

9.0 EXISTING LAND USE

Table of Contents

Introduction.....	117
Existing Land Use and Zoning.....	117
Existing Land Use Breakdown.....	117
Town of Nekimi Existing Land Use Map.....	119
Town of Nekimi Zoning Map.....	121
Town Subdivision Ordinance	122
Community Design Standards	122
Outdoor Lighting	122
Overlay Zones Map.....	123
Outdoor Advertising (Billboards).....	124
Managed Roadway Access.....	124
Conservation-Based Development.....	124
Rural Development	126
Conservation Areas Map.....	127
COMM 83	128
Stormwater Management	128
Community Identity	129
Supply, Demand & Price Trends	129
Assets and Opportunities	130
Assets	130
Opportunities	131
Opportunities for Redevelopment.....	131
Under Utilized Commercial/Industrial Areas	131

9.0 EXISTING LAND USE

Introduction

This chapter presents information about existing land use, zoning, development trends, and community assets and opportunities.

Inventory of Existing Land Use and Zoning

The *Town of Nekimi Existing Land Use Map* was created from information available from Winnebago County. The Town Planning Commission updated it in June 2003. The *Town of Nekimi Existing Land Use Map* categorizes land uses into 13 different types:

- **Air Travel** (EAA facilities)
- **Commercial**
- **Industrial**
- **Non-Metallic Mining** (i.e. gravel/sand mining)
- **Single and Two-Family** (duplex)
- **Residential**
- **Transportation**
- **Undeveloped/Agricultural**
- **Utilities and Public Facilities**. (i.e. town hall, cemeteries, schools, libraries, etc.)
- **Wetlands**
- **Wilderness Area/Recreation**
- **Institutional**. (i.e. churches, service organizations, clubs, etc.)
- **Group Home** (senior housing)
- **Mixed Use** – (Property that accommodates both residential and business uses, i.e. residence and automobile repair shop.)

Undeveloped and agricultural areas dominate the landscape. Single-family homes are located along many of the section roads in the town. Limited commercial and industrial developments are located along USH 41 and STH 44. Given that the town has no central place where development and activity is congregated, institutional uses and public facilities are scattered throughout the town.

The Town of Nekimi must adhere to the Winnebago County Zoning Ordinance. However, the Town of Nekimi does have village powers (Wisconsin State Statutes Chapter 60, Subchapter VIII, Section 60.62) and uses this power to provide recommendations on rezonings to the county. The town has also adopted its own subdivision ordinance.

Existing Land Use Breakdown

The table on the next page is a required numerical breakdown of the existing land uses in the town. This table is required by 1999 WI Act 9, Wisconsin's Smart Growth Law. The net density (total number of dwelling units divided by all residential acres) in the Town of Nekimi is .63 dwelling units/acre (554 housing units/882.7 acres).

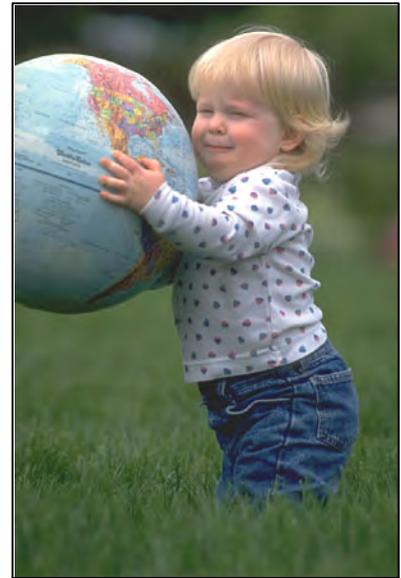


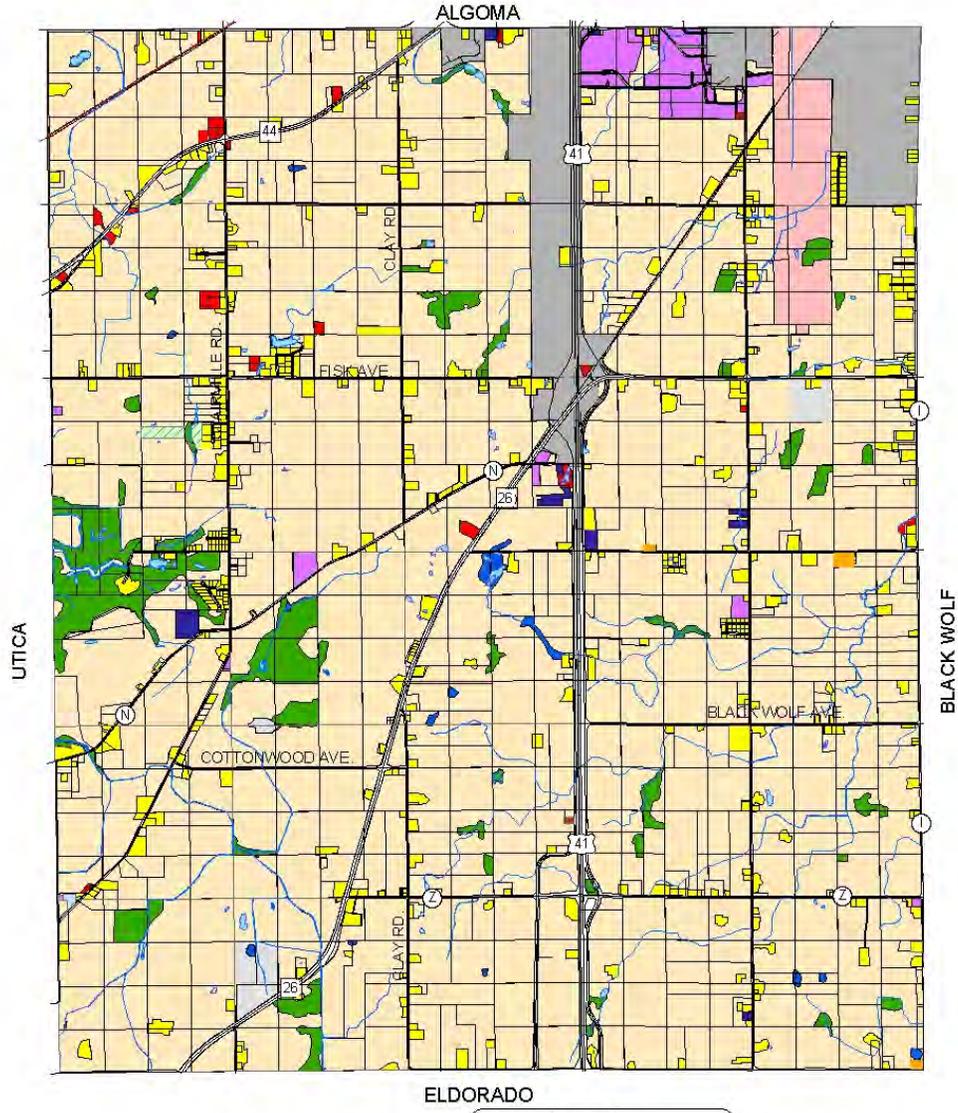
TABLE 21 EXISTING LAND USE		
Land Use	Acres	Percent of Town
Air Travel	336.9	1.82%
Commercial	50.0	0.27%
Industrial	40.3	0.22%
Non-Metallic Mining	66.9	0.36%
Open Water	72.6	0.39%
Single Family Residential	882.7	4.77%
Transportation	828.7	4.47%
Undeveloped/Agricultural	15,407.9	83.2%
Utilities & Public Facilities	212.0	1.14%
Wetlands	626.4	3.38%
Total	18524.4	100%

