposals should be avoided. The Comprehensive Planning Law requires that the same process used to adopt the Plan be used to amend the Plan.

Plan Review and Update

Periodic updating of the plan is necessary for continued refinement and course correction to insure that it reflects the desires of the Town's citizens. An essential characteristic of any planning process is that it be ongoing and flexible. The Town should re-examine the plan, at least every five years, and determine if more complete review is required to bring it into line with changed conditions or altered priorities within the Town.

State law requires that a Comprehensive Plan be updated every ten years.

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APPENDIX A: PLAN RESOLUTION

TOWN OF RICHFIELD
ADAMS COUNTY WISCONSIN

RESOLUTION PC 2017 "Resolution of the Town of Richfield Comprehensive Planning Commission recommending the Town Board of Richfield adopt the Town of Richfield Comprehensive plan."

The Planning Commission of the Town of Richfield, Adams County Wisconsin, by this resolution adopted on proper notice with a quorum and by 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 Richfield as follows:

Adoption of the Town Comprehensive Plan

The Town of Richfield 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 Richfield Comprehensive Plan are incorporated into and made part of the Town of Richfield 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 Jackson Plan Commission

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

Adopted this 5 day of July 2017

Gary Lueck, Chair

Attest
Tanya Burrows, Town Clerk

Gerald Cardo, Member

Margaret Burrows, Member

Arlene Cardo, Member

Mary Ann Hensel, Member- Commission Clerk

RICHFIELD TOWNSHIP TOWN SEAL ADAMS CO. WIS.

APPENDIX B: PLAN ORDINANCE

STATE OF WISCONSIN

Town of Richfield

Adams County, Wisconsin **Ordinance 2017-01**

SECTION I – TITLE AND PURPOSE

The title of this ordinance is Ordinance 2017-01 "Town of Richfield Comprehensive Plan Ordinance". The purpose of this ordinance is for the Town of Richfield, Adams County, Wisconsin, to lawfully adopt a comprehensive plan as required under s. 66.1001 (4) (c), Wis. stats.

SECTION II – AUTHORITY

The Town Board of the Town of Richfield, Adams County, Wisconsin, has authority under its village powers under s. 60.22, Wis. stats., to appoint a town plan commission under ss. 60.62 (4) and 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. stats., to adopt this ordinance. The comprehensive plan of the Town of Richfield must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the town board to adopt this ordinance.

SECTION III – ADOPTION OF ORDINANCE

This ordinance, adopted by a majority of the town board on a roll call vote with a quorum present and voting and proper notice having been given, provides for the adoption by the town of a comprehensive plan under s. 66.1001 (4), Wis. stats.

SECTION IV – PUBLIC PARTICIPATION

The town board has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

SECTION V – TOWN PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of Richfield, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the Town of Richfield Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

The Town of Richfield has held at least one public hearing on this ordinance, with notice in compliance with the requirements of s. 66.1001 (4) (d), Wis. stats.

SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

The town board, by the enactment of this ordinance, formally adopts the document entitled Town of Richfield Comprehensive Plan Ordinance under s. 66.1001 (4) (c), Wis. stats.

SECTION VIII – SEVERABILITY

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION IX – EFFECTIVE DATE

This ordinance is effective on publication or posting.

The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats. and a copy of the ordinance and the comprehensive plan, shall be filed with at least all of the entities specified under s. 66.1001 (4) (b), Wis. stats..

Adopted this 16 day of Aug, 2017

Margaret Burrows, Chair

Attest: Tanya Burrows, Clerk

Ronald Burrows, Supervisor I

Gary Lueck, Supervisor II

RICHFIELD TOWNSHIP TOWN SEAL ADAMS CO. WIS.

Town of Richfield Comprehensive Plan 2017