

# ACKNOWLEDGMENT

**TOWN OF GREEN VALLEY**

**MUNICIPAL OFFICIALS**

**2022**

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**TOWN ASSESSOR**

**ACCURATE APPRAISAL, LLC**

**TOWN BUILDING INSPECTORS**

**TOM SMITH INSPECTIONS LLC – TOM SMITH**

***PLAN 10-YEAR REVIEW & AMENDED BY  
TOWN OF GREEN VALLEY PLAN COMMISSION***

***MEMBERS:***

***ROBERT KRAUSE, CHAIRPERSON***

***CAROL NYGAARD, SECRETARY***

***MARLENE SCHUDA***

***WANDA NISCHKE***

***ALICE SCHNEIDER***

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**2022 amended copy**

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# INTRODUCTION

# **Comprehensive Land Use Plan for the Town of Green Valley** (adopted 08/11/2004) (reviewed 11/04/2009) (reviewed 09/28/2022))

## **Update: 2009**

When this plan was adopted in 2004, one of the directions it presented was for a review every five years. In an effort to follow the direction of the Comprehensive Plan, a review was begun in January 2009 by the Town's Plan Commission, under direction of the Town Board of Supervisors. Each section of the Plan was reviewed and changes were made where indicated. The basic Public Participation described in the original Plan was again followed with public postings and updates in the Town's newsletter, now issued three times a year instead of four. At the time of the 2009 review, Shawano County is near completion of its Comprehensive Plan. \*\*The 2010 Census information will be entered in this plan when they become available.

## **Introduction:**

The Town of Green Valley is located in the northeastern quadrant of Shawano County and is approximately 36 square miles. Its population according to the 2000 Census is 1024. Historically, it has been a predominantly agricultural community, and while this is still true in regard to land use, the population base now tends to be employed outside the community.

The Town of Green Valley was formed by a petition to Shawano County, from residents of the Town of Washington in 1873. The Town of Green Valley includes three unincorporated communities, Advance, Green Valley and Pulcifer, and most of the farm and forestland between them. There are no cities or villages located in the Town of Green Valley. The Town of Green Valley is located in northeastern Shawano County, abutting Oconto County on the north and east, and Shawano County on the west and south. Contiguous municipalities include the Town of Gillett to the north, the Town of Washington to the west, the Town of Morgan to the east, and the Town of Angelica to the south. There are contiguous corners with the Town of Oconto Falls to the northeast, the Town of Underhill to the northwest, the Town of Chase to the southeast, and the Town of Hartland to the southwest.

This Comprehensive Plan will address the following overlapping or neighboring jurisdictions: Shawano and Oconto Counties; the Town of Washington; the Town of Gillett; the Town of Morgan; and the Town of Angelica. In addition, the Town of Oconto Falls (NE corner); the Town of Underhill (NW corner); the Town of Hartland (SW corner); and the Town of Chase (SE corner) have contiguous corners. The Town of Green Valley is within the service region of the Housing Authority of Shawano County; Shawano County Historical Society (Bonduel Archives); Shawano County Highway Department; East Central Regional Planning Commission (ECWRPC); Wisconsin Department of Natural Resources, Northeast Region; and the Wisconsin Department of Transportation, Region #3. The closest Villages and/or Cities are Cecil and Bonduel in Shawano County, and Gillett and Oconto Falls in Oconto County, and parts of Pulaski in Brown, Oconto and Shawano Counties. Northeast Wisconsin Technical College and the school districts of Bonduel, Gillett and Pulaski also are part of this Town's Plan.

Effective June 8, 1971, the Town of Green Valley adopted Shawano County Zoning and has been under county zoning since that time. A Town Plan Commission, with the aid of East Central Regional Plan Commission, formulated the 1979 Land Use Plan.

There was a 1997 Land Use Plan formulated on a Cluster basis, using Town citizens as the formulating group, again with the help of East Central Wisconsin Regional Planning Commission.

The Town adopted Village Powers at the Annual Meeting of April 14, 2001.

The 1997 Land Use Plan for the Town of Green Valley was due to be revisited when the Town Board of Supervisors of the Town of Green Valley established the Plan Commission in 2000 in compliance with WI Statute #66, regarding creating a Comprehensive Plan for the Town. The Town of Green Valley newsletter has continually addressed the issue of the Comprehensive Plan since the Plan Commission began the review process in January, 2009. This newsletter is mailed to all residents and property owners three (3) times a year. An article from the Town of Green Valley Plan Commission is included in this newsletter addressing issues that have been covered since the previous newsletter as well as current and upcoming issues. The Town of Green Valley does plan to continue this newsletter in an effort to continue to get the important news and issues to the people.

### **Background**

This comprehensive plan is an update of the 1997 Land Use Plan as required by the 'Smart Growth' legislation of the State of Wisconsin legislature (1999 Wisconsin Act 9) and adopted under the authority granted by Section 66.1001 of the Wisconsin Statutes, which states, in part, that "Beginning January 1, 2010, any program or action of a local government unit that affects land use shall be consistent with that local governmental unit's comprehensive plan."

The Comprehensive Plan is a policy document that provides a specific guide as to where future conservation, growth and development should occur within the community. The Plan is to be consulted when the Town makes decision concerning land use and other issues impacting the development of the Town.

An unsuccessful effort to obtain an intergovernmental grant from the State of Wisconsin with the Towns of Angelica and Lessor, and with the help of a consultant, was made in 2000. While the Towns of Lessor and Green Valley were willing to continue working together to develop a group plan, the subsequent withdrawal of the Town of Angelica (the connecting link between the two Towns) determined that the Town of Green Valley would either continue with Shawano County's efforts or continue to develop a plan on its own.

After Shawano County's decision to delay applying for a grant application for another year, the Town of Green Valley's Town Board of Supervisors determined that the Town should continue to work on our own plan.

The Board has been given Village Powers by the electors and has established a five-member Plan Commission to compile the Town's Comprehensive Plan under the law.

A second monthly meeting of the Plan Commission was scheduled each month to work on the Comprehensive Plan, with two members of the commission to begin the work. (This eventually became one member, with guidance of the Plan Commission and Town Board)

2009: The entire Plan Commission, with input from the Town Board, and, with a consultant, worked on the amended plan at the regular monthly Plan Commission meetings.

With the regular attendance of the Town Board of Supervisors at the Plan Commission's 'Smart Growth' meetings, the work of compiling the plan began. Drafts were presented each month for editing and brought back with the changes made for the following month. 2009: Chapters of the Comprehensive Plan were reviewed at each Plan Commission meeting with updates and changes suggested and the edited draft brought back to the next meeting for approval.

In addition, these meeting agendas were regularly posted in the normal posting places, namely the Community Center (formerly the Town Hall, in Advance), the Fire Station in Pulcifer and the Cluster Boxes in Green Valley.

An initial survey was sent to all Town of Green Valley property owners and residents in 2000, with a follow-up survey sent strictly to residents in 2002. According to the Survey Research Handbook, authored by Alreck and Settle, response rates for mail surveys normally average 20 percent or less and response rates greater than 30 percent are rare. Therefore, the response rate for both of the surveys of the Town of Green Valley Plan Commission can be considered successful. The results of both of these surveys are included at the end of this plan.

The author of this document has drawn from those survey results, information from Shawano County Land Development office personnel, East Central Regional Planning Commission, the 1979 Town of Green Valley Land Use Plan and the 1997 Land Use Plan of the Town of Green Valley. In addition, information has been obtained from the 2000 Federal Census, the Town's Property Assessor and the Town Tax records from the Town Clerk and Treasurer, as well as old minutes from the Town Board of Supervisors Minutes Books.

## **Plan Contents**

This Comprehensive Plan contains nine chapters that correspond to the nine elements required by Section 66.1001 of the Wisconsin Statutes:

Chapter I: Issues and Opportunities Element contains a history of the development and beginning of the plan, a Vision Statement and various ideas and desires of the Plan Commission and Town Board for the future of the Town.

Chapter II: Housing Element contains a breakdown of past and present housing statistics and our visions and desires for the needs of the Town for the future.

Chapter III: Transportation Element contains an inventory of present road assets, local, county and state, as well as plans to continue to preserve the roads in the Town.

Chapter IV: Utilities & Community Facilities Element contains an inventory of the present services available within the Town from the various utilities and from the Town itself.

Chapter V: Agricultural, Natural and Cultural Resources Element provides an overview of the natural and cultural resources available within our borders and the possibilities that exist for their use.