The *Town of Nekimi Zoning Map* illustrates the existing zoning established under the Winnebago County Zoning Ordinance. What follows is a description of the different zoning classifications found in the Town of Nekimi:

- **R-1, Rural Residential District.** (nonsubdivided) This district provides for single-family home sites developed on a scattered basis. “Neighborhood” and “community” facilities and services are of a secondary significance to the location of the home site itself.
- **R-2, Suburban Residential District.** (subdivided) This district accommodates sewered and unsewered residential subdivisions.
- **R-3, Two-Family Residential District.** In areas zoned R-3, both single-family and two-family dwellings (i.e. duplexes) are permitted.
- **MH-1, Mobile Home District.** (subdivided, sewered or unsewered) This district accommodates mobile home dwelling in parks, subdivisions and on individual parcels.
- **B-1, Local Service District.** The Local Service District provides for retail and customer service establishments that will serve the daily needs of the local area residents. The recommended lot size for this district is 80,000 to 130,000 square feet for unsewered areas.
- **B-2, Community Business District.** The intent of this district is to provide for the grouping of retail stores, service establishments, non-highway oriented lodging and entertainment facilities based upon a justifiable community need, adequate customer potential and a relationship to traffic circulation which will assure servicing of several neighborhoods. The recommended district lot size is 130,000 – 220,000 square feet in unsewered areas.
- **B-3, General Business District.** The primary intent of this district is to provide for the special development needs of those wholesale and retail stores, shops and services and those professional offices, which by their nature, are dependent upon a countywide trade area and/or employee base. The secondary intent of this district is to provide for certain commercial activities, which are uniquely oriented toward the service of highway traffic. Therefore, whether for use as a countywide retail district or for use by highway businesses, this district should be utilized to produce a safe and orderly placement of facilities and activities along and/or with access to major traffic routes. In unsewered areas a parcel must be 12-20 acres in size to be zoned B-3.

EXISTING LAND USE

TOWN OF NEKIMI



Legend

- RIVERS & STREAMS
- RIGHT-OF-WAY
- TRAIN TRACKS
- AIR TRAVEL
- COMMERCIAL
- INDUSTRIAL
- NON-METALLIC MINING SITES
- OPEN WATER
- SINGLE-FAMILY RESIDENTIAL
- CITY OF OSHKOSH
- UNDEVELOPED / AGRICULTURAL AREA
- UTILITIES AND PUBLIC FACILITIES
- WETLANDS
- INSTITUTIONAL
- GROUP HOME
- MIXED USE
- WILDERNESS AREA/RECREATION

Omni
ASSOCIATES

PROJECT # M1050A01
DATE: 5/02/2002
DRAWN BY: KAL
REVISED:

OMNI SYSTEMS DRIVE APPLETON, WISCONSIN
PHONE: (608) 735-9300 FAX: (608) 839-9102

Location: F:\MUNICIPAL\JOBS\M1050A01\GIS\Nekimi\Land_Use_11x17.mxd
Source: WINNEBAGO COUNTY GEOGRAPHIC INFORMATION SYSTEM (WINGS DATA)
WINNEBAGO COUNTY LAND AND WATER CONSERVATION DEPARTMENT



1"=3,000'

