

## 10.0 FUTURE LAND USE

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# 10.0 FUTURE LAND USE

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## ***Future Land Use Vision***

LAND USE WITHIN THE TOWN OF NEKIMI IS ANCHORED BY CONSERVATION SUBDIVISIONS THAT ARE SURROUNDED BY PROTECTED OPEN SPACE, NATURAL AREAS AND FARMLAND.

COMMERCIAL AND LIGHT INDUSTRIAL DEVELOPMENT IS CONCENTRATED ALONG THE MAJOR HIGHWAY CORRIDORS. IT IS WELL LANDSCAPED AND INCLUDES BUFFERS TO PROTECT ENCROACHMENT INTO RESIDENTIAL AND FARMING AREAS.

IN 2025, RING HAS EXPANDED TO ACCOMMODATE LIMITED RESIDENTIAL DEVELOPMENT AND LOCALLY PATRONIZED BUSINESSES (I.E. RESTAURANT/PUB). THE AREA REMAINS A SMALL, CLOSE-KNIT COMMUNITY WITHIN THE TOWN.

The Town of Nekimi sits amid a diverse landscape of farms, residential development, scattered commercial and industrial sites, natural features, and the EAA. By preparing this plan, the town is attempting to plan for development pressure imposed by the growth of the Oshkosh urban area. This planning process has been guided by the results of the 1996 Town Survey, citizen input from public meetings and workshops, and the work of the Town of Nekimi Planning Commission. It has attempted to balance development pressures with environmental protection and the maintenance of a viable agricultural base.

Above all else, the Town of Nekimi wants to retain its rural character. This is at the forefront of all concerns expressed by the Planning Commission and residents. What is “*rural character*”? For every town the answer may be somewhat different. In the Town of Nekimi, rural character means a blend of:

- ? Low density (1 – 5 acre) residential development
- ? Conservation-based subdivisions
- ? Scattered wooded areas
- ? Distant views
- ? Farmfields, silos and barns

The goals and objectives include specific actions to protect rural character by restricting the location of future development.

This plan is designed to help Town Officials make land use and zoning decisions to protect the town’s rural character and overall quality of life. This plan utilizes physical characteristics of the land to guide where development should occur, but also recognizes the significance of highways and other infrastructure as well as the proximity and orientation of the town with respect to the City of Oshkosh.

## ***Future Land Use Map Development***

In May of 2001, the Town of Nekimi adopted a *Master Plan*. The *Town of Nekimi Master Plan* document was an update to the *1997 Land Use Plan* (developed by the ECWRPC – See Chapter 1 for additional information) and a beginning point for the

development of a Smart Growth Comprehensive Plan. In 2002, work was started on this Smart Growth Comprehensive Plan.

The *Future Land Use Maps* presented at the end of this chapter were built from the *Existing Land Use Maps* and *Zoning Maps*. Previous Nekimi and Oshkosh planning documents were also an important source of information used to construct the *Future Land Use Maps*.

Over the course of the planning process, several draft copies of chapters and maps were presented to:

- Town of Nekimi Plan Commission, Town Board, residents and landowners
- Neighboring Communities
- Local School Districts
- Winnebago County
- Wisconsin Department of Transportation
- Wisconsin Department of Natural Resources

Each of these stakeholders was given opportunities to comment on the *Future Land Use Maps* and suggest changes. The *Future Land Use Maps* incorporate many of the recommendations.

The *2010 Land Use Map* was developed *after* the *2020 Land Use Map* was completed. The *2010 Land Use Map* suggest timing and phasing of development in the area. These maps were developed in accordance with the requirements of 1999 Wisconsin Act 9 – Wisconsin’s Smart Growth Law.

Areas targeted for future development and farmland preservation were decided through a series of special meetings and activities including:

### **Cognitive Mapping**

Another tool used to determine desired future development was cognitive mapping. Cognitive mapping is a process whereby individuals have the opportunity to develop their own *Future Land Use Map* of Nekimi, based on their ideas, perceptions, experiences and beliefs. A cognitive mapping exercise was facilitated as part of the Mid-Course Meeting in the planning process. Nearly 50 residents participated in the exercise. On the next page is a copy of the *Majority Opinion Map* and *Collective Opinion Map* that pull together common ideas from the individual cognitive maps.