Chapter VI: Economic Development Element contains an inventory of the current businesses within our borders and some possible ideas for expansion of these opportunities.

Chapter VII: Intergovernmental Cooperation Element contains some examples of past and present cooperation with our border municipalities and our hope that these efforts continue.

Chapter VIII: Land Use Element contains information regarding the current land use within our borders and offers some suggestions for continued efforts to avoid land use conflicts in the future.

Chapter IX: Implementation Element offers guidance for the use of this Comprehensive Plan and its tools, in all future land use and zoning decisions within our Town.

### **Public Participation**

A major element of the comprehensive planning process is public participation. In accordance with Wisconsin State Statute #66.1001(4), public participation procedures have been adopted and will be followed in order to involve the public in the planning process to the greatest extent possible. 2009: Public Participation guidelines were updated for the Plan 5-year review. 2019: We will continue to follow the 2009 guideline.

All monthly meetings have been posted in accordance with the law and are open for public comments throughout the meeting. Each newsletter has contained at least one article regarding the Comprehensive Plan review process and meetings, as well as a tentative Timeline for the upcoming three months. In some cases, invitations were sent to persons directly involved in the agenda topic for a particular meeting, for example: farmers were invited when the Agricultural element was on the agenda and local business owners were invited when Economic Development was on the agenda. 2009: While no timeline was presented and no invitations were sent for the review process, information was made available in the newsletters and at the meetings. The Town now has a website for information on various items. 2019: We will continue to follow the 2009 guideline.

Over a period of more than 24 months, regular monthly meetings were held the fourth Wednesday of each month to strictly talk about an element of the plan. From these meetings, and with use of the two public surveys, the Plan Commission, Town Board of Supervisors and citizens have discussed each element at length and have developed this Comprehensive Plan. 2009: During the 12 month review process, the Town's Comprehensive Plan has been updated to cover the changes that have occurred over the last five years.

### **Mission Statement**

*It is the mission of the Town of Green Valley to explore the future options available to the residents of the Town of Green Valley so that we may grow in an orderly manner while retaining our rural character.*

*This comprehensive plan will be a guide for decision-making concerning changes in the use of land in the Town of Green Valley. The plan provides a framework to guide development in a manner that respects the rights of landowners while preserving or enhancing those qualities that make the Town a special place to live and work. As such, it reflects the values and the shared intentions of the Town Board and the citizens of the Town at the time of its adoption in 2004. The plan is to be used in conjunction with applicable ordinances in the Town of Green Valley, Shawano County, the State of Wisconsin and the federal laws as they relate to land use, environmental protection and building issues.*

# CHAPTER #1

## ISSUES AND OPPORTUNITIES



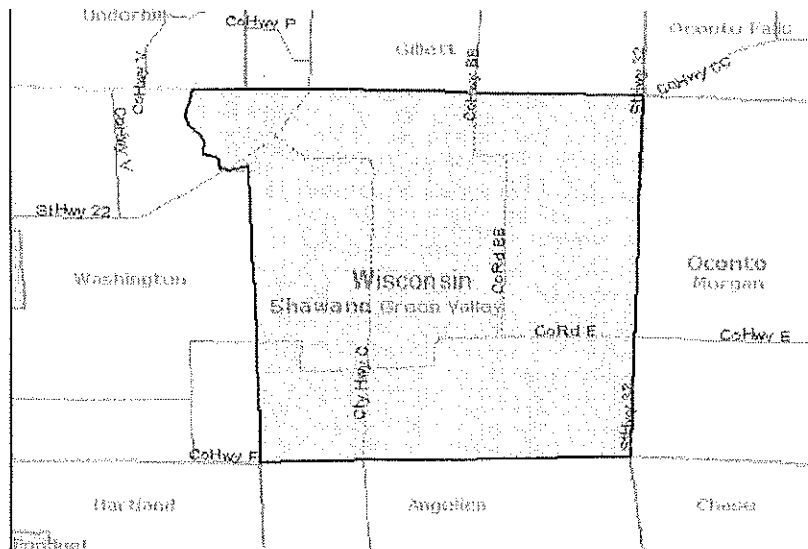
## Chapter I - ISSUES AND OPPORTUNITIES

Adopted 08/11/2004  
Revised 2009  
Revised 2022

2018: The first settlers began to arrive in the territory, now the Town of Green Valley, in the early 1860's. There are several suggestions as to how this area got its name. One suggests the name for the Town was inspired by the Peshtigo Fire of 1871 – apparently because of the many swamps and marshes, creeks and trees, the fire did not burn badly here and left this part of the area green; another suggests several early settlers, who came to the area in the early 1870's, while driving their team over a hill, paused and explained, "This looks like a beautiful green valley!" Perhaps from the view on the hilltop, the green pines and hemlocks made it appear as a valley, but Green Valley actually is flat and fairly level. Whatever the reason, the name Green Valley was given. The name originally was Greenvalley and was changed to two words in July 1957.

### A. Background information on community

The Town of Green Valley was formed by a petition to Shawano County, from some residents of the Town of Washington in 1873. A group of citizens from the Town of Washington presented a petition to Shawano County to set off and organize a separate Town, the name ultimately chosen for it was Green Valley. The Shawano County Board of Supervisors established the Town of Green Valley on **March 17, 1873**. " Therefore, it was ordered by the County board of Supervisors of Shawano County, that T27 R18E and that part of T27 R17E that is situated on the east side of the Oconto River and T28 R17E and T29 R17E and T30 R17E are hereby organized and set off into a new Town by the name of Green Valley." (information from the Town of Green Valley minutes of the Town Board of Supervisors)



## **B. Goals and Objectives**

The goal of the Town of Green Valley will be consistent with the elements of this plan, as required by Wisconsin Statute #66.1001 so that it reflects the needs of the Town of Green Valley for the next 20 years. This plan may be subject to change and revision as the need arises over the years to keep it current and applicable. This plan will be reviewed and updated a minimum of every five years.

The development of overall goals and objectives will help to determine the short and long term plans for the Town. The development of policies and programs will help determine how the goals and objectives might be best achieved.

**Goal:** Focus on economic development within the Town

**Objective:**

- The development of an Economic Development Plan
- Encourage recreational and light industrial development within the Town
- Identify and recruit recreational venues and supporting venues
- Develop marketing campaign to promote area venues
- Determine who might be best able to direct the above efforts

**Goal:** Discourage the location of conflicting land uses adjacent to one another

**Objective:**

- Discourage the location of corporate farms and industrial development adjacent to designated residential areas
- Discourage the location of multi-family (4 or more units) adjacent to single family dwellings or duplex/tri-plex dwellings
- Encourage the location of multi-family (4 or more units) where the sanitary district(s) can be utilized

**Goal:** Direct commercial and industrial development to the most appropriate locations.

**Objective:**

- Discourage building in wetland areas
- Promote the location of commercial development or light industrial in the vacant storefronts in the unincorporated community of Green Valley, or within the Green Valley Sanitary District #1
- Promote the location of commercial development in vacant storefronts in the unincorporated community of Pulcifer
- Promote the location of commercial development in storefronts in the unincorporated community of Advance
- Encourage the residents to review sanitary options
- The unincorporated communities of Pulcifer and Advance should address septic solutions in order to promote commercial development
- Encourage commercial and industrial development in appropriate locations along the State Highway 32 corridor
- Encourage commercial & industrial development that can connect to the existing sanitary districts

**Goal:** Encourage parks and open space in the Town.

**Objective:**

- Continue to encourage the development of the old railroad corridor on the east end of the Town to develop another recreational trail
- Continue to maintain and/or expand existing Town parks, including the equipment in these parks 2009: upgrade was made to the equipment available in the Community Center Park in Advance. 2018: In 2014 playground equipment was installed in Lieb Park in Green Valley.
- Encourage the development of new parks in the Town and add a green space requirement in new developments and /or subdivisions

**Policy:**

1. Subdivision development fee and mandate to set aside park space in subdivisions
2. Expand on the Open Space and Recreational Plan prepared in 1992  
2009: Park & Recreation Plan was updated and presented to the Town Board for adoption. 2018: Shawano County has completed the Oconto River County Park.