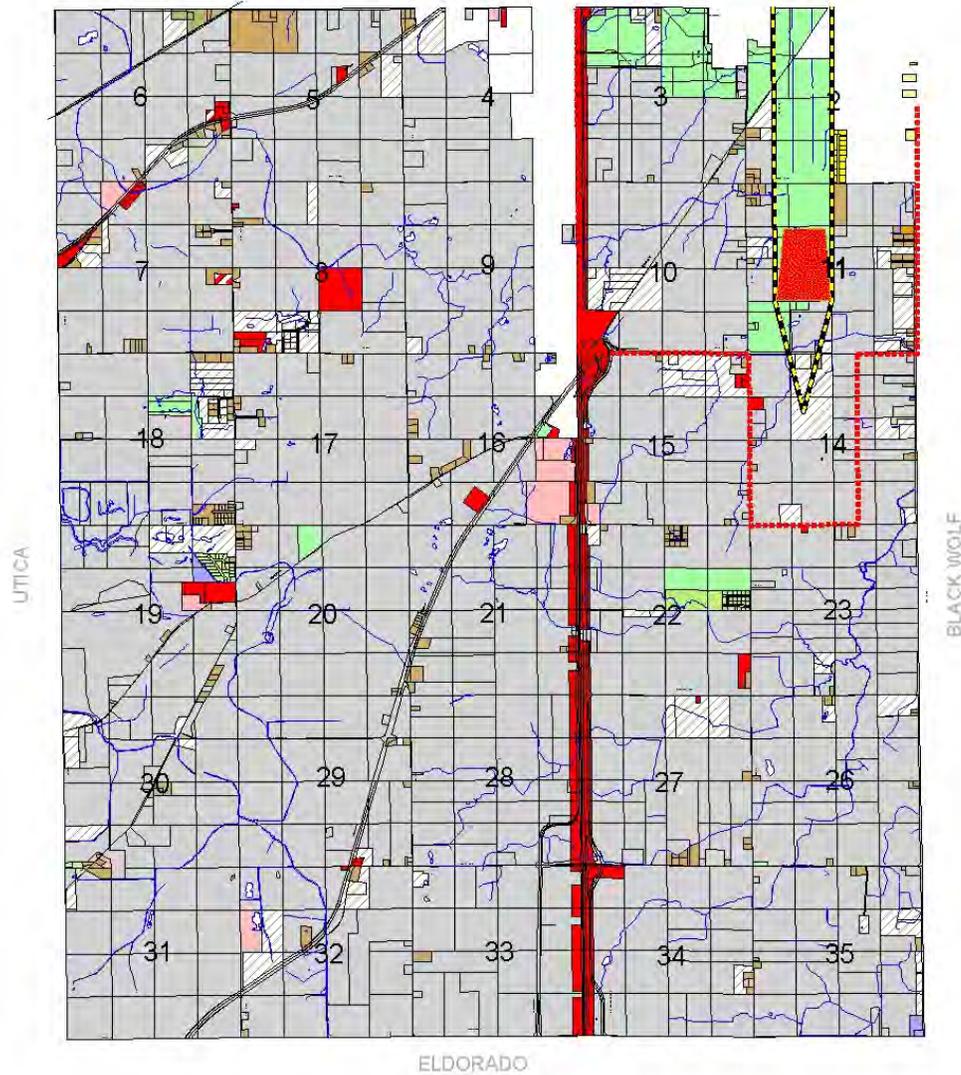
- **P-1, Institutional and Recreational Park District.** The intent of this district is to provide an area for public and private institutional and recreational uses.
- **A-1, Agri-Business District.** The intent of this district is to identify and establish those areas of the county suited to the economics of large-scale agricultural uses. In turn, the value of this land is to be maintained by protecting these areas from the intrusion of urban uses. The location of this district encompasses sufficient acreage where soils and/or existing operations will facilitate extensive production of crops, forest products, livestock, poultry and their products and dairy products. The minimum parcel size in this district is 35 acres.
- **A-2, General Farming District.** This district is designed to allow the development of small-scale farming activities including traditional “family farms,” “hobby farms,” and scattered residential development. This district can be located in those areas where the occurrence of scattered urban uses is likely to occur. However, the agricultural use is to be recognized a dominant activity of the area. The minimum parcel size in the A-2 district is one (1) acre.
- **M-1, Light Industrial and Office District.** This district provides for the development of so-called “clean” industrial employment centers within the immediate vicinity of residential neighborhoods. Principal uses permitted in the M-1 District include: professional offices, commercial greenhouses, wholesalers and distributors, research and development (R&D) facilities, painting, printing and publishing establishments, commercial bakeries, and manufacturing and bottling of non-alcoholic beverages.
- **M-2, Heavy Industrial District.** This district permits all of those uses allowed in the B-3 and M-1 districts. In addition, freight yards, freight terminals, outdoor storage warehouses, breweries, crematories, vehicle body shops, and all other manufacturing, assembling or processing businesses are permitted in the M-2, Heavy Industrial District. Uses within the M-2 district must be at least 600 feet from any residential property.
- **Airport Zoning District Area (Overlay).** The intent of this district is to graphically outline the area within which basic height restrictions will be applied as a means of protecting the safety interests of Wittman Field, as well as encouraging the development of compatible land uses on private property within the area. The overlay includes three distinct zones. The A-1 zone allows residential development on lots at least 5 acres in size. The A-2 zone does not allow for residential development, but does accommodate commercial and industrial development. All development is prohibited in the airport protection zone.

The *Town of Nekimi Zoning Map* is very similar to the *Town of Nekimi Existing Land Use Map*. The majority of the properties in the town are zoned appropriately for their current use. The vast majority of the town is zoned A-1, Agricultural Business. The second most common zoning classification is A-2, General Farming, closely followed by P-1, Institutional and Recreational Park District. The P-1 areas include EAA, town cemeteries, churches, the Nekimi Town Hall, and the YMCA recreation area.

EXISTING ZONING

TOWN OF NEKIMI

ALGOMA



Airport Zoning

- AIRPORT PROTECTION ZONE
- AIR - 1 ZONE (RESIDENTIAL PERMITTED)
LOT SIZE MINIMUM - 5 ACRES
MAXIMUM 2 DWELLING UNITS PER LOT
AVIGATION EASEMENT REQUIRED
- AIR - 2 ZONE (RESIDENTIAL PROHIBITED)
COMMERCIAL/INDUSTRIAL PERMITTED

Legend

- STREAMS & RIVERS
- RIGHT-OF-WAY
- AGRI-BUSINESS DISTRICT
- GENERAL FARMING DISTRICT
- COMMUNITY BUSINESS DISTRICT
- GENERAL BUSINESS DISTRICT
- GENERAL BUSINESS DISTRICT (HWY BUSINESS OVERLAY)
- HEAVY INDUSTRIAL DISTRICT
- INSTITUTION & RECREATIONAL PARK DISTRICT
- LIGHT INDUSTRIAL & OFFICE DISTRICT
- MOBILE HOME DISTRICT (PARKS & SUBDIVISIONS)
- NON-SUBDIVIDED ACSM
- SINGLE-FAMILY, SUBDIVIDED
- TWO-FAMILY RESIDENTIAL DISTRICT