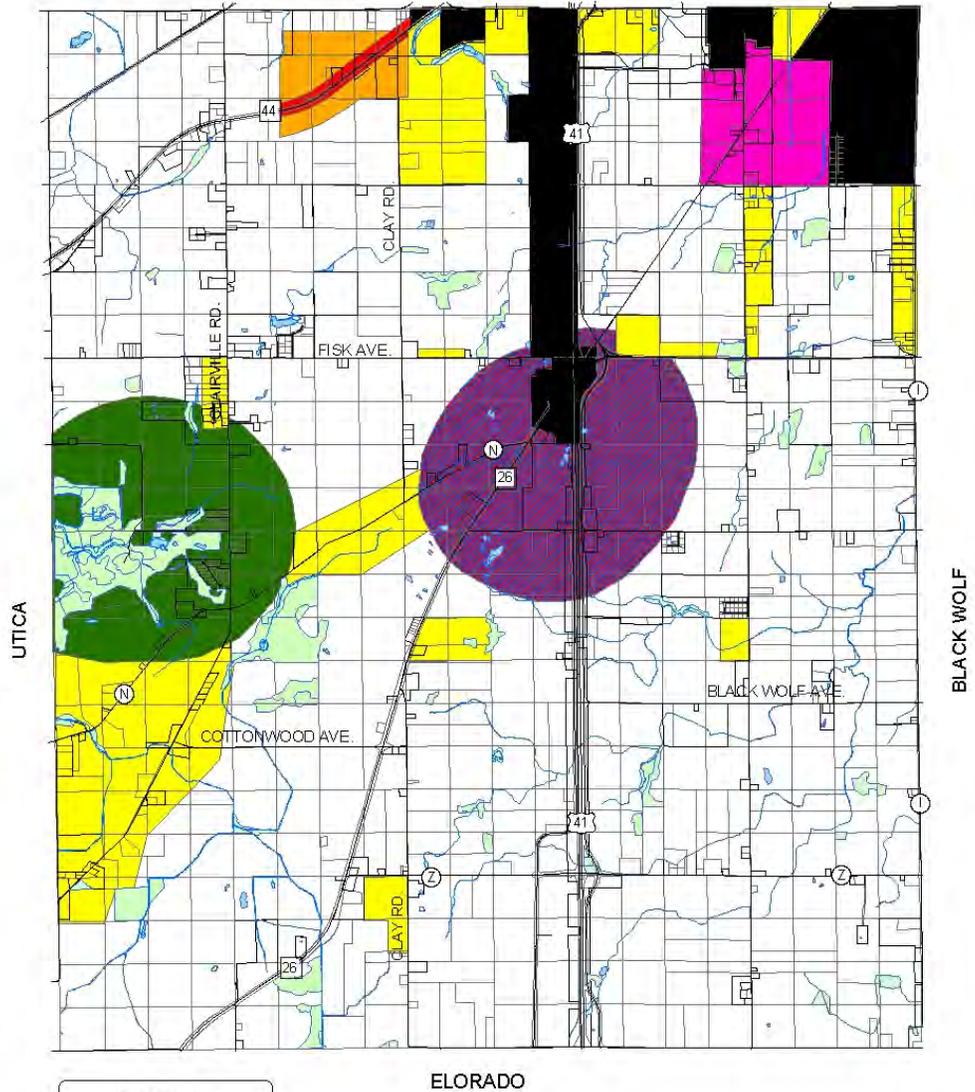
### **Community Survey**

As part of the effort to develop the 1997 Town of Nekimi Land Use Plan, the ECWRPC conducted a community-wide survey of resident to understand land use concerns, desires and expectations. The Town Planning Commission and Board felt the survey results still accurately reflect current issues and concerns. As a result, the survey was used as a resource for developing this plan.

# MAJORITY OPINION MAP

## TOWN OF NEKIMI

ALGOMA



**Legend**

- CITY OF OSHKOSH
- WETLANDS
- WATER
- ROADS
- RIVERS & STREAMS

**Majority Opinion Legend**

- RESIDENTIAL (All Areas Indicated by Residents Show)
- RECREATION & OPEN SPACE
- COMMERCIAL
- MULTIPLE FAMILY
- INDUSTRIAL
- COMMERCIAL/INDUSTRIAL MIX

**OMNI ASSOCIATES**

PROJECT # M1050A01  
 DATE: 5/27/2003  
 DRAWN BY: KAL  
 REVISED:

OMNISYSTEMS & SERVICES, INC., WINNEBAGO  
 PROJECT: 0323 73P-0003 FAX: 0323 320-4100

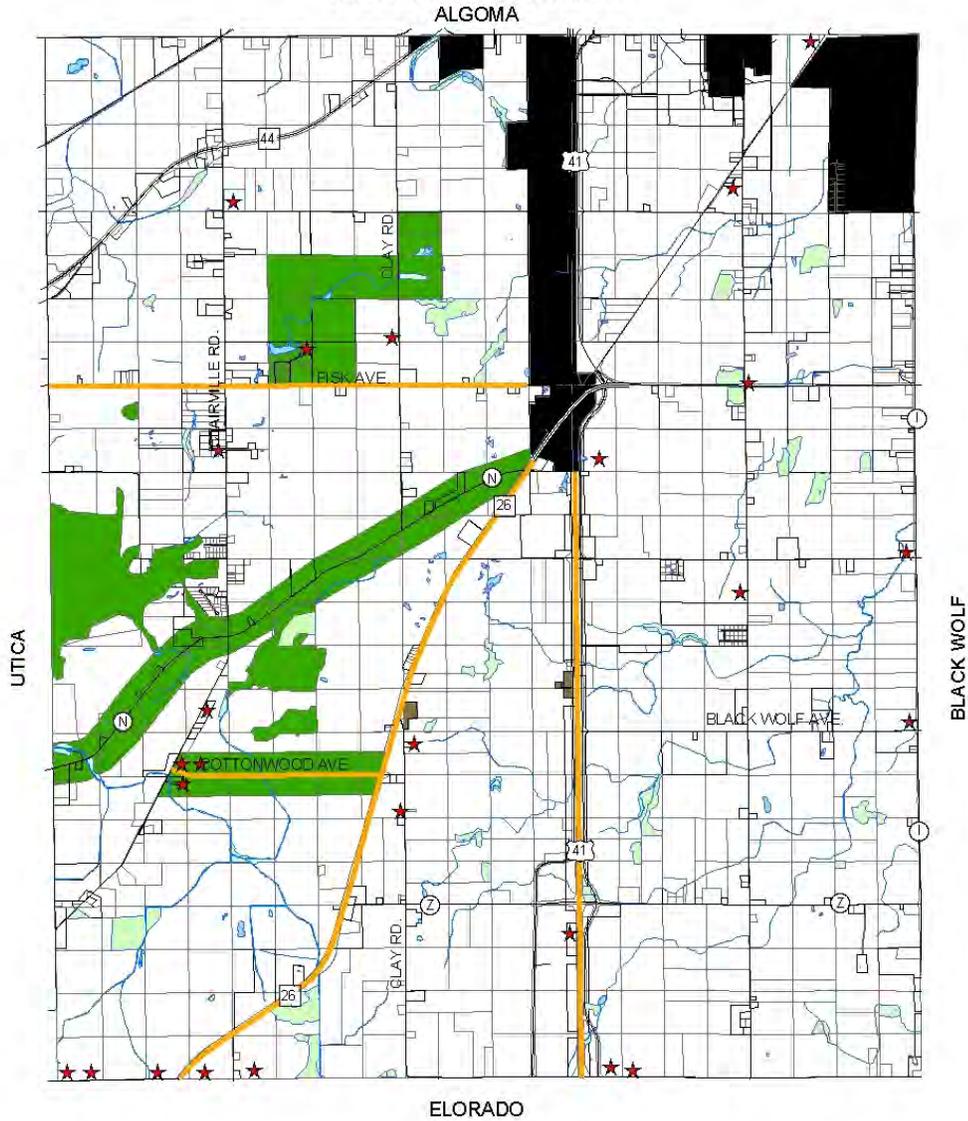


1"=3,000'

Location: F:\MUNICIPAL\JOBS\M1050A01\GIS\Nekimi\Majority\_Opinion\_11x17.mxd  
 Source: WINNEBAGO COUNTY GEOGRAPHIC INFORMATION SYSTEMS (MINGS DATA)  
 WINNEBAGO COUNTY LAND AND WATER CONSERVATION DEPARTMENT

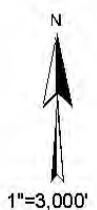
# COLLECTIVE ATTITUDE MAP

## TOWN OF NEKIMI



**Legend**

- CITY OF OSHKOSH
- WETLANDS
- WATER
- ATTRACTIVE AREAS
- UNATTRACTIVE AREAS
- ROADS
- RIVERS & STREAMS
- MAJOR LOCAL TRAVEL ROUTES
- RESIDENTS OF EXERCISE PARTICIPANTS



**OMNI ASSOCIATES**

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Location: F:\MUNICIPAL\JOB\M1050A01\GIS\Nekimi\Collective\_Atitude\_11x17.mxd  
 Source: WINNEBAGO COUNTY GEOGRAPHIC INFORMATION SYSTEMS (WINGS DATA)  
 WINNEBAGO COUNTY LAND AND WATER CONSERVATION DEPARTMENT

### **Intergovernmental Meeting**

The Town Planning Commission hosted an intergovernmental meeting to share the draft plan materials with neighboring communities, Winnebago County, local school districts, the WDNR, WisDOT and the ECWRPC. This meeting provided all parties an opportunity to discuss potential concerns and changes, particularly at Nekimi's boundaries. The *Future Land Use Maps* provided at the end of this chapter reflect the result of that meeting.