**Goal:** Maintain the existing transportation system in a cost-effective manner

**Objective:**

- Continue to maintain an annual inventory of the condition of all Town roads
- Keep the annual maintenance budget for the Town roads at or beyond the present levels
- Continue upgrading to a four-lane road standard as the opportunity arises
- Discourage overuse of certain roads in deference to other roads

**Policy:** Consider the establishment of truck routes and a permit process if the State of Wisconsin allows local municipalities to direct heavy equipment in the future

**Program:** Prepare an ordinance to have heavy users use a truck route with a permit option for variance from that route  
2018: Creation of Implementation of Heavy Duty (IoH) law by the State of Wisconsin has provided for the above policy.

**Goal:** Preserve environmentally sensitive areas

**Objective:**

- Discourage development in wetlands, areas with land that is subject to erosion and floodplains
- Encourage land uses that will likely lead to preservation of our natural resources

**Goal:** Direct the location and amount of future residential development

**Objective:**

- Encourage residential development in the unincorporated communities of the Town, **especially** in areas that provide capability to connect to the sanitary districts

- Require a two-acre minimum lot size outside the unincorporated communities of the Town **unless** in areas with capability to connect to one of the sanitary districts
- Allow less than 2-acre lot size in areas of dense development, i.e., subdivisions, especially if able to connect to a sanitary district

**Goal:** Provide the necessary community facilities in the Town

**Objective:**

- Encourage use of the Green Valley Sanitary District #1 in and around the unincorporated community of Green Valley and along the main line
- Make the Community Center more accessible for Town residents. 2018: Continue to make the Community Center accessible for Town residents.
- Encourage the location of Town equipment and records within Town owned facilities 2009: most of the Town's records are now stored at the Community Center storage vault for safe keeping.

**Goal:** Safeguard the public from foreseeable hazards whenever possible

**Objective:**

- Subsidize testing of groundwater in the Town in areas of environmental concern
- Encourage safe utilization of all Town assets
- Upgrade the safety of public park equipment
- [2009 review shows new park equipment has been installed in the Community Center Park in Advance and is being considered in the Oconto River Park in Pulcifer] 2018: All equipment has been upgraded at the Community Center in Advance and Leib Park in Green Valley.
- Develop safer transportation condition in areas of potential danger

**Policy:** 1. Consider the promotion of the installation of sidewalks on State Highway 22 in the unincorporated community of Pulcifer  
2. Add and maintain signage near hazardous road areas of the Town

**Goal:** Encourage the preservation of productive farmland

**Objective:**

- A farmer's right to farm should be preserved, if they so desire

**Population and household forecasts:**

Along with its location, the Town of Green Valley's population, economic conditions, environmental characteristics and proximity to transportation corridors have directly affected the community's past growth patterns. These conditions also form the basis for future growth and development.

### Population Characteristics 1970

Population = 984

Sex	Race			AGE			HOUSEHOLDS	
M	F	W	OTHER	Median	% under 18	% over 65	NUMBER	PEOPLE
513	471	982	2	29.0	38.3	11.8	289	3.40

The median age (age at which 50% is older and 50% is under) was 29 years of age in 1970

### Population Characteristics 2010

Population = 1,089

Sex	Race			AGE			HOUSEHOLDS	
M	F	W	OTHER	Median	% under 18	% over 65	NUMBER	PEOPLE
539	538	1,058	13	37.7	28.9	10.1	405	3.83

According to the charts with the 1979 Land Use Plan, population projections show a population of 968 in 1970, 1005 in 1975, and 1029 in 1980. It also projected a population of 1094 by 1990 and of 1124 for 2000. This did not occur, basically due to a fall in population in the 1990 census.

### 2010 Population

Total population is 1,089

Year	Town of Green Valley	Shawano County	WI
1950	1,132	32,596	3,434,575
1960	1,027	32,006	3,951,777
1970	984	32,650	4,417,821
1980	1,054	35,928	4,705,642
1990	984	37,157	4,891,769
2000	1,024	40,664	5,363,675
2010	1,089	41,384	5,754,798

2009 Wisconsin Department of Administration estimates project a 5.5% population increase for the Town by 2030

### Population by Race and ethnicity

While the Town of Green Valley has a history of encouraging immigrants, the earliest being German and Norwegians, the trend is continuing. The 2000 census indicates a very gradual increasing rate of diverse racial and ethnicity, at least in property ownership in the Town. Total population in 2000 Census was 1024.

2010	All ages		18 years and over	
Subject	Number	Percent	Number	Percent
Total population	1,089	100.0		
Native American	11	1.0		
Some other race	15	1.4		
Two or more races	12	1.1		
One race	1,077	98.9		
White	1,049	96.3		
Black	1	0.1		

The information for the 18 years and over is no longer available.

The end of the 1990's saw 4% increases in population, after periods of decline in the early 90's. While our young adults are leaving the area for educational opportunities and higher paying jobs outside of the Town, young families are moving into the area from the metropolitan areas of Green Bay and Appleton seeking rural opportunities. Many of these young families have previous connections to the Town and, may have grown up here. Shawano County's population has risen in the decade of the 90's, as has Wisconsin's population during that same period.

With the ever-increasing emigration of people from the large metropolitan areas to the south of the Town, the trend toward increasing population is expected over the next decade, or longer. People in search of land, privacy, a safe place to raise children, and a sense of community are leaving larger cities and working their way farther north and west. With the expansion in the area of the Town of Chase, the next likely area of growth would be in and around the Town of Green Valley.

2009 review: 2009 Wisconsin Department of Administration estimates project a 5.5% population increase for the Town by 2030. 2010 Census figures will be updated when available.

#### **D. HOUSEHOLD FORECAST**

Outside of the three unincorporated communities of the Town of Green Valley, namely Advance, Pulcifer and Green Valley, forestland and farmland continues to dominate the landscape. There are a few spots of minor concentrations of development and two areas have already been tentatively approved for small sub-divisions. This will undoubtedly continue and increases are inevitable in the next 20 years. We will continue to encourage concentrated growth in and around the area of the three unincorporated communities, and especially within the sanitary districts.

Results of the 1997 Land Use Plan indicate the following land use breakdowns:

Single family residential	577.53 acres
Multi-family residential	.09 acres
Commercial	7.31 acres
Industrial	6.01 acres
Public/Institutional	10.86 acres
Parks/Open Space	23.06 acres

Right of ways	607.99 acres
<b>Total Developed</b>	<b>1,232.85 acres</b>
Cropland	14,211.79 acres
Woodlands	6,283.03 acres
Quarries	56.07 acres
Vacant/Undeveloped	1,038.95 acres
Water areas	<u>127.40 acres</u>
<b>TOTAL ACREAGE</b>	<b>22,950.09 acres</b>

More recent Land Use information is shown under the Land Use Element of this Plan.

#### **E. EMPLOYMENT FORECAST**

As of the year 2003, the Town of Green Valley has no major employer. With the loss of Bay Lakes Elevator in 2002, our hope of commercial growth seems slim. The commercial establishments consist of 4 taverns with food serving facilities, 2 plumbing establishments, a septic pumping company and an excavator. 2009: the Community of Green Valley added an auto repair facility, a commercial recycling business and a recreational pulling track in the former Bay Lakes property. 2018: We have seen businesses come and go, however, the employment forecast remains steady.

The majority of residents that work outside the home, work in jobs related to Industrial Blue Collar or Retail. The number of farm workers has decreased in the last decade. On the 2002 survey done by the Town of Green Valley, the question of where do you work drew a variety of responses. Farmers would not travel to their work and therefore chose Town of Green Valley as the community in which they worked. Homemakers also would not travel to their work since they would work at home. However, if someone living in the Town of Green Valley worked in Shawano or Green Bay there would be a distance to travel plus they would have to use roads and highways in the Town of Green Valley in order to reach their work. Green Bay, Shawano and Pulaski were the most frequently named places to work for those that commute, with most of the commuters traveling between 10 and 50 miles to work.

Unlimited employment opportunities exist within driving distance for residents employed outside of the Town. With easy access to State Highways 22, 32, and 29, and the freeways of 41 and 141 a drive-able distance, commute times of 30 minutes to an hour or more each direction are acceptable to many. 2009: with the nationwide economic problems, employment opportunities have been reduced. It is hoped that this trend will reverse itself within the next year or so. 2018: We still have nationwide concerns. Employment opportunities remain stagnant. State statistics are a 3.4 percent unemployment.

The 2000 Census shows that 70.8% of the population 16 years and older are employed. None of these people use public transportation because it is virtually non-existent within the Town. The average travel time to work is 27.4 minutes.