Location: 1 1/2 MI SW OF ALGOMA, WI (S10N04W04E, T14N R10E)
Source: WI REVENUE COUNTY GEOGRAPHIC INFORMATION SYSTEMS (GIS DATA)
WISCONSIN COUNTY LAND AND WATER CONSERVATION DEPARTMENT

Town Subdivision Ordinance

The Town of Nekimi has had its own subdivision ordinance since 1999. The purpose of the ordinance is to regulate and control the division of land within the town to:



- ? Further the orderly layout and use of land;
- ? Prevent the overcrowding of land;
- ? Lesson the congestion on streets and highways;
- ? Facilitate adequate provision for water, sewage and other public improvements.
- ? **Encourage growth near the City** of Oshkosh by promoting higher density (i.e. smaller lot development) as shown on the map on the next page;
- ? Seeks to preserve farmland and rural character in the southern portions of the town by requiring larger minimum lot sizes for subdivision development.

The subdivision ordinance outlines procedures technical requirements for land division, design standards for plats and certified survey maps and outlines required improvements (i.e. stormwater detention, public and private sewage, land dedication). The subdivision ordinance also includes provisions for establishing conservation-based subdivisions. To obtain a copy of the Town of Nekimi Subdivision Ordinance, contact the Town Clerk.

The map on the next page illustrates the overlay zones to establish the desired minimum lot size for residential subdivision development. The zones are described in the Town of Nekimi Subdivision Ordinance as follows:

- Zone 1: Rural. The minimum lot size within Zone 1 shall be 5 acres
- Zone 2: Rural Transitional. The minimum lot size within Zone 2 shall be 2.5 acres.
- Zone 3: Urbanizing. The minimum lot size within Zone 3 shall be one-half (1/2) acre.

Community Design Standards

Outdoor Lighting

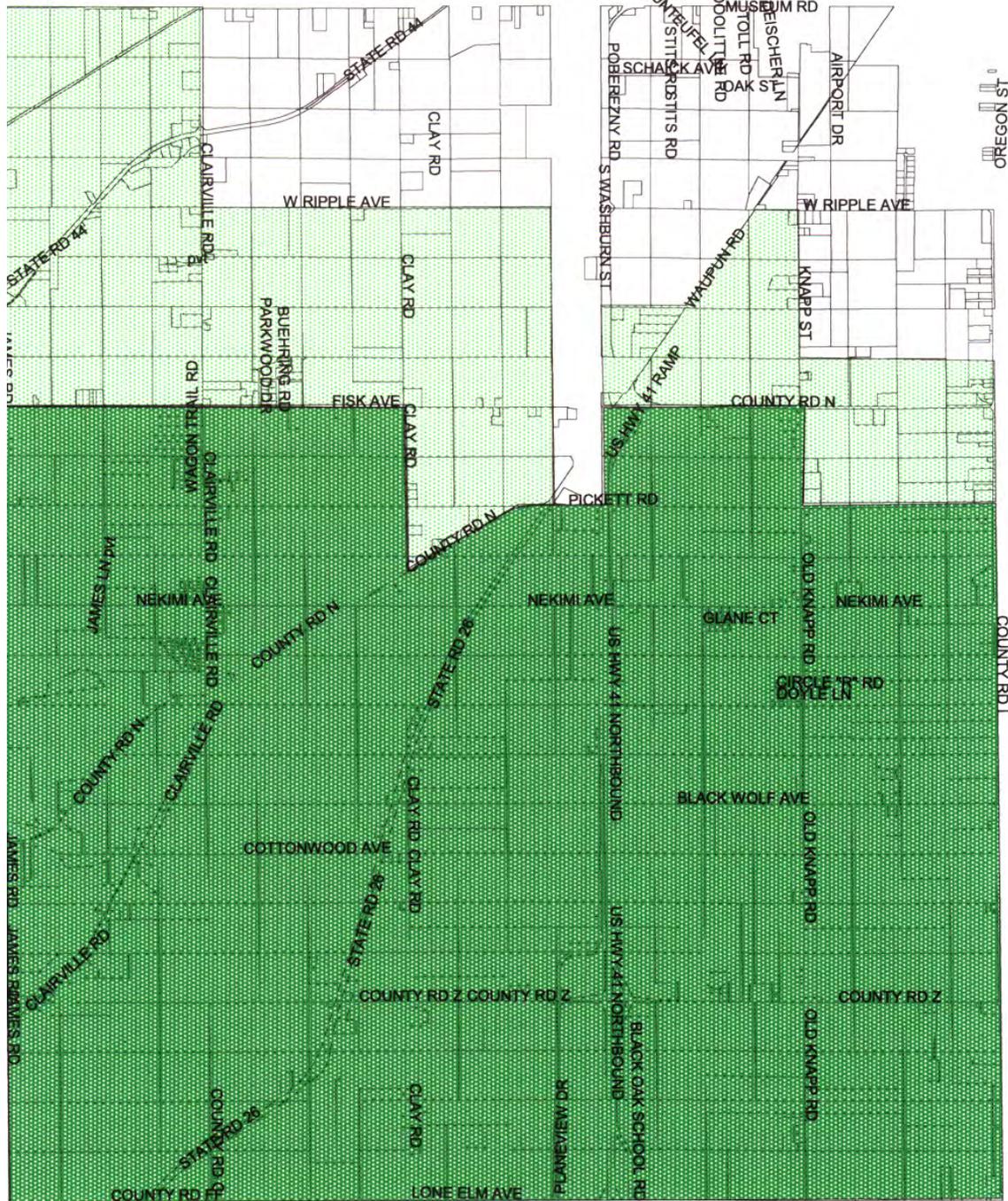
In recent years a movement has spread across the country related to the outdoor lighting. At the forefront of these efforts is the Society for Dark Sky Preservation. This organization's mission is to ensure that the night sky is visible by eliminating intrusive lighting. The Town of Nekimi believes that its rural character includes the dark skies overhead. To that end, during its own site plan review and through coordination with the county and neighboring communities, the Town of Nekimi will seek to promote environmentally friendly lighting choices that:

For additional information about the Society for Dark Sky Preservation, visit their web site at:
www.amesastronomers.org/links/darksky.htm

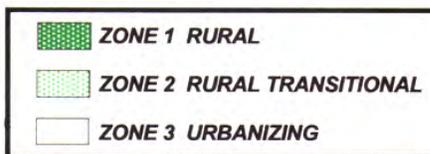
- ? Keeping glare to a minimum;
- ? Discourage the use of direct up lighting in any application;
- ? Put outdoor lighting only where it is needed and when it is needed;
- ? Use alternatives to constant "dusk-to-dawn" lighting whenever possible; and
- ? Eliminate light trespassing on neighboring properties and roadways.

OVERLAY ZONES

TOWN OF NEKIMI



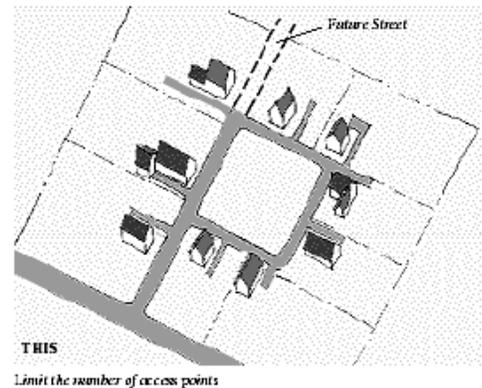
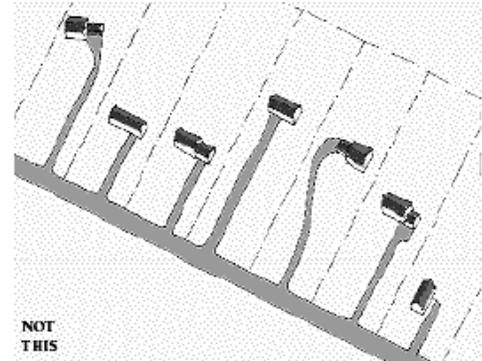
OMNI
ASSOCIATES
July 2000



Successful enforcement of environmentally-friendly lighting will require coordination with Winnebago County as it relates to the Winnebago County Zoning Ordinance. The town is very interested in establishing, additional, more restrictive standards for lighting, as part of a rural overlay zone enforced by Winnebago County in the Town of Nekimi.

Outdoor Advertising (Billboards)

Several highway corridors in the town offer opportunities for billboard advertising. To preserve and enhance the scenic character of the town, new billboard signs are prohibited. In other areas, billboards distract from the rural scenic quality of the town. The town believes that preservation of natural beauty, including open views of woodlands, wetlands and farmlands from roadways, is important to protect the quality of life and rural community identity. The prohibition of billboards is another concept to be enforced through the proposed rural overlay zone in the Town of Nekimi.



Managed Roadway Access

Another tool available to maintain rural roadside character is control over roadway access. “Roadway access” refers to the number of points of ingress and egress from a roadway. Managing roadway access points helps to promote safe and efficient travel and minimize disruptive and potentially hazardous traffic conflicts. Managed roadway access involves minimizing the number of driveways along a roadway and establishing standards for driveway spacing. Rather than promoting driveway after driveway along rural roadways and highways, shared driveways are encouraged (see diagram). This approach has the added benefit of limiting impervious surface and its associated impacts on groundwater quality. Driveway spacing is determined based on the posted speed limit, not property lines (See box at right). The Winnebago County Planning Department and WisDOT regulate current standards for roadway access. Coordination with these agencies is important to ensure that rural character is preserved.

Posted Speed Limit (MPH)	Minimum Driveway Spacing (in Feet)
25	90 - 125
30	155
35	185
40	225
45+	300

Source: E. Humstone & J. Campoli, *Access Management: A Guide for Roadway Corridors*, Planning Commissioners Journal, Winter 1998.

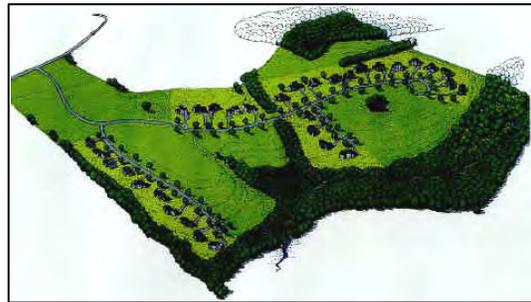
Conservation-Based Development

Nekimi has a significant supply of farmlands and natural resources (See *Physical Features Map* in Chapter 7.0). A few property owners have recognized the unique value of these features and established private preserves. However, in order to maintain natural features and farmland throughout the town, it is important to encourage the development of

conservation subdivisions in accordance with the Town of Nekimi Subdivision Ordinance (See Chapter 4.0 for more information). This approach will allow the town to protect valuable natural features, as well as, farmland, open space, and scenic vistas.

To facilitate the development of conservation subdivisions in the Town of Nekimi, the *Conservation Areas Map* illustrates primary and secondary conservation areas. *Primary Conservation Areas* include: areas of steep slope, water features, and areas protected under the Winnebago County Shoreland Zoning Ordinance (This overlay-zoning district requires a buffer of 1,000 feet from the ordinary high water mark of a lake, pond or flowage, and 300 feet from the ordinary high water mark of a river or stream to the landward side of the flood plain, whichever distance is greater). *Secondary Conservation Areas* include woodlands, prime agricultural soils, and areas of local, cultural, or historic importance in the town (i.e. Black Oak School, Ring Church, etc.).

This map is a valuable tool for landowners, town officials, and developers to use when considering conservation subdivision developments.