### ***Summary of the Future Land Use Maps***

The *Town of Nekimi Land Use Maps* shall serve as a guide for future development within the Town. The maps include existing land uses to show how proposed development patterns relate to the current environment. Below is a brief description of the land use categories found on the maps.

- **Commercial.** While development of a commercial and industrial nature is welcome in the town, it must be limited in scale, given limited municipal water and sewer facilities. Commercial developments should be environmentally sound and not create a nuisance or conflict with adjacent residential land uses. Traffic generation should also be minor so as to limit the need for additional road construction and maintenance.
- **Mixed Use Light Industrial/Business.** This classification is shown along both sides of STH 26 to a depth of 400 feet near the intersection of USH 41. This area should accommodate light industrial uses and business office-type uses that do not require municipal water and sewer service. Development along this portion of STH 26 should be professionally landscaped in accordance with county and town standards, have limited lighting, signage, and paved parking areas. In addition, the location and number of driveways along this corridor shall also be limited to thereby avoid restricting traffic flow along STH 26.

Mixed use development is also shown along STH 44 in the northern portion of the Town of Nekimi on both sides of the roadway to a depth of 400 feet. This area is adjacent to a rail corridor and an industrial development in the Town of Algoma.

- **Non-Metallic Mining.** This represents the area planned for additional quarry mining operations by Vulcan over the next 50 years. Berms, buffers, and other landscaping amenities will be provided in this area.
- **Concentrated Animal Feeding Operation (CAFO).** A proposed concentrated animal feeding operation is shown on this map. During the planning effort, this operation was seeking necessary approvals and permits through the county and state. The town supports this local operation.
- ? **Rural Industrial.** This area is designated to accommodate a potential natural gas peaking plant in the town.
- **Utilities and Public Facilities.** This area will accommodate potential EAA expansions through 2025.
- **Park/Recreation Areas.** The Town of Nekimi is interested in developing a community park. The National Recreation and Park Association recommends a community standard of 10 acres of local recreation land per 1,200 residents.
- **Conservation/Planned Unit Development.** Residential development planned in these areas should be developed in accordance with the Town of Nekimi Subdivision Ordinance. Special effort should be

given to the preservation and protection of natural features including: woodlands, wetlands, flood plain areas, lakes, streams, and scenic vistas. In addition, development in these areas may also accommodate farming uses.

- **Sewer Service Area Boundary.** Areas within this boundary are served with municipal sewer service through the Oshkosh Area Sewer Service District.
- **Planning Area for Sewer Service.** This area is considered in the current Oshkosh Sewer Service Area Plan as feasible for future service expansion. Inclusion in this plan does not imply necessity for annexation.
- ? **Private Well Setback Areas.** The WDNR requires a 1,200-foot setback around landfills for private wells. To develop within this area, property owners are required to obtain a variance from the WDNR to drill a well. This process is intended to protect residents from potential environmental hazards, including groundwater issues. There are no mapped landfills in the town. However, should a landfill be created or an abandoned landfill be discovered, this requirement would apply and the Future Land Use Maps should illustrate this buffer.
- **Residential Overlay Zones.** The lines drawn on the *Future Land Use Maps* correspond to the three overlay zones outlined in the *Town of Nekimi Subdivision Ordinance*. These areas will be used as a guide for approving CSM and subdivision requests in the town.
- ? **Airport Overlay Zone.** 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.

<b>TABLE 22 FUTURE LAND USE</b>					
<b>Land Use</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
Air Travel	336.9	336.9	336.9	336.9	336.9
Commercial	50.0	152.0	254.2	443.2	632.7
Industrial	40.3	300.0	600.4	645.6	691.7
Non-Metallic Mining	66.9	85.0	100.9	100.9	100.9
Open Water	72.6	72.6	72.6	72.6	72.6
Single Family Residential	882.7	1,369.5	1,833.9	2,141.0	2,449.1
Transportation	828.7	907.5	987.8	1,036.8	1,086.6
Undeveloped/Agricultural	15,383.9	14,403.4	13,095.1	12,504.8	11,911.3
Town Park	0	0	15.9	15.9	15.9
Utilities & Public Facilities	212.0	271.1	330.3	330.3	330.3
Wetlands	626.4	626.4	626.4	626.4	626.4
<b>Total</b>	<b>18m524.4</b>	<b>18,524.4</b>	<b>18,254.4</b>	<b>18,254.4</b>	<b>18,254.4</b>

NOTE: Table Does Not Account for Acreage Annexed by the City of Oshkosh.

### ***Interpretation of the Future Land Use Maps***

The *Future Land Use Maps* are a planning tool for the Town of Nekimi. In accordance with the **Smart Growth Law (Wis. Stats 66.1001)**, they should be used to guide the following actions:

- ✓ Municipal Incorporation
- ✓ Annexation
- ✓ Cooperative Boundary Agreements
- ✓ Official Mapping
- ✓ Local Subdivision Regulation
- ✓ Zoning
- ✓ Transportation Improvements
- ✓ Agricultural Preservation Plans
- ✓ Impact Fee Ordinances
- ✓ Land acquisition for recreational lands and parks
- ✓ Any other ordinance, plan or regulation that relates to land use.

**Town appointed and elected officials** should use the plan maps as a *guide* for making future land use decisions.

**Developers and residents** should understand the plan maps are intended to direct development to certain areas.

It is important to remember that a **plan is not a static document**. It must evolve to reflect current conditions. If not regularly **reviewed and amended**, it will become ineffective.

Applications for rezoning and development that are inconsistent with the plan and maps must still be considered. In some situations, it may be desirable to amend the plan (and maps) to accommodate a compatible, but previously unplanned use. Likewise, a change in county or regional policy, technological changes, or environmental changes may also impact the plan.

Any change to the plan (including the plan maps) must be considered in the context of all nine required plan elements, including the visions, goals and policies expressed in this document. If an amendment is to be approved, the process must include a formal public hearing and distribution per the requirements of the Wisconsin Smart Growth Law. Any amendment must be recommended by the Plan Commission and approved by the Town Board **before** development is permitted.