63.9% of the employed workers work outside of Shawano County. 22.5% of our residents are employed in management or professional fields. The service industry has 8.1% of the people, with sales and office work having another 19.5%. Farming, fishing or forestry has

only 6.4% of the people. Production shows 27.9%, with construction & maintenance being 15.6%. It continues to be obvious that Agriculture is no longer our largest employment option. Even the large corporation farm in the Town doesn't affect the statistics, as their employees do not live in the Town.

It is possible, but unlikely, that any major industry will locate to the Town of Green Valley due to its location near major State highways. When the state and nation's economic climate improves, it is unlikely, but possible we could add several smaller businesses and/or industries; with perhaps more homebased businesses. The Town will continue working to encourage that possibility. We do have home-based e-commerce businesses.

According to a Town survey done in 2000 by the Green Valley Plan Commission, agriculture is no longer the predominant use of land in the Town of Green Valley. This seems to be supported by the information from the 2000 Census. Our family farms are diminishing, probably due to the farm economy. The Town of Green Valley currently has a "Mega Dairy" and two other farms are approaching the animal unit capacity of "mega-dairy" status. We have fewer farms, but more cattle due to the "mega-dairy" classification. The actual Mega Dairy that we do have utilizes minimum resident labor, with most of their employees being brought in from outside the Town. The Mega Dairies do not utilize the acreages as crop growing areas as the smaller farmers did. They depend on the smaller farmer's acreages to deal with the problem of animal waste storage and dispersal. [2009: the 'Mega Dairy' has developed a digester system to handle the majority of their waste product. There is still some spreading done, however, it has been reduced by the use of the digester] With an aging farm population and decreasing farm revenues for the small farmer, our farming acreages will undoubtedly continue to be sold for development and broken up into residential areas. As this development occurs, open space is reduced, as is cropland. Currently, an estimated 5.2% of the Town is developed. Vacant and undeveloped lands now account for 95.7% of the total land – this figure does include agriculture land, which is 57.3% of the acreage in the Town. 2018: Some of these anticipated things did not happen. Dairies are not called Mega Dairies but Confined Animal Feeding Operation (CAFO) dairies.

We will continue to encourage additional small businesses. An equipment and vehicle repair shop, a filling station/convenience store and a grocery store would be great assets to the Town. A stand-alone restaurant without tavern affiliation would be appreciated by many of the families with young children. Additional childcare facilities need to be encouraged. Currently there are a few home-based, licensed, childcare facilities located in the Town.

An Economic Development Committee could help to develop local business opportunities as well as helping established businesses. This is a positive idea and will be encouraged through the Town Board of Supervisors.

As a start in this direction, a representative of the Shawano County Economic Progress, Inc, (SCEPI) was invited to address the Plan Commission and the Town Board in 2003. While the few businesses that we have were sent an invitation to this meeting, only our newest business actually had representation at that meeting. SCEPI indicated willingness to try to work with the Town and two representatives will be meeting with them in the near



future to see if they can do anything to help the economic situation of the Town. In addition, a member of the Plan Commission, a member of the Town Board and a Town resident participated in a Focus Group held by SCEPI to develop ideas about regional economic development ideas.

**2010 Census shows the following:**

<b>Employment Status</b>	<b>Number</b>	<b>Percent</b>
Population 16 years and over	<b>843</b>	<b>100.0</b>
In labor force	640	75.9
Employed	606	71.9
Unemployed	34	3.4
Percent of civilian labor force	4.8	4.0
Not in labor force	203	24.1
<b>Females 16 years &amp; over</b>	<b>420</b>	<b>100.0</b>
In Labor force	291	69.3
Employed	278	66.2
<b>Own children under 6 years</b>	<b>70</b>	<b>100.0</b>
All parents in family in work force	48	68.6
<b>Commuting to work</b>		
Workers 16 years & over	<b>598</b>	<b>100.0</b>
Car, truck or van – alone	473	79.1
Carpooled	61	10.2
Walked	20	3.3
Other means	0	0
Worked at home	44	7.4
Mean travel time to work	26.3	
<b>Employed 16 years and over</b>	<b>606</b>	<b>100.0</b>
<b>Occupation</b>		
Management - professional	153	25.2
Service Occupations	78	12.9
Sales and office occupations	128	21.1
Farming, fishing, forestry		
Construction, extraction, maintenance, natural resources	138	22.8
Production, transportation, etc.	109	18.0
<b>Industry</b>		
Agricultural, forestry, fish, hunting	126	20.8
Construction	50	8.3
Manufacturing	129	21.3
Wholesale trade	20	3.3
Retail trade	55	9.1
Transportation, warehousing, utilities	38	6.3

Finance, insurance, Real Estate	25	4.1
Professional, management	15	2.5
Educational, health, social services	96	15.8
Arts, entertainment, recreation, food services	23	3.8
Other services	25	4.1
Public Administration	4	.07
<b>Class of Worker</b>		
Private wage & salary workers	503	83.0
Government workers	42	6.9
Self-employed	59	9.7
Unpaid family workers	2	.03

#### Income in 2010

Household	Number	Family
Less than \$10,000	39	18
\$10,000 - \$14,999	11	0
\$15,000 - \$24,999	39	17
\$25,000 - \$34,999	33	21
\$35,000 - \$49,999	105	59
\$50,000 - \$74,999	70	61
\$75,000 - \$99,999	58	42
\$100,000-\$149,999	45	41
\$150,000-\$199,999	8	8
\$200,000 or more	12	12

From U. S. Census Bureau report – 2010 Census

#### 2018 Census Shows the following

Total Population	1196	
	People	Percentage
Civilian Population 16 and over	540	45.2%
Agriculture, Forestry, Fishing, Hunting & Mining	52	9.6%
Construction	81	15%
Manufacturing	14	26.3%
Wholesale Trade	21	39%
Retail	28	5.2%
Transportation, Warehouse & Utilities	25	4.6%
Information	5	.09%
Finance, Insurance, Real Estate, Rental & Leasing	17	3.1%

Professional, Scientific, Management, Administrative & Waste Management Services	20	3.7%
Education Services, Health Care & Social Assistance	99	18.3%
Arts, Entertainment, Recreation, Accommodation % Food Services	28	5.2%
Other Services	15	2.8%
Public Administration	7	1.3%

## F. AGE DISTRIBUTION

Population indicates ages from elderly to the very young. Many of the families have ancestors that have been in this area from the beginnings of the Town. There are areas in the Town that great-grandpa had settled, and the land was passed on to his children and are now divided for grandchildren. The younger generations continue to be available to help the older generations as needed. Many times, after experiencing life in the larger metropolitan areas, the young people decide they want to raise their families in the area they grew up in and move back.

According in the charts with the 1979 Land Use Plan, population projections show a population of 968 in 1970, 1005 in 1975, and 1029 in 1980. It also projected a population of 1094 by 1990 and of 1124 for 2000.

2010			
Age Group	Male	Female	TOTAL
0-4	31	43	74
5-9	33	39	72
10-14	38	39	77
15-19	47	39	86
20-24	33	28	61
25-29	37	32	69
30-34	35	32	67
35-39	39	27	66
40-44	47	42	89

45-49	36	49	85
50-54	52	36	88
55-59	29	29	58
60-64	29	29	58
65-69	32	19	51
70-74	13	18	31
75 & over	23	34	57

While the projections were off, it is still expected that the population will continue to grow at a rate of at least 10% a year, on average. The Town of Green Valley is the next logical area of growth coming out of Green Bay heading north.