The Town of Nekimi sees several advantages to conservation-based development, including:

- ? The ability to **protect rural character** by maintaining natural areas, tree stands, scenic views, open undeveloped areas, and farmland.
- ? **Cost savings** to developers because fewer roads and other infrastructure is required because a smaller area of the site is served.
- ? **Profit advantages** to developers because lots in conservation subdivisions typically sell for higher prices than conventional lots of the same size.

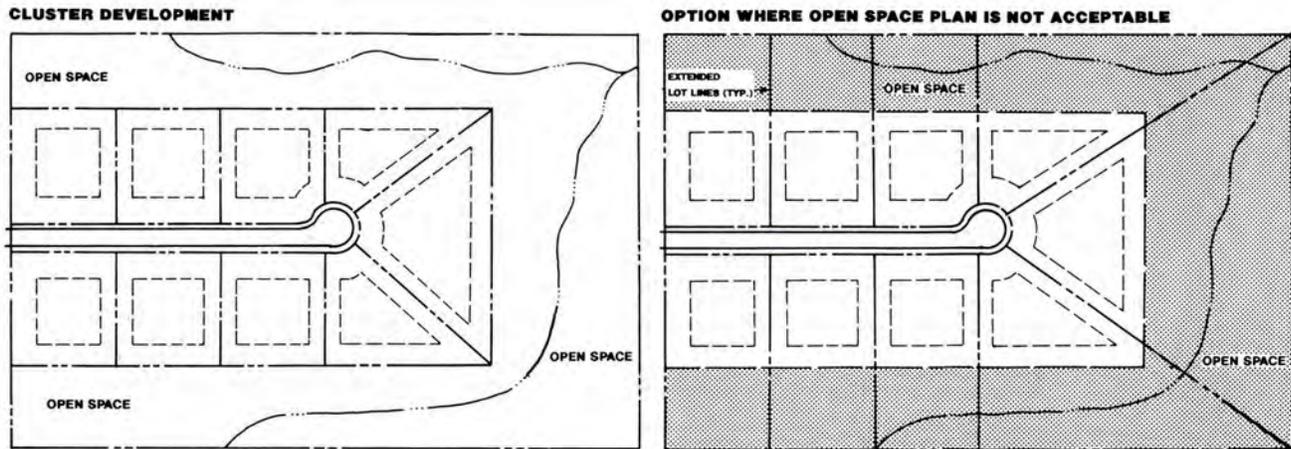
There are two ways to develop conservation-based subdivisions. Figure 3 illustrates the differences between the two approaches.

If the landowner agrees to **common open space**, a *conservation easement* is established. A *conservation easement* is a restriction against further development on a portion of a property. Conservation easements can be used to protect floodplains, areas of steep slope, woodlands, and scenic views beyond the home sites in the development. In this approach, individual lot sizes are reduced and surrounding land is held in common ownership and usually maintained by a homeowners association. The overall density of development remains the same (i.e. no more homes are permitted than in a traditional subdivision development).

In some situations, it is not feasible to reduce the lot size to develop a conservation/cluster subdivision. In these situations, lot lines can be extended so that there is no common open space, but rather **private open space**. Areas beyond the house site can then be deed-restricted against further development, keeping the property open

without creating a “common” open space that will need to be maintained by a homeowners association or others.

Figure 3



Source: Fred Heyer, *Preserving Rural Character*, American Planning Association PAS Report No. 429

Rural Development

Given the abundance of rural areas (i.e. woodlands, farm fields and other undeveloped areas) in the Town of Nekimi, it is necessary to address the question of rural development.

The Future Land Use Maps indicate areas where farmland should be protected and remain in the future. If a farmer, or large landowner, would like to develop their property after this plan has been adopted, the farmer/landowner, must:

- ? Work with the Planning Commission to identify areas of the property to be protected from development;
- ? Consider ways to develop conservation and cluster subdivisions to minimize the impact on the rural character, natural areas and wildlife habitat;
- ? Give special consideration to landscape screening along town and county roads adjacent to developments to protect rural views; and
- ? Develop a stormwater management plan that provides for innovative and best management practices for managing stormwater runoff.

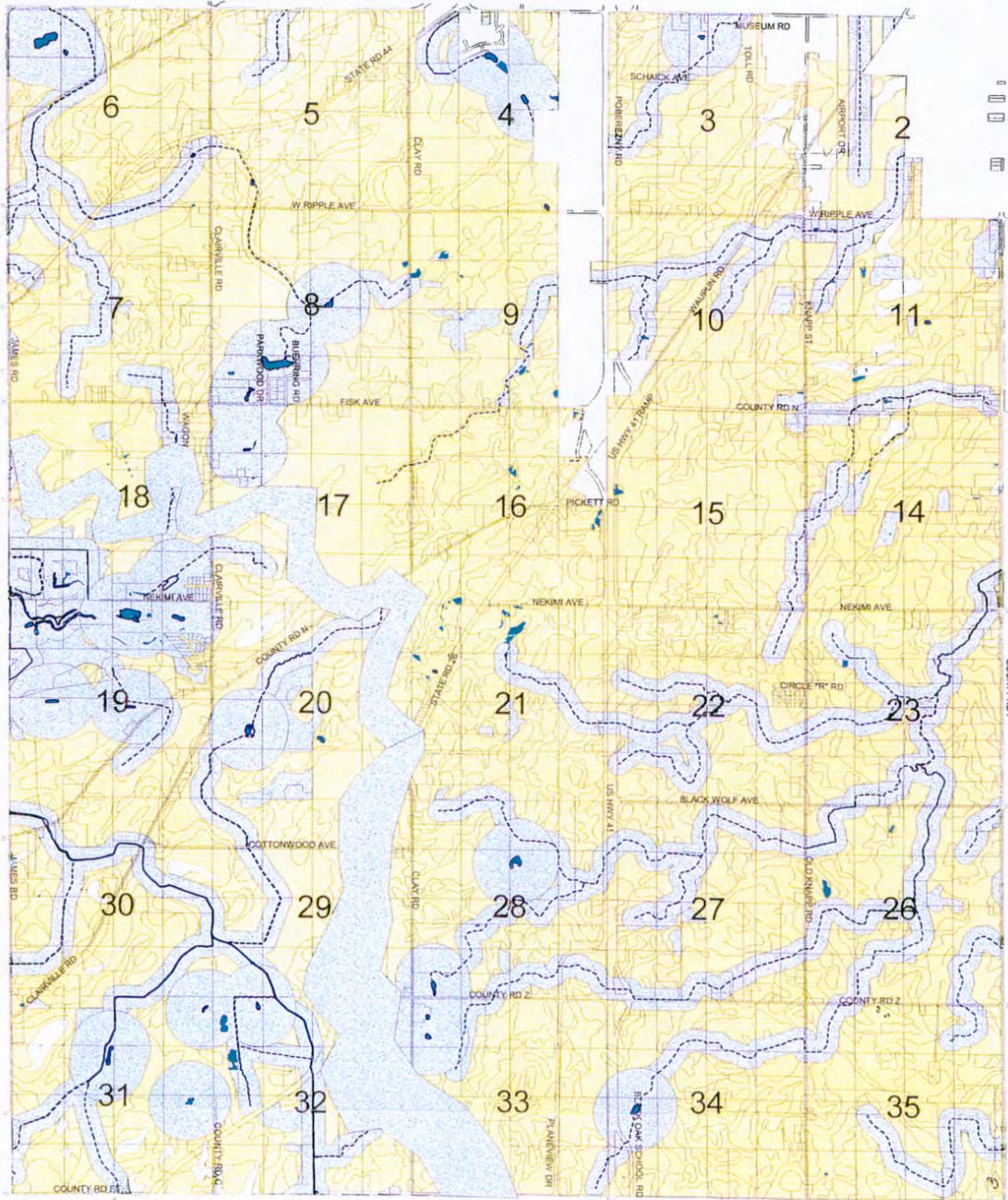
What is an Overlay Zone?