### ***Issues & Concerns***

What follows is a listing of particular concerns expressed by residents, landowners and officials during the development of this plan. These issues have the potential to impact the effective implementation of this plan. Specific goals, objectives and policies are included throughout this plan, and in the Implementation Element, to address these concerns.

### **Airport Overlay**

The Winnebago County Zoning Ordinance that is enforced in the Town of Nekimi, includes an airport overlay. An *overlay* is a special set of additional requirements that apply in addition to basic zoning.

The Winnebago County Zoning Ordinance Airport Overlay requires a minimum 5-acre parcel size for residential development within the overlay. (The boundaries of the overlay are shown on the *Zoning Map* in this chapter.) The stated intent of the overlay is to ensure there is adequate undeveloped area for an emergency landing of an aircraft around the airport.

A situation that should be corrected is that the overlay prevents conservation-based subdivisions with common open space. In a conservation subdivisions with common open space, individual lots may be much smaller than 5-acres but surrounding open area remains undeveloped as common open space. The result is that the overall density of the site will not exceed 1 home per 5 acres – the same density that would result if each lot were 5 acres in size. Unfortunately, the overlay does not recognize this. As a result, conservation-based developments in the town must include larger lots (at least 5-acres). Therefore, contiguous open space is not collectively, but rather privately owned. Complicating matters, similar requirements are not in effect in the City of Oshkosh. As a result, this serves as an incentive for landowners to seek annexation to permit higher density development than currently allowable outside of the airport overlay.

### **Spot Zoning**

Spot zoning is a problem in many communities. Spot zoning is defined as:

*A change in zoning that is contrary to adopted plans and violates sound principles of planning and zoning. Spot zoning is characterized by the following:*

- ? *Individuals seeking to have property rezoned for their private benefit.*
- ? *Usually the amount of land involved is small and limited to one or two owners*
- ? *The proposed rezoning gives privilege not generally extended to property similarly located in the area.*
- ? *Applications show little or no evidence or interest in:*
  - o *The general welfare of the public;*
  - o *The effect on surrounding property;*
  - o *Whether all uses (not just the proposed development) in the proposed zoning district sought are appropriate in the location proposed; or*
  - o *Conformity to the comprehensive plan.*

Simply stated, spot zonings are zonings that are inconsistent with local plans, for the sole benefit of the landowner. Spot zonings result in land use patterns, which individually, may seem harmless, but establish patterns for development that may result in sprawl and the eventual degradation of the town's rural character. Spot zonings work against sound planning. If repeatedly approved, spot zonings render the plan useless and are to be avoided.

### County Zoning and the Future Land Use Maps

The Town of Nekimi is subject to Winnebago County Zoning. Current requirements are highlighted in Chapter 9. The *Future Land Use Maps* are a tool to guide development in the town. The plan maps are not designed to be interpreted as rigidly as zoning maps. The *Future Land Use Maps* present a pattern for development. The *Future Land Use Maps* are not designed to be updated with every rezoning request. The Town of Nekimi Planning Commission will review development and rezoning requests to determine their consistency with the plan. Rezoning requests that appear to not be in conformance with the plan must also be reviewed. If deemed acceptable, the plan will be amended to accommodate the request. Due to timing of application requests and required procedures for plan updates, it may not be possible to update the Town of Nekimi Comprehensive Plan before a zoning decision is to be made. In these situations, the Town will include in its rezoning recommendation to the county notification that the *Future Land Use Maps* will be updated to accommodate this request.

### Residential CSM Requests

Nekimi generally supports landowner requests for CSMs. The town will use the *Subdivision Ordinance Overlay Maps* as a guide for determining the best location and density of proposed CSMs. The overlay areas are also illustrated on the *Future Land Use Maps*. The town believes this information is consistent so as to not require the Comprehensive Plan Maps to be updated with each new CSM. The town will make an effort to update new residential areas on the plan maps every 2-3 years.

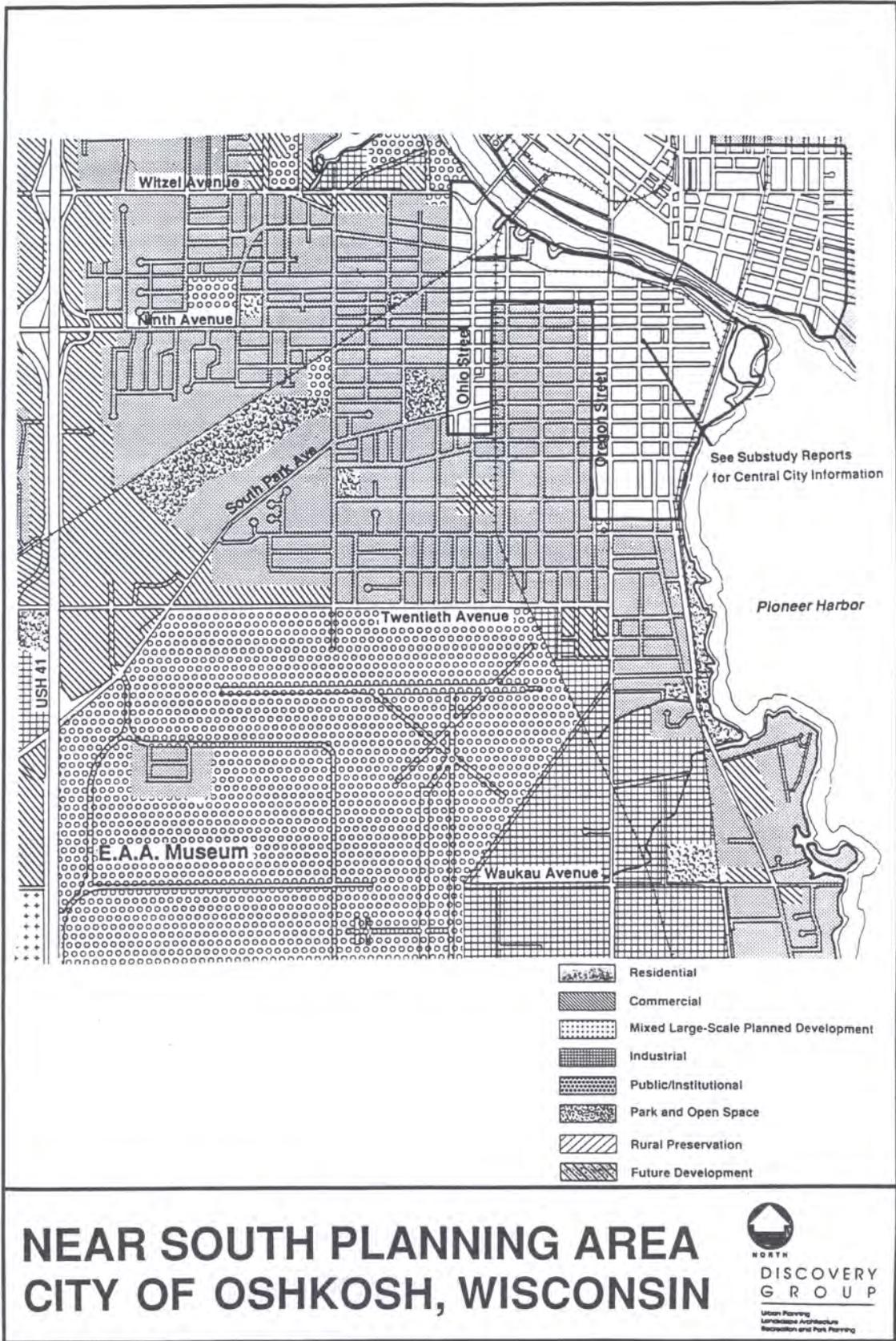
### 1993 City of Oshkosh Comprehensive Plan & 2000 Growth Areas Map