2009 review: 2009 Wisconsin Department of Administration estimates project a 5.5% population increase for the Town by 2030. 2020 Census figures will be updated when available

1990						
Town of Green Valley			Shawano County		Wisconsin	
Age Category	Number	Percent	Number	Percent	Number	Percent
Under 5	92	9.3	2615	7.1	360,730	7.4
5-17	210	21.3	7365	19.8	928,252	19.0
18-20	20	2.0	1271	3.4	225,390	4.6
21-24	53	5.4	1677	4.5	286,936	5.9
25-44	276	28.1	10181	27.4	1,546,832	31.6
45-54	107	10.9	3727	10.0	478,882	9.8
55-59	37	3.8	1696	4.6	204,647	4.2
60-64	52	5.3	1953	5.3	208,879	4.3
65-74	82	8.3	3620	9.7	358,419	7.3
75-84	45	4.6	2301	6.2	218,509	4.4
85 years +	10	1.0	751	2.0	74,293	1.5
<b>Totals</b>	<b>984</b>	<b>100.0%</b>	<b>37,157</b>	<b>100.0%</b>	<b>4,891,769</b>	<b>100.0%</b>

2000						
Town of Green Valley			Shawano County		Wisconsin	
Age Category	Number	%	Number	%	Number	%
Under 5 Years	66	6.4	2,500	6.1	342,340	6.4
5-9	72	7.0	2,778	6.8	379,484	7.1
10-14	103	10.0	3 159	7.8	403,074	7.5
15-19	81	7.9	2,926	7.2	407,195	7.6
20-24	35	3.4	1,871	4.6	357,292	6.7
25-34	114	11.1	4,830	11.9	706,168	13.2

35-44	191	18.7	6,367	15.7	875,522	16.3
45-54	129	12.6	5,200	12.8	732,306	13.7
55-59	54	5.3	2,265	5.6	252,742	4.7
60-64	43	4.2	1,921	4.7	204,999	3.8
65-74	74	7.2	3,434	8.4	355,307	6.6
75-84	47	4.6	2,498	6.1	251,625	4.7
85 years +	15	1.5	915	2.3	95,625	1.8
<b>Total</b>	<b>1,024</b>	<b>100%</b>	<b>40,664</b>	<b>100%</b>	<b>5,363,675</b>	<b>100%</b>

**Median Age**    **Town = 37.6**                      **County = 38.5**                      **State = 36**

#### 2010

Town of Green Valley			Shawano County		Wisconsin	
Age Category	Number	%	Number	%	Number	%
Under 5 Years	74	6.8	2,443	5.8	358,443	6.3
5-9	72	6.6	2,648	6.3	368,617	6.5
10-14	77	7.1	2,725	6.5	375,927	6.6
15-19	86	7.9	2,723	6.5	399,209	7.0
20-24	61	5.6	2,013	4.8	386,552	6.8
25-34	136	12.5	4,382	10.4	721,694	12.7
35-44	155	14.3	5,285	12.6	725,666	12.8
45-54	173	16.0	6,589	15.9	873,753	15.4
55-59	58	5.3	2,936	7.0	385,986	6.8
60-64	58	5.3	2,525	6.0	313,825	5.5
65-74	82	7.5	4,104	9.7	400,496	7.0
75-84	40	3.6	2,482	5.9	258,313	4.5
85 years +	17	1.5	1,094	2.6	118,505	2.1
<b>Total</b>	<b>1,089</b>	<b>100%</b>	<b>41,949</b>	<b>100%</b>	<b>5,686,986</b>	<b>100%</b>

**Median Age**    **Town = 43.0**                      **County = 43.0**                      **State = 38.5**

#### EDUCATION LEVELS

Many years ago, the Town of Green Valley had its own school districts within its borders. This ended with the school consolidations that were prevalent during the 1970's. Currently, the Town of Green Valley is served by three (3) school districts; Bonduel, Gillett and Pulaski. All three districts have the full early childhood -12 grades and bus service is provided. There are also excellent private religious schools available in Bonduel and Pulaski. There is some home schooling done, but it is not prevalent in this area, probably due to the quality of the schools available.

Information from the 2010 Census indicates the following:

Population 3 yrs. & up enrolled in school	295	100.0%
Nursery School, preschool	8	2.7%
Kindergarten	7	2.4%

Elementary school (grades 1-8)	129	43.7%
High School (grades 9-12)	76	25.8%
College or graduate school	75	25.4%

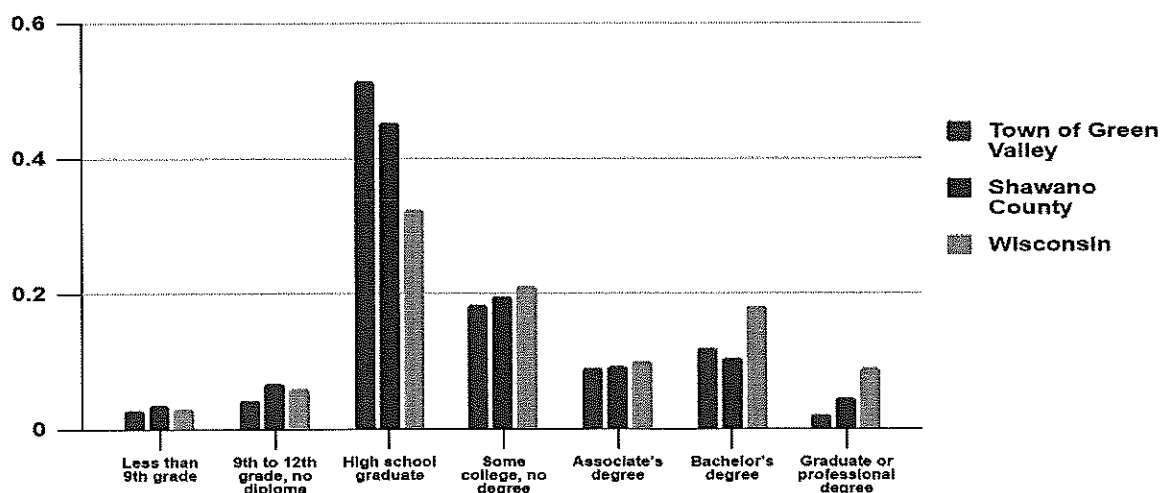
The Town is also served by Northern Wisconsin Technical College with a variety of courses offered for continuing education. These classes are usually offered through the various high schools. Shawano County Extension Office, as well as the University of Wisconsin, Green Bay, also offer off campus courses for additional or continuing education in a variety of areas.

**Educational Attainment** Information from the 2010 Census shows:

<b>Population 25 &amp; Over</b>	<b>716</b>	<b>100.0%</b>
Less than 9 <sup>th</sup> grade		
High School graduate (includes equivalency)		94.50%
Some College-no degree		
Associate degree		
Bachelor's degree		
Graduate or professional degree		
% High School or Higher		
% Bachelor's or higher		14.70%

Education for the Developmentally Disabled is provided through each of the three school districts and special transportation is also available for those children, based on the disability involved.

**Percent of Educational Attainment, 2010-2014 ACS 5-Yr Est.**



## INCOME LEVELS

According to the 1979 Plan, using a total of 364 families, income levels showed about 31% of the families in the Town of Green Valley had a family income between 0 - \$2,999 per year. Over 28% had an income between \$3,000 - \$5,999 per year, and 15% had incomes greater than \$10,000 per year.

The 2010 Census figures show the following income figures: 420 households – 279 families

<b>Income Brackets</b>	<b>Number</b>	<b>Percent</b>	<b>Families</b>	<b>Percent</b>
Less than \$10,000	39	9.3	18	6.5
\$10,000 to \$14,999	11	2.6	0	0.0
\$15,000 to \$24,999	39	9.3	17	6.1
\$25,000 to \$34,999	33	7.9	21	7.5
\$35,000 to \$49,999	105	25.0	59	21.1
\$50,000 to \$74,999	70	16.7	61	21.9
\$75,000 to \$99,999	58	13.8	42	15.1
\$100,000 to \$149,999	45	10.7	41	14.7
\$150,000 to \$199,999	8	1.9	8	2.9
\$200,000 or more	12	2.9	12	4.3
<b>Median Household Income \$</b>	\$46,932	X	62,788	X

## POVERTY STATUS (below poverty level)

<b>Families</b>		<b>9.3%</b>
With children under 18		12.9%
With children under 5		.0%
<b>Individuals</b>		7.1%
18 and Over		11.4%
65 and Over		13.8%
Related Children under 18	41	11.4%
Related Children 5-17		17.2%
Unrelated Over 15		13.8%

The 2018 Census figures show the following income figures: 420 households – 279 families

<b>Income Brackets</b>	<b>Estimate</b>	<b>MOE</b>
Less than \$10,000	4	6
\$10,000 to \$14,999	10	8
\$15,000 to \$19,999	13	10
\$20,000 to \$24,999	6	6
\$25,000 to \$29,999	33	25
\$30,000 to \$34,999	25	21
\$35,000 to \$39,999	23	15
\$40,000 to \$44,999	27	18
\$45,000 to \$49,999	19	11
\$50,000 to \$59,999	39	18
\$60,000 to \$74,999	50	25
\$75,000 to \$99,999	72	29
\$100,000 to \$124,999	35	17
\$125,000 to \$149,999	3	4
\$150,000 to \$199,999	22	13
\$200,000 to More	6	6
<b>Total Households</b>	<b>387</b>	<b>49</b>
<b>Median Household Income</b>	<b>\$56,875</b>	<b>\$14,802</b>
<b>Median Family Income</b>	<b>\$64,688</b>	<b>\$16,704</b>
<b>Per Capita Income</b>	<b>\$24,985</b>	<b>\$3,578</b>

The Town of Green Valley has a history of helping the needy. During the Depression and also during World War I & II, the Town paid citizens to help each other. This continued through the various epidemic outbreaks during the early 20<sup>th</sup> century. While the Town of Green Valley is not poverty stricken, there are pockets of lower income areas that are evident to the passerby. With the older farm buildings and dwellings in the Town, this could be a project for some type of grant assistance to help these citizens afford to work on improving their buildings.