Special additional zoning requirements that apply to identified areas in addition to the regular zoning requirements. Examples of overlay zones include shoreland/wetland overlay zones and airport high restriction overlay zones. The Town of Nekimi would like to develop an overlay zone with Winnebago County to provide special development requirements in the Town (i.e. landscaping, setbacks, shared drives, outdoor lighting, billboard prohibition, etc.) to protect rural character in developable areas.

To more clearly define standards for rural development, an objective has been added to the next chapter for the Town of Nekimi to coordinate with Winnebago County to establish an overlay zone defining specific conditions, in accordance with the ideas described above, to protect rural character.

CONSERVATION AREAS

TOWN OF NEKIMI



<p>Omni ASSOCIATES</p> <p>1 SYSTEMS DRIVE APPLETON, WI 54914 (920) 735-4900 FAX (920) 830-6100</p>	PROJECT NO. E1544A00
	DATE: 02-02-01
	DRAWN BY: DLH
	REVISED: 05-11-01

SOURCE: WINNEBAGO COUNTY GEOGRAPHIC INFORMATION SYSTEM (MINGS DATA)
WINNEBAGO COUNTY LAND & WATER CONSERVATION DEPARTMENT

FILENAME: 1544A00\DRAWINGS\NEKIMI\MAP1117PRM.APR

LEGEND	
	RIGHT-OF-WAY
	STREAMS/RIVERS
	PRIMARY CONSERVATION AREA
	SECONDARY CONSERVATION AREA
	OTHER
	OPEN WATER



1"=3000'

COMM 83

New residential development is required to include adequate sewer service. The Town of Nekimi supports the use of innovative waste treatment systems permissible under the COMM 83 legislation, particularly for the development of conservation-based subdivisions (refer to the **Utilities and Community Facilities Element for Additional Information**). Specifically, the town supports the installation of individual systems, mounds, and other sewage treatment methods to meet rural residential sanitary needs in the future. The town (and other officials) will review any proposed treatment system to determine effectiveness in the proposed environment.

Stormwater Management

As is discussed in the Utilities and Community Facilities Element, the town is working with the county to establish effective policies and programs. To mitigate the impacts of stormwater, the town will pursue:

- ? **Watershed Planning.** All watershed-planning activities in the Town of Nekimi should be coordinated with the Winnebago County Land Conservation Department to identify critical habitats, aquatic corridors and water pollution areas. Impaired streams have been identified in the Department of Natural Resource's (WDNR) 303(e) list.
- ? **Land Conservation Techniques.** Land conservation techniques include: cluster and conservation subdivisions, setbacks, buffers, land acquisition, and following the development patterns outlined on the *Future Land Use Maps*.
- ? **Aquatic Buffers.** Aquatic buffers are natural areas adjacent to creeks and streams to buffer against runoff. The Winnebago County Shoreland Zoning Ordinance requires a permit for any filling or grading activity within 300' of any navigable stream as a minimum to protect the stream from harmful impacts.
- ? **Site Design Techniques.** Effective site design techniques will encourage the use of natural landscaping, limit impervious surface, enforce setbacks and buffers, and protect natural resources.
- ? **Stormwater Best Management Practices (BMP).** Stormwater best management practices seek to reduce stormwater pollutant loads, maintain ground water recharge and quality, protect stream channels and safely maintain the 100-year floodplain. Successful BMP's include ponds, wetlands, infiltration, filtering systems and open drainage channels. The town's subdivision ordinance requires use of BMPs.
- ? **Erosion and Sediment Control.** Typically, erosion and sediment control requirements affect construction sites and farming operations. To be effective, erosion and sediment control measures need to extend beyond these two situations. Probably one of the most effective techniques is to reduce the time that soil is exposed. As with the other mitigation techniques outlined in this subsection, education will be critical to success.