The 1993 City of Oshkosh Comprehensive Plan was reviewed when developing the *Town of Nekimi Future Land Use Maps*. It was important to understand Oshkosh's objectives in the context of the town's future planning goals.

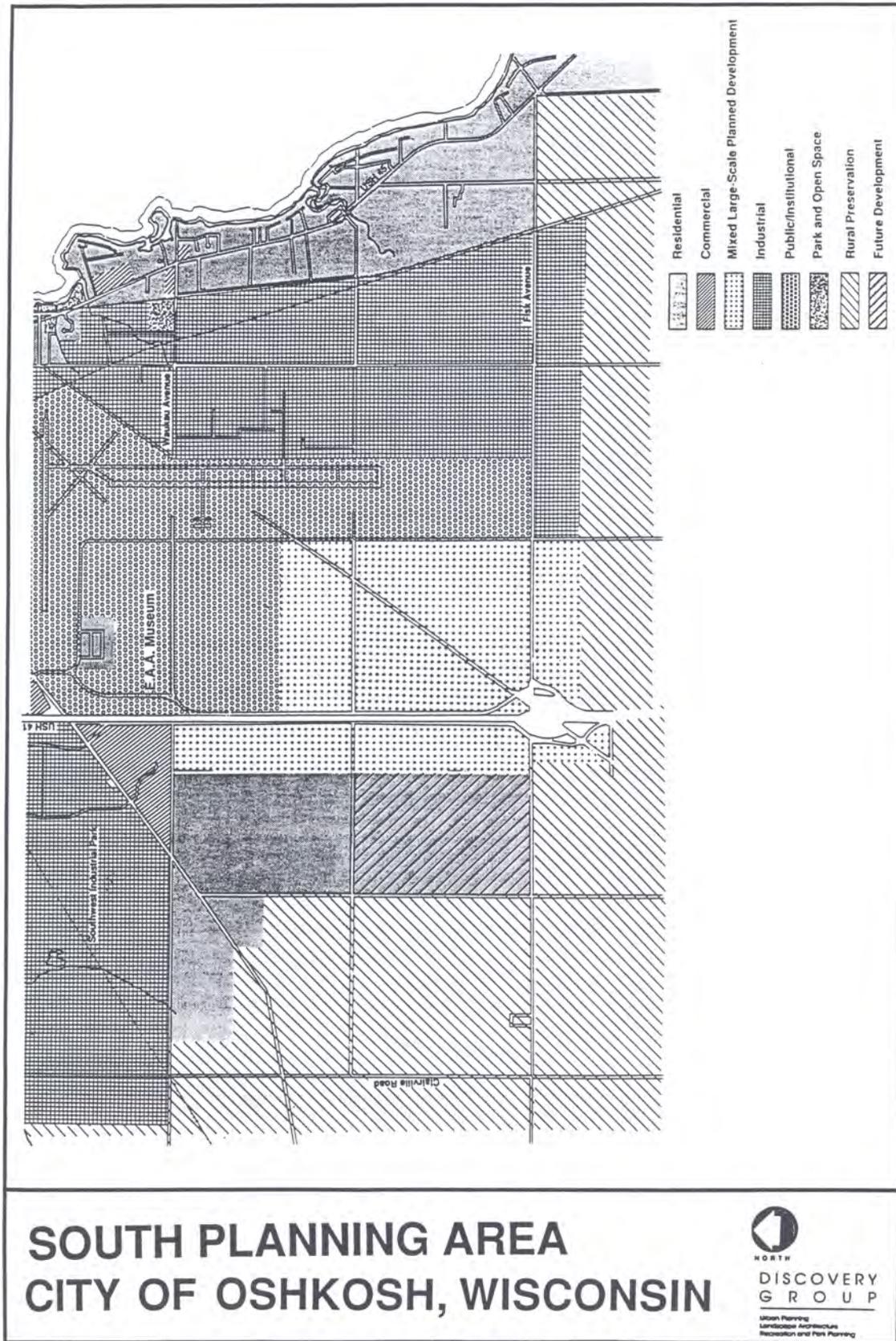
The Oshkosh plan states that as the only municipality in the area, it has its own full-time police and fire protection, centralized water system, planned industrial development areas, and recreation facilities. The plan goes on to say that these amenities are necessary to provide a urban level quality of living for residents.

The Town of Nekimi firmly believes that it can achieve the same, if not a better, quality of living for residents who remain in the town. Benefiting from competitive private and public contracts, the Town of Nekimi is able to ensure that residents have access to needed amenities, including quality police and fire protection. Likewise, provisions for water and sewer service are readily available through individual private well and septic systems. The town also encourages residents to utilize innovative waste treatments systems permissible through COMM 83. Thereby, the town manages to provide a quality rural living environment, while maintaining a comparatively low tax rate with minimal government interference. These advantages make town living very attractive.