The Plan Commission started a program of sending a thank you note to those who contribute to the basic upkeep and maintenance of areas in the Town that have not been kept up in the past. The Commission has encouraged neighbors to notify them of a property owner that has made a contribution to the improvement of an area. The individuals recognized so far have been appreciative of the recognition of their efforts. There is a need for further encouragement for property improvement in the Town. While Shawano County has no financial help for people in this regard, there is national help and grant programs available, especially for the historically significant buildings within the Town. It is hoped that the Town Board of Supervisors will encourage checking into helping to get 'fix-up' help grants for these properties.



## **Surveys**

The Plan Commission sent out more than 500 surveys to all residents AND property owners in the township. We received 11 surveys back that we were unable to forward, with another 241 that responded. This accounts for roughly 50% of our mailing. (Information from the surveys are included as part of this Comprehensive Plan)

## **Conclusions/Summary**

The Town of Green Valley feels that residential construction will continue to expand over the next twenty years. The Town will attempt to direct the location and amount of future residential development.

In addition, the Town of Green Valley will:

- Discourage the location of multi-family (4 or more units) adjacent to single family residential
- Encourage residential development in the unincorporated communities of the Town, **especially** in areas that provide capability to connect to the sanitary districts
- Consider individual requests to allow less than 2-acre lot size in areas of dense development, i.e. sub-divisions, and within the sanitary districts
- Encourage use of the Sanitary Districts where available

It is expected that employment statistics will remain steady over the next twenty years.

2009: There has been a nationwide slowdown of employment during the past year. It is anticipated that many of the unemployed can be retrained and will again return to work.

2018: We have started to see a slow but steady improvement in employment.

The Town of Green Valley will:

- Focus on economic development within the Town and will work towards finding an enthusiastic individual to direct the effort and develop an Economic Development Plan
- Encourage recreational and light industrial development within the Town in select areas
- Direct commercial and industrial development to the most appropriate locations.
- Promote commercial, light industrial and residential growth in the unincorporated community of Green Valley, or within the Green Valley Sanitary District #1
- Promote use of the vacant storefronts within the three unincorporated communities in the Town
- The unincorporated communities of Pulcifer and Advance will be encouraged to address septic solutions in order to promote commercial development
- Continue to work with Shawano County Economic Progress Inc. and the regional focus group in an effort to promote the Town for economic development

The Town of Green Valley will discourage the location of conflicting land uses adjacent to one another.

- Discourage the location of corporate farms and industrial development adjacent to designated residential areas
- Discourage building in wetland areas
- Preserve environmentally sensitive areas by discouraging development in wetlands, areas with land that is subject to erosion and floodplains
- Encourage the preservation of productive farmland

The Town of Green Valley will encourage parks and open space in the Town

- Encourage development of the old railroad corridor on east end of the Town or another recreational trail
- Continue to maintain and/or expand existing Town parks and encourage Shawano County to upgrade Pulcifer Park because of its location and potential  
[By 2009, Shawano County has drawn up a Master Plan for the now called Oconto River Park in Pulcifer. This Plan is in depth and appears to be trying to preserve the historic importance of this park. The Town of Green Valley and the Town's History Committee will continue to try to work with the county in the upgrade of this park]  
2018: Shawano County has completed the Oconto River County Park.
- Add a green space requirement for new developments and /or subdivisions
- Expand on the 1992 Open Space and Recreational Plan. 2009: Park Plan has been revised and will be presented to the Town Board before the end of the year.

The Town of Green Valley will maintain the existing transportation system in a cost-effective manner

- Continue to do an annual inventory on the condition of all Town roads
- Keep the maintenance budget for the Town roads at or above present levels
- Establish truck routes for heavy users to preserve our investment  
[2009 review indicates that establishing a truck route is not a feasible option at this time. Enforcement of such a route is currently beyond the capability of the Town of Green Valley]
- Continue to upgrade to four-lane roads as the opportunity arises
- Prepare an ordinance designating a truck route and permit procedure

The Town of Green Valley will continue to provide the necessary community facilities in the Town.

- Encourage resident use of the Community Center
- Encourage development of a county meal site on the east end of Shawano County  
[2009: meal site was tried but there was not enough participation – may try again later]
- Encourage the location of Town equipment and records within Town owned facilities  
[2009: Town records and equipment are being stored at the Community Center site]
- Encourage Shawano County to provide housing assistance for low income residents of the east end of the county

The Town of Green Valley will attempt to safeguard the public from foreseeable hazards whenever possible.

The Town of Green Valley knows that this Comprehensive Plan is a living document and will make the necessary adjustments as situations warrant. The Town of Green Valley will be consistent with implementing the elements of this plan. This Plan will be reviewed a minimum of every five years to keep it current and applicable.

2009: The first 5-year Plan review has been completed and will be presented to the Town Board for approval and distribution. Charts & graphs will be updated with the release of the 2010 Census information.

# CHAPTER #2

## HOUSING

## Chapter II – HOUSING

(Adopted 08/11/2004)

amended: 2009

amended: 2022

[2009: review indicates increased development within the Town –the Wisconsin Department of Administration is estimating a 13.7% increase in housing units by 2030, with only a 5.5% increase in population figures - new figures will be available after the release of the 2010 census information] 2010: This information is no longer available thru the Census Bureau.

In addressing this element, the Town of Green Valley has used information from the U. S. Census, Shawano County Housing and the two public surveys that the Town of Green Valley Plan Commission sent out in 2000 and 2002, and the State of Wisconsin Department of Administration and State of Wisconsin Department of Commerce websites.

### INVENTORY OF HOUSING STOCK

The 2000 U. S. Census figures indicate a population density of 28.7 people per square mile. It also shows 11.5 housing units per square mile. 2019: This information is no longer available thru the Census Bureau.

The Plan Commission considered doing a drive-by dwelling condition survey, and decided instead to use the information from a recent inventory of housing stock of the Town of Green Valley by the Town's 2003 Assessor, Ronald Baake. [New Assessor has been hired] This information is as follows:

<b>NEW HOUSES BUILT</b>	<b>TOTALS</b>
Prior to 1940	229
1940 thru 1950's	36
1960 thru 1980's	95
1990 to 2000	52
2000 thru 2017	15
2022	2

Building permit activity indicates that new housing starts for the years 2001 through 2002 have more than doubled the prior 2-year period. While the largest percent of housing in the Town was built prior to 1940 (55%), almost 13% of the housing in the Town of Green Valley has been built within the last decade. There was no estimate on housing built before the 20<sup>th</sup> century. There were 9 new home building permits issued in 2003.

44 of the 56 farm residences were built prior to 1960. There was only one new farm residence built during the decade of the 1990's. 2019: No information was given if the new homes built are on working farms or not.

Information from the 2010 U.S. Census, indicates the following:

U.S. Housing Unit Counts	131,704,730
Wisconsin Housing Unit Counts	2,624,358
Shawano County Housing Unit Counts	20,720
Town of Green Valley Housing Unit Counts	452

The 2010 Census shows that there are 452 housing units, with 405 of those being occupied. .7% of these have a complete lack of plumbing, with .7% having a lack of a complete kitchen. The average size of these dwellings is 6 to 7 rooms.

#### **BREAKDOWN ON HOUSING UNITS**

SINGLE FMAILY RESIDENTIAL	419
DUPLEX OR 2-UNIT BUILDINGS	17
3 OR MORE UNIT BUILDINGS	0
BOAT, RV, VAN, MISC.	0
MOBILE HOMES	16

The 2010 Census figures also indicate:

average household size is 2.65 people for owner occupied dwelling  
2.88 for renter occupied units.

2.6% of the houses have 1 or more persons per room

36.5% of the people have moved into their current house since 1999

2.6% of the population has no telephone

82.5% have three or more bedrooms

The totals from the Town Assessor show that as of November 2002:

56 farm residences

13 mobile homes

343 other residences.