Community Identity

At the onset of the planning process when visions for the future were being discussed, the Planning Commission indicated it was important the town support measures to promote community identity. The Town of Nekimi wants to be easily distinguishable from the City of Oshkosh and other surrounding communities. To achieve this, the following actions are recommended:

- ? Provide unique road signs (color, font style, inclusion of a logo) for all town roads;
- ? Establish gateway or entrance signs along USH 41, STH 26, and STH 44 welcoming people to the Town of Nekimi; and
- ? Provide directional signage to Ring from STH 26

Supply, Demand and Price Trends in Development

Given its abundance of open, undeveloped area, the Town of Nekimi has been facing development pressure from residents who are leaving the City of Oshkosh and Fox Cities in search of more rural home sites. The influx of residential development prompted the town to develop a subdivision ordinance to help curtail development pressures and direct growth to areas near the city to protect the rural character of the area.

Land in the town is relatively affordable, particularly when compared to urban areas. The price of land sold has steadily increased with inflation. The highest value commercial land is located along the USH 41, STH 44 and STH 26 corridors. Residential land values are fairly stable with wooded lots having the highest sale value. Farmland acreage has less value per acre than residential land. This helps to keep farm taxes lower, but also serves as an incentive for farmers who seek to retire to sell their land for development. To address this trend, promote rural character, and protect property rights, the town encourages conservation-based development practices.

Recent improvements to the STH 26 and USH 41 interchange may cause additional pressure to develop commercial and industrial businesses along these roads. The *Future Land Use Maps* accommodates additional development in this area by designating commercial uses along the USH 41 frontage and a “mixed use” area along STH 26. This “mixed use” area should provide for a combination of light industrial and office uses. Along the STH 26 corridor, where feasible, driveway access should be limited and shared. In addition, businesses that establish along the STH 26 corridor should adhere to landscaping and sign requirements designed to protect and enhance the area’s rural character.

One factor that influences the location and pattern of development is the **availability of municipal sewers, and to a lesser extent municipal water**. Currently, all areas of the town, except one subdivision, rely on individual wastewater treatment systems and private wells. However, the boundary of the Oshkosh Sewer Service Area encompasses a significant portion of the northern half of the town. Traditionally, as development has occurred that has required sewer service, these properties have been annexed into the City

of Oshkosh and then connected to service. This pattern of annexation is particularly troubling to the town. To combat this pattern the town sees two potential solutions:

1. The approval of innovative sanitary treatment systems permissible through COMM 83 is one potential solution to this situation. By permitting innovative private sewer systems to accommodate development, municipal service connection will not be necessary and annexation can be avoided.
2. A boundary agreement with the City of Oshkosh is a second option. A boundary agreement could establish conditions whereby development is connected to sanitary service without annexation.

Assets and Opportunities

What follows is a description of those community features that the Town of Nekimi would like to enhance over the next 20 years. In addition, potential opportunities or threats facing the community are also profiled here. The *Town of Nekimi Future Land Use Maps* presented later in this chapter attempts to address these concerns through land use allocations and development patterns.



Assets

The Town of Nekimi has a lot to offer its residents -- **scenic open vistas, farmland, woodlands, quality residential development, and easy access** to the employment, shopping, and cultural amenities offered in nearby Oshkosh, Fond du Lac and the Fox Cities. Over the next 20 years, Nekimi will continue to protect its assets to preserve its community character and identity.

One important asset in the Town of Nekimi is the **USH 41 corridor**. The USH 41 corridor has the potential to become a commercial artery through the town -- supporting a mix of development ventures. While the corridor also has a tendency to divide the town because access across the highway is very limited, the potential for economic development along the corridor is seen as a significant potential asset.

Ring, an unincorporated area located in the southwestern corner of the Town of Nekimi, is another community asset worth enhancing. This small settlement includes several homes, a local business and a historic church and cemetery. Ring is surrounded by woodlands, farmland, scenic vistas and conservation areas.

Opportunities

The Town of Nekimi sees the **COMM 83** legislation as an opportunity to accommodate additional commercial, industrial, and residential development, without having to provide

municipal sewer service to these properties. Prior to COMM 83, businesses that needed sewer services would have to either locate elsewhere or connect to the Oshkosh Sewer System, which usually required annexation. The innovative treatment options available through COMM 83, may allow the town to benefit from additional commercial and industrial development without facing the threat of annexation. Additional development will help to support the town tax base.

Several residents of the Town of Nekimi depend on successful **home occupations** to survive. As the economy shifts more and more toward the Internet, telecommuting and the like, home occupations will likely become more common. The town understands the need and desire some residents have to operate a small business from their property and supports this form of development. In fact, the home occupation trend is seen as an economic development opportunity in the Town of Nekimi. However, it is very important that these establishments present no discernable traffic increases, noise, fumes, or other nuisance that can be detrimental to neighboring properties. Therefore, the town supports enforcement of County Zoning Ordinance requirements for conditional and special use permits as required for more intensive home occupations.

Development along STH 26, especially around interchange with USH 41 and Pickett Road is an opportunity that the town wants to pursue. Over the life of the plan, this stretch of roadway will likely be expanded to four lanes and include an improved off-ramp (currently under construction). These improvements will likely spur interest in additional development. The town would like to encourage some limited commercial/office and industrial development in this area. At the same time, the town does not want this area annexed into the City of Oshkosh. Therefore, proposed developments should not require sewer and water services or be able to utilize a unique system permissible through COMM 83 requirements. The vision for this area is a rural corridor. Therefore, the town will seek to control the number of commercial ventures by depicted mixed use on the *Future Land Use Maps* and requiring that development comply with local landscaping, signage, lighting, and driveway access standards.

Opportunities for Redevelopment

Given the rural nature of the town, opportunities for redevelopment are extremely limited since most areas are undeveloped at this time. Probably the greatest potential for redevelopment is associated with the local quarry operations. When redevelopment opportunities arise, the Town will rely on zoning requirements, site plan review, and other tools.

Underutilized Commercial/Industrial Areas

STH 26, STH 44 and USH 41 are the primary areas for development. Given the rural nature of the town, with limited services available (i.e. no water or sewer), and the town's close proximity to Oshkosh, commercial and industrial development opportunities are limited. There are no underutilized commercial or industrial areas in the town.