**The first two maps on the following pages are from the 1993 City of Oshkosh Comprehensive Plan. The third map is a Draft Growth Area Map developed by the City of Oshkosh and United Towns Association in 1999. Together, these maps illustrate Oshkosh's intentions for the City's development into the Town of Nekimi.**

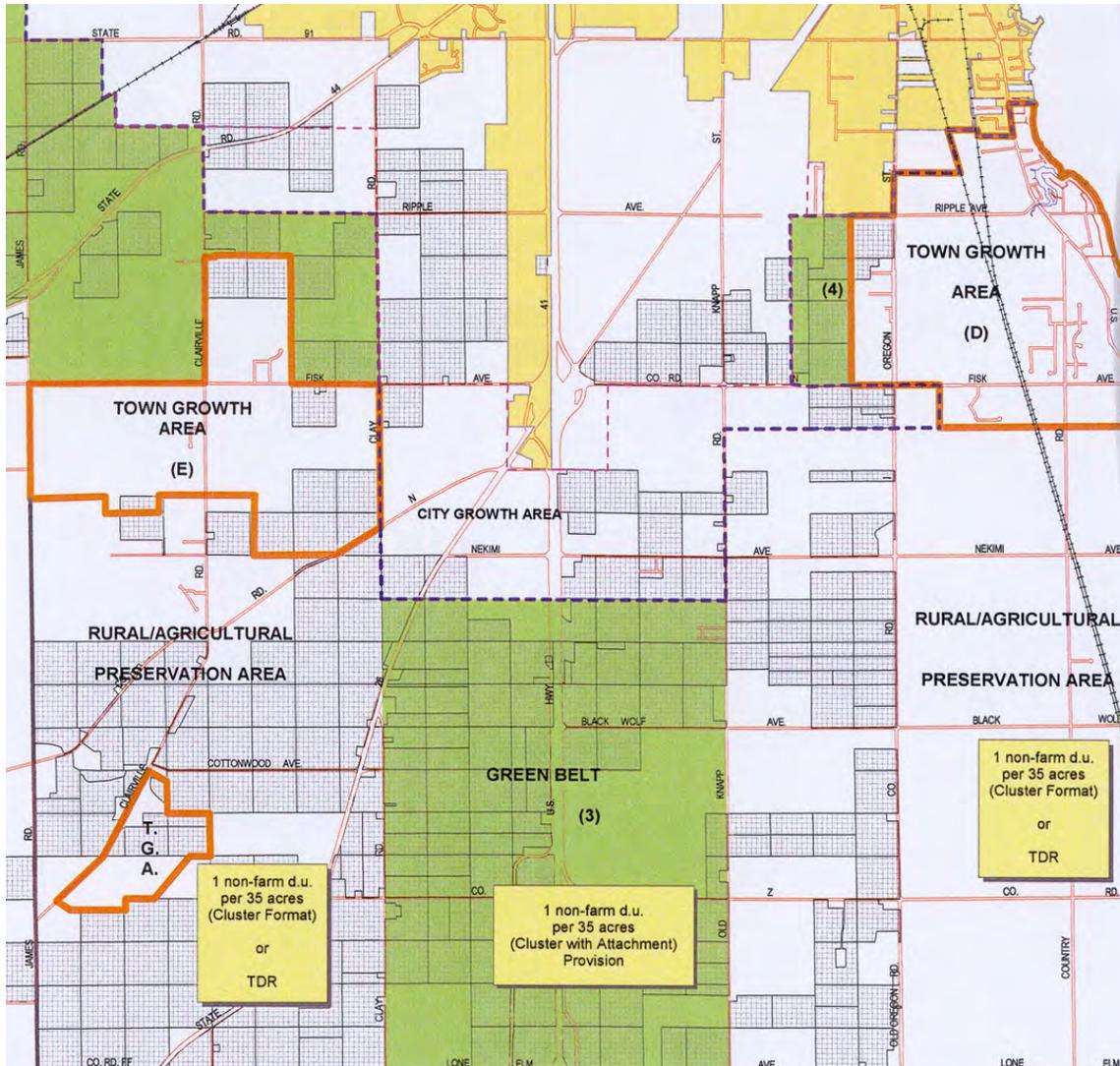


Source: 1993 City of Oshkosh Comprehensive Plan



Source: 1993 City of Oshkosh Comprehensive Plan

## 1999 DRAFT City/Town Area Growth Map



Source: City of Oshkosh Planning Department  
Revised 1999; Printed 2000

The 1993 *City of Oshkosh Comprehensive Plan*, as well as, the 1999 *Draft City/Town Area Growth Map* for the City of Oshkosh are **generally consistent with the planning goals of the town**. Both Oshkosh and Nekimi foresee large areas of the Town of Nekimi remaining rural, farmland, preservation and undeveloped greenbelt areas. Likewise, all plans indicate the area around Ring is desirable for future growth.

The **differences between the planning documents** are found in the area defined as approximately ¼ mile south of Nekimi Avenue extending to the northern town boundary and spanning east and west between Clay Road and Knapp Road. Long-term, Oshkosh anticipates annexing much of this acreage for future growth. Under Oshkosh's plan, development east of USH 41 would include an industrial park - consistent with the development desires of the local quarry operators. Development west of USH 41 would include mixed large-scale development. The town generally supports this *pattern* of development, but does not believe annexation is required to achieve the result.

The **other major difference is the greenbelt area along the southern portions of USH 41** in the Town of Nekimi. The city's stated intent for the greenbelt was to define undevelopable areas until services could be extended. The Town has identified this corridor as a primary development area with real potential to support small commercial and light industrial development opportunities. The town believes the City's delineation of a greenbelt in this area is simply a temporary condition until development proposals are made for this area.

### **Annexation**

At this time in Wisconsin, cities cannot instigate annexations. Town landowners have to petition for annexation; then cities determine whether or not they are willing to annex those parcels.

To better understand why annexations are occurring, the town should study **why residents decide to petition for annexation:**

- Do residents want services the town is unable to provide?
- Does annexation increase the marketability and value of their property?
- Is the annexing municipality more willing than the town to address their concerns?
- What other issues are involved?

Once the issues have been identified, the town needs to determine what measures it can, and is willing, to take to address those issues.

The *1993 City of Oshkosh Comprehensive Plan* indicates that annexation is a required tool to extend the city limits to accommodate new growth and development. To that end, the plan identifies a significant area extending from ¼ mile south of Nekimi Avenue to the northern Nekimi boundary and between Clay and Knapp Roads as a future growth area.

The Town of Nekimi is very concerned about continued annexations. The town wants to maintain its boundaries to retain its community identity and prevent further fragmentation. The town does not believe extensive annexation is necessary to achieve city and town planning goals.

The town firmly believes that the City of Oshkosh has ample lands within its current boundaries to develop in the future. Furthermore, the town takes great pride in its ability

to provide quality residential neighborhoods. As desirable, the town plans to continue to coordinate with neighboring towns to establish a boundary agreement with Oshkosh to better anticipate any future annexations, plan accordingly, and minimize their impact on the town.