With the addition of the new Assessor, the above totals vary, perhaps due to reclassification of housing units.

These figures indicate that the structure of the Town of Green Valley has changed from a primarily agricultural area to primarily residential, with roughly 13% of the residences in the Town being farm residences and 84% being strictly residential, with 2% being mobile home residences. [Rounding accounts for the total not being 100%]

The total occupancy rate, per 2010 census 405:

owner occupied housing 363

renter occupied housing of 57

\*vacant housing units of 32 [17 of which are seasonal, or recreational, 9 vacant, 3 for rent, 3 are for sale]

\*County Extension manual for Housing indicates that some vacancy is necessary for a healthy housing market.

According to the 2010 Census, most (161 or 38.3%) of the housing in the Town use bottled, tank or LP gas as their primary heating fuel, fuel oil or kerosene (100 or 26.3%). 77 households or 20.3% use natural gas for heating, with the balance of the Town using alternative fuels.

#### **CONDITION OF HOUSING STOCK**

Many of the single-family units in the three unincorporated villages are older buildings and some call for much needed maintenance. Some improvements have been made on a few in the past two years.

The Assessor has indicated the following information on the condition of housing stock: The majority of the houses in the Town are rated average or above.

The **farm residences** indicate:

39 are rated in good condition

14 are rated in average or better condition

3 are rated in poor condition.

Almost 95% of farm residences are rated as average or better condition, showing a continued pride in ones' property.

The **mobile homes** in the Town of Green Valley have:

9 rated as average condition

4 rated in poor condition.

69% of the mobile homes are rated in average condition.

Of the 343 **other residences**:

242 are rated average or above

91 rated as good condition

10 rated as poor condition.

Over 97% of residences that are not farms or mobile homes are rated in good or better condition. This leaves roughly 3% rated as poor condition.

The Town of Green Valley will make a concerted effort to encourage general maintenance of all housing units rated as below average in all areas of the Town.

2009: with the economic climate of the nation at this time, it is unlikely that the Town will have influence on suggesting people do general maintenance of their houses.

### **MULTI-FAMILY HOUSING**

The Town of Green Valley currently has no multi-family housing (4 or more units). We do have two that offer three units in the unincorporated community of Green Valley that are served by the Green Valley Sanitary District #1 (GVSD#1).

While a recent survey suggests very strong feelings regarding multi-family housing, the consensus is that they should be kept in the unincorporated communities of the Town, preferably in areas serviced by the GVSD#1 or the Krakow Sanitary District (KSD).

The Town of Green Valley has no apartment buildings with a capacity of more than 3 families. While we are just a short drive from areas offering employment, it is unlikely that multi-family (more than 4 units) will develop soon. Since anything offering more than three units would require a zoning change from Shawano County, it remains an unlikely event.

### **RENTAL UNITS**

The housing units in Green Valley are mainly single-family residential units, usually owner occupied. For rental units, there are a few multi-family (up to three-unit buildings), and some single-family rental units in the Town. There were 7.5 rental vacancies shown on the Census figures from 2000.

The Town of Green Valley currently has minimal, if any, rental housing for special needs residents, although some of the rentals have been brought up to standards and are handicapped accessible.

The Town of Green Valley has no institutionalized population at this time. There are no nursing homes, no dormitories and no correctional facilities. While it is unlikely that we will have any of these within the near future, if an interest is indicated at a later date, the Town will encourage, under certain circumstances, the possibility of some of these within the unincorporated communities of the Town.

It is unknown if we have any housing that has been subsidized by the federal government, although there is a short listing for Shawano County that is on the WHEDA listing. We are unaware of any homeless persons living in the Town. Should we learn of any, we will make an attempt to correct this.

Again from the 2010 Census  
Specified renter-occupied units as follows:

Less than \$200	8	17.0%
\$200 to \$299	11	23.4%
\$300 to \$499	3	6.4%
\$500 to \$749	4	8.5%
\$750 to \$999	10	21.3%
\$1,000 to \$1,499	11	23.4%

## **ELDERLY AND AFFORDABLE HOUSING**

The need is great in the Town for some form of elderly housing, probably in one of the unincorporated communities of the Town where there would be access to other people in case help was needed. There is also a need for “starter” units for families just starting out. A private individual in the Town is exploring some way of setting up an elderly housing unit, perhaps with financial assistance, however, help for the east side of Shawano County is not readily available, possibly due to the limited service facilities on the east end of the County. It is the Town’s view, that expansion of these services needs to be encouraged for the benefit of our citizens.

## **SUBDIVISIONS**

We anticipate, with the continued exodus from larger cities, the Town of Green Valley will continue to develop. By the end of 2002, some land on the north of the unincorporated community of Green Valley has been platted for development. This is immediately north of the Green Valley Sanitary District #1 (GVSD#1). Another approved preliminary plat is on Funk Road – in the southeastern portion of the Town, along the access line for GVSD#1, as the line flows to the Krakow Sanitary District (KSD). Both of these areas, within or along the access line of the GVSD#1, were designated in our 1997 Land Use Plan for potential residential development. These are both appropriate locations for development, since the GVSD#1 or KSD are adjacent to a portion of the properties. Some housing units in the southeastern portion of the Town could connect to either GVSD#1 or KSD. The potential development of small subdivisions may help make home ownership a reality and, in some cases, present affordable housing.



An area directly north of the unincorporated community of Green Valley, not within the boundaries of the sanitary districts, has had 5 driveway permits issued within the last year. There will be 4 new homes expected here within the year. This area had been targeted by a developer for a large subdivision (40 homes) in the fall of 2000. Due to a variety of factors, it became a five-lot minor land division, with a number of covenant restrictions placed on the properties. The setback distance made one of the lots virtually unusable for housing construction, due to the ANR gas pipeline that runs diagonally through that lot. In May of 2003, the Town Board of Supervisors voted to rescind the restrictions. Since that time, several of the lots have been sold, driveway permits issued, and preparations are being made to build homes. The concentration of development in an area this close to the unincorporated community of Green Valley does help with the cost of some services we offer. 2009: most of these homes have been built

There is property off a long driveway coming off Linquest Road that has been split into lots and is currently for sale. Discussions have been held with Shawano County Land Planning office on how to handle a driveway permit for proposed 'driveways off a main driveway.' Shawano County does allow this issuance up to three 911 numbers off a main driveway – after three, the county can step in with requirements. The Town of Green Valley cannot prevent several lots from coming off the same main driveway at this time; however, the Town will re-examine the current Driveway Ordinance for the purpose of putting further restrictions on this type of situation for public safety. The concern is that a quick emergency response might be hampered because of difficulty in locating the party making the 911 calls. 2009: identification issues have been resolved through an ordinance change for the Town. Shawano County no longer allows this practice.

Land for park or green space in all subdivisions is under discussion by the Town of Green Valley. It is expected that this will be handled by a land set-aside method, as well as requiring a fee per parcel for the maintenance of these parks or green spaces, to be paid by the developer. These issues will be addressed in a sub-division ordinance. 2009: Subdivision Ordinance was completed in 2005 and did address this issue

## **PERMITS**

Building permits issued in 2002 have more than doubled what were issued in 2001, with 16 being issued in 2002 and 7 issued in 2001. Most of these are for new single-family dwellings. These new dwellings are for people moving into the Town of Green Valley. This confirms our estimates that people leaving the larger cities are finding their way to our Town. Driveway permits have increased from the 2001 levels (13 in 2002 and 10 in 2001). Again, many of these are for the new homes that are being built. 11 new Driveway Permits, specifically for new homes, were issued in 2003 with inquiries from another seven. Actual Building Permits issued for new housing starts were 9 during 2003. An additional two Driveway Permits were issued going into fields with the stated intention of building homes in the near future. These figures do not include driveway permits issued along state or county highways.

## **VALUES**

The Town of Green Valley underwent a partial re-valuation in 2003, due to the equalized value going down. For a time, the lower valuation of agricultural land, based on the state's formula,

offset the higher values of new housing being built. We have reached the time when the new housing values are overtaking the lower agricultural land and forcing a complete re-valuation. This could be positive for the Town of Green Valley and continues to indicate that the Town is no longer a predominantly agricultural Town.

It is important for the Town of Green Valley to realize that as more people decide to leave the large population areas, such as Green Bay and Appleton, many of them will find their way to the Town of Green Valley. As this happens, the Town needs to be prepared for this growth.