### **Loss of Farmland**

Farmland is an important part of the town's identity. Likewise, the abundance of farmland, including animals in the fields, barns, silos and other farm-related features contribute significantly to the town's rural character. Therefore, the town does not want to see farmland disappear from the landscape. However, with that being said, the town does understand the modern challenges of farming in today's economy. Farmers who have worked their land for years are reaching retirement age. Many of these farmers will tell you that their land is their "401K". With no other source of income in retirement, farmers need to sell their land. Unfortunately, there is not an abundance of young farmers seeking to purchase farmland. Additionally, farmers know they can get more money for their property if they sell it for development rather than agricultural uses.

This situation presents a great challenge to the Town of Nekimi. On one hand there is the desire to retain farmland to maintain the town's rural character. On the other hand there are landowners who need to sell their farmland to support their retirement, particularly if they are no longer able to work the land.

In an attempt to address this situation, the Town of Nekimi strongly encourages landowners, faced with retirement to pursue the following:

- 1) Seek first to **sell or rent the property as farmland** to nearby farmers, family members, or others who want to continue to farm all the land.
- 2) Consider opportunities to work with **land trusts** to sell the land to organizations that will maintain the land as open space or farmland.
- 3) If no other viable options exist, seek to develop the property as a **conservation-based subdivision**, retaining as much of the farmland acreage as farmland or undeveloped open space in the future. The farmland preserved could be available for local farmers to rent. This plan and the Town Planning Commission can help you to learn more about conservation-based subdivision approaches.

### **Natural Gas Peaking Energy Plants**

Electric power demand in northeast Wisconsin has significantly increased over the past decade. In a number of incidents since 1997, various residential and commercial customers have been threatened with blackouts and/or brownouts during peak use periods (usually summer periods). This problem has also been compounded by routine power plant maintenance and unforeseen plant shutdowns. In the Fall of 1997, the Public Service Commission determined that there was need to add additional electric power generation in the state by June 1, 2001. WE was ordered to supply 250 megawatts (MW)

of power of the projected 550 MW need. The Electric Power Reliability Act (1997 Wisconsin Act 204) supported the PSC plan and provided a schedule for implementation.

In order to comply with this order, WE has been entering into contracts with other energy providers who have constructed natural gas-fired peaking energy facilities. In addition to traditional location requirements (zoning, noise, etc.) two specific questions must be addressed before a plant can be located in the town.

- First, **will the natural gas supply be plentiful enough** to accommodate the needs of existing homes and businesses in addition to a new power plant?
- And second, **can the cooling needs of the power plant be supplied** while not adversely affecting groundwater supplies?

A peaking plant has been considered in the Town of Nekimi near STH 44. Peaking plants are possible in the Town of Nekimi on properties with direct access to both the natural gas pipeline and overhead electricity transmission lines. The Town of Nekimi would support a facility of this type in the town. An exact location for such a facility is not provided on the *Future Land Use Maps*, but a general area is designated as rural industrial. Any facility of this nature locating in the town would be subject to local and county zoning requirements, including provisions for landscaping and lighting.

### ***Coordination with Other Comprehensive Plan Elements***

The *Future Land Use Maps* presented in this chapter represent the culmination of desires, limitations, and expectations expressed in each of the other elements. What follows is a brief description of how these *Future Land Use Maps* were coordinated with other elements of the plan.

#### **Issues & Opportunities**

Included in this element are population trends and projections for the next 20 years. This information was critical for understanding how much land was needed for additional development. Likewise, this element provided the visions for the future related to each of the nine required plan elements. The visions express desired conditions in 20 years.

#### **Housing**

The expectations and desires related to housing development are reflected by the location and amount of land designated for residential development.

#### **Transportation**

All development outlined in the *Future Land Use Maps* was considered in relation to existing and proposed road network capacity to support additional development. Likewise, accommodations for trails have also been carefully considered as part of the *Future Land Use Maps*.

### **Agricultural, Natural & Cultural Resources**

The Town of Nekimi has a significant amount of farmland. The desire to protect these areas from development was a primary objective in developing the *Future Land Use Maps*.

### **Utilities and Community Facilities**

One factor that will influence the location and pattern of development is the highway accessibility and visibility. For this reason, non-residential development is encouraged along major highway corridors and residential development expands from existing residential areas.

### **Economic Development**

The town supports additional economic development, particularly near its highway corridors. Accordingly, new areas for commercial and industrial development are shown in these areas.

### **Intergovernmental Cooperation**

The town made many special efforts to facilitate intergovernmental coordination. First, the town utilized data and other resources available from the county, regional planning agency, DNR, DOT and other stakeholders. Likewise, the town sought comments from all neighboring communities and the aforementioned agencies to help ensure that this Comprehensive Plan, including the *Future Land Use Maps*, are as compatible as possible with other area plans.

## ***Goals and Objectives***

### **LAND USE GOALS**

1. Maintain the rural atmosphere and the characteristics associated with the community values (see chapter 1).
2. Discourage the location of conflicting land uses adjacent to one another, including residential development adjacent to quarry operations.
3. Commercial development in the Town of Nekimi should be of a high quality, compatible with adjacent land uses and the town's rural vision.

## LAND USE OBJECTIVES

1. Use the *Future Land Use Maps* as the primary guide for making rezoning and other development decisions.
2. Enforce town and county zoning and subdivision ordinance requirements.
  - a. Coordinate with Winnebago County to prohibit billboards along town, county and state highway corridors in the Town of Nekimi.
  - b. Coordinate with Winnebago County to establish overlay requirements related to rural development (i.e. landscape buffers, managed roadway access, outdoor lighting, billboards, etc.).
  - c. Encourage Winnebago County to consider revisions to the sign ordinance to further restrict the height and size of on-site signage in rural areas of the county.
3. Permit the development of cluster or conservation subdivisions to maintain open spaces and scenic vistas within the town and create a buffer between residential and agricultural development.
4. Comply with all EPA Phase II Stormwater Permit Requirements. This effort will require coordination with Winnebago County and neighboring communities.
5. Minimize adverse visual impact of housing on the rural, farmland character of the town.
  - a. Discourage structures from being placed in open fields.
  - b. Seek to locate homes adjacent to tree lines and wooded field edges.
  - c. Where conservation-based approaches will yield open space that can remain in active agriculture or important natural resources will be protected, its use should be explored and possibly required.
6. Retain rural features.
  - a. Existing farm roads should be incorporated into subdivision designs.
  - b. Stone rows and tree lines should be preserved.
  - c. Existing agricultural structures such as barns and silos should be preserved, where feasible to retain a sense of community history.
7. Minimize site disturbance.
  - a. Roads should be designed to follow existing contours
  - b. Disturbance from the construction of roads, basins and other improvements should be kept at a minimum.
  - c. Disturbance of natural features on individual lots should be limited.
8. Promote community identity with effective signage.
  - a. Design unique road signs (color, font style, inclusion of a logo) for all town roads and post these signs on all town roads.

- b. Design and locate Town Entrance Signs along USH 41, STH 26, and STH 44 welcoming people to the Town of Nekimi. This will require coordination with WisDOT.
  - c. Design and locate directional signage on STH 26 for Ring.
9. Educate residents and landowners about the virtues of town living.
- a. Provide information about the advantages of town living in the Town Newsletter.
  - b. Provide information about the advantages of town living on the Town Web Site.
  - c. Study the impacts of annexation on the Town of Nekimi.
    - i. Survey residents to understand attitudes and reasons for annexation.
    - ii. Develop material to inform residential about the benefits of town landownership. Distribute this information through a town newsletter, annual meeting and town internet web page.
    - iii. As desirable, continue to coordinate with towns in region to establish a boundary agreement with the City of Oshkosh.
10. If an opportunity arises to get out of county zoning, the Town of Nekimi will consider the option and develop a town zoning ordinance.

## **LAND USE POLICIES**

*To maintain its community identity, promote its rural values and preserve its tax base, the Town of Nekimi supports efforts to maintain its boundaries and eliminate future annexations.*

*It is the policy of the Town of Nekimi to protect farmland areas and rural character.*

*It is the policy of the Town of Nekimi to promote the use of conservation-based subdivision designs.*

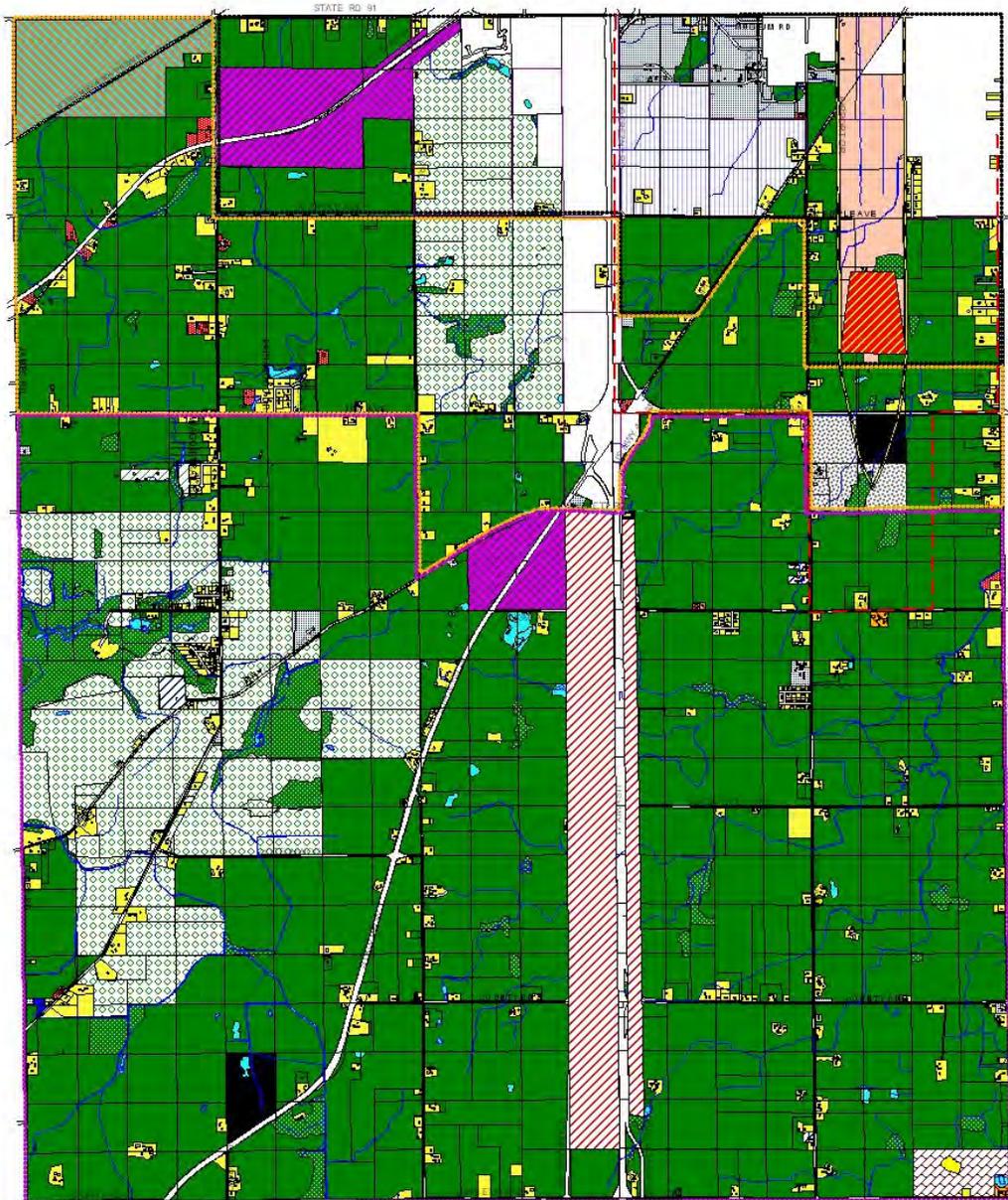
*It is the policy of the Town of Nekimi to promote town living to residents as an alternative to annexation.*

*It is the policy of the Town of Nekimi to deny spot zoning requests.*



# 20-YEAR FUTURE LAND USE PLAN

TOWN OF NEKIMI



**OMNI ASSOCIATES**

PROJECT NO. 111050-01  
 DATE: 9-14-03  
 DRAWN BY: HAL  
 REVISION: 10-15-03

**LEGEND**  
 EXISTING LAND USES

- RIGHT-OF-WAY
- SEPTIC/TANKS
- ART TRAIL
- COMMERCIAL
- INDUSTRIAL
- NONRESIDENTIAL OPEN SPACE
- OPEN WATERS
- SPRING AND FORD/RAIL/RESIDENTIAL TRANSPORTATION
- LAND-OWNED RURAL/SUBURBAN AREA
- UTILITIES AND PUBLIC FACILITIES
- WETLANDS
- INDUSTRIAL
- GROUP HOME
- MIXED USE
- VALUE PRICED REAFFORESTATION
- ROAD SERVICE AREA

**LEGEND**  
 PROPOSED LAND USES

- COMMERCIAL
- RURAL PRIDE RURAL
- WATER-DEPENDENT PRODUCTION/RECREATION
- NONRESIDENTIAL OPEN SPACE
- UTILITIES AND PUBLIC FACILITIES
- TRANSPORTATION AREAS
- CONSERVATION/PLANNED GROWTH DEVELOPMENT
- CONSERVATION/PLANNED GROWTH DEVELOPMENT
- ARTIFICAL PRODUCTION ZONE
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