Figures from the U. S. Census 2000 shows inconsistencies in inventory of values for Owner Occupied units and only accounts for 200 units. Since we know that more than 50% of the housing units in the Town of Green Valley are NOT rental units, we have not used the values figures from the Census Bureau in this category.

The U. S. Census figures show the median value of housing for the Town is \$138,300.00. Increased from 2000 83.40%.

## **SURVEYS**

As indicated, a portion of the Goals and Objectives for the Town of Green Valley, as a result of the two surveys that were done, is to direct the location and amount of future residential development. The Town will encourage and direct any residential developments into the unincorporated communities of the Town, **especially** in areas that provide capability to connect to sanitary districts, in and around the unincorporated community of Green Valley and south within the sanitary districts.

The survey's also indicated that the Town should continue to require a two-acre minimum lot size outside the unincorporated communities of the Town, **unless** located in areas with the capability to connect to a sanitary district. In areas of dense development, such as in and around the unincorporated communities, lots of less than the 2-acre minimum will be permitted *i.e.*, subdivisions, especially if they are able to connect to a sanitary district. Minimum rural lot size required for Shawano County is 1 acre. The requirements for the more populated areas within the unincorporated communities begin at 7200 square feet (RS-7) under the Shawano County Zoning Ordinance. [2009: County requirements are under review for their Comprehensive Plan and the County Zoning Ordinance is expected to change within the next year or so]

The Plan Commission, in an effort to obtain the thoughts of the people of the Town, designed and sent out a survey in 2000 and again in 2002. These surveys were sent to all residents, with the 2000 survey also being sent to all property owners in the Town of Green Valley. Results and comments from these surveys are included in this Plan. We asked the following regarding housing:

*Which of the following describes how you feel about residential development in the Town of Green Valley?* There were 282 responses to this question. The results were:

20% felt the Town has too much residential development.

53% felt that the residential was just right

26% felt that the Town should encourage additional residential development

1% made no reply to this question

*Do you agree or disagree that the Town should promote the following:*

*single family housing:* 259 responses

66% agree 12% disagree 22% had no opinion or no reply

*mobile homes:* 252 responses

20% agree

62% disagree

18% had no opinion or no reply

In an effort to learn if the responses were from new residents or long time ones, the question was asked: *How long have you been a resident?*

2.5% of the residents have lived in the Town for less than 5 years.

23% of the residents have lived in the Town from 6 to 20 years.

50% of the residents have lived in the Town for more than 20 years.

27% of the respondents felt that the Town of Green Valley would be mixed residential, agriculture and business within the next twenty years. This is probably a good estimate.

The Plan Commission explained in the 2000 survey that it was necessary to address household forecast information in the Housing Element in the Comprehensive Plan and was necessary to determine what various types of housing are best suited for the township. The committee asked the question:

*"Where do envision the location of multi-family units (4 or more units per building) in the Town of Green Valley?"* They asked the respondents to be as specific as possible. There was a wide range of comments from the respondents. The vast majority of the comments indicated Multi-family housing should be located in the unincorporated community of Green Valley where they could be connected to the Sanitary District, along a major road, or close to Hwy. 32. Some thought Multi-family housing should be located somewhere along State Highway 32 corridor. Other respondents thought Multi-family housing should be located in the communities or as close to the communities as possible. Many were opposed to having this type of housing located in rural areas. Some respondents did not want any multi-family housing anywhere in the Town of Green Valley. The Plan Commission determined that the best areas to encourage multi-family housing would be in the unincorporated communities, especially where able to connect to one of the sanitary districts. The Town of Green Valley will continue to encourage development in these areas.

## **INCOME/COSTS**

While it is difficult to determine a housing trend, it is felt we can safely forecast that there will be continued residential development in the Town of Green Valley. Currently the cost of living in the Town of Green Valley is less than in larger municipalities, and the highways entering and leaving the Town makes for an acceptable commute for employment. As the population increases, the demand for affordable housing will continue. Income drives the type of housing that people can afford and with our lower property taxes compared to larger communities, and median priced housing, people will continue to move into the Town of Green Valley.

Median Household income in 2010 for the Town was \$46,932 and in 216 it was \$58,750. Low income is figured at 50 – 80 % of the median income with moderate at 80-95%. Affordable housing is figuring no more than 30% of household income for housing.

The WHEDA website indicates that currently these are the following purchase price limits on housing in Shawano County – no specific information about the Town has been found.

New Single Family Dwellings	\$86,462
5-year old Single Family Dwellings	\$114,554
5-year old 2-family dwellings	\$97,356
5-year old 3-family dwellings	\$117,847
5-year old 4-family dwellings	\$137,042

The U.S. Census reports also show that the median dollars for mortgage payments is \$ \_\_\_\_\_. 2019: This information is no longer available thru the Census Bureau.

## CONCLUSIONS

Even with the limited opportunity for local employment, the need for housing will continue to grow. With the influx of people from the larger cities looking for a good place to raise their families and an affordable place to live, it is expected that our population will continue to grow. People are willing to commute to work and with the ready access to the state and county highway system, our Town is the next probable step for growth. With population growth comes the need for affordable housing.

It is important that the Town of Green Valley promotes programs that encourage the availability of land for development or re-development, addressing the problems of low and moderate-income residents and establish policies and programs to maintain or rehabilitate the existing housing stock.

Being under Shawano County Zoning, the Plan Commission and Town Board of Supervisors usually learns about potential new residences upon application for a Driveway Permit off of a Town road. If the driveway comes off a County or State Road, the county sends a weekly information packet to the Town Clerk. The Clerk is to advise the Plan Commission about this information on a timely basis. There has been an ongoing effort to continue to follow the Land Use Plan from 1997 until this new plan is adopted. Once this new Plan is adopted, decisions will be made based on it. There also must be understanding in dealing with our citizens. [People do not always understand why exceptions cannot or should not be made]. In the past, applicants for Driveway Permits have not tried to pursue a building site that is not appropriate for housing. With adoption of the Uniform Dwelling Code by the Town, and with the addition of a Town Building Inspector, the Town now requires that new homes be built to state code. It is felt that the Building Inspector can provide a link to the new property owners that we have not had previously.

The Town of Green Valley will continue to encourage new residential units throughout the Town, but especially in the areas of the three unincorporated communities and, specifically in the areas of the sanitary districts, and in the two areas that already have received preliminary

approval for subdivisions. The Town will encourage the availability of land for low income and moderate-income housing. The Town of Green Valley will encourage people to maintain and rehabilitate existing housing units and the development of adequate housing for our senior citizens. The Town will continue to work with neighboring communities in the placement of any of our housing units near the border areas. In addition, the Town of Green Valley will encourage Shawano County to provide housing and related services to the eastern end of the county.

The Town will support public-private partnerships to build mixed income developments. Studies by 1000 Friends of Wisconsin have shown that with each additional 10 feet of required frontage, the price of a house increases by 6.1% - 7.8%. This same study shows that each 10 feet of frontage decreases the affordable housing by 3%-4%. It is felt that the acreage requirements for rural properties established by the Town of Green Valley are adequate, except in the areas of the unincorporated communities, where the lot sizes are much smaller. The Town of Green Valley will continue to encourage Shawano County to reduce their requirements within the three unincorporated communities (Advance, Green Valley and Pulcifer) to accommodate these smaller lot sizes, so the residents do not have to apply for a variance. Variances are costly to the residents and take a lot of time. A blanket statement for the unincorporated communities, such as the County has regarding vision clearance on roads within these communities [County Ordinance #102] would be helpful to our residents.

Studies show that affordable housing does NOT bring down property values if allowed to integrate into existing neighborhoods. The Town of Green Valley will encourage mixed income developments within the Town.

## **SUMMARY**

It is recommended that the Town of Green Valley Board of Supervisors review all elements of this Comprehensive Plan on a minimum five-year time period and make the necessary changes after that review. The Housing Element, in particular, should be addressed frequently due to the rapid changes in the housing picture within the Town of Green Valley.

The Town of Green Valley will actively:

- Encourage Shawano County Housing and the Shawano County Department on Aging to develop services for the eastern end of Shawano County
- Encourage general maintenance of all housing units in all areas of the Town
  - By identifying those units based on the Assessor's classification
  - By checking into all sources of funding help for the owners of these properties
- Establish smaller minimum lot sizes for new housing within the unincorporated communities and within the boundaries of the sanitary districts
- Encourage multi-family housing locate within the unincorporated communities, especially within the boundaries of the sanitary districts or along the state highway corridors
- Continue to promote a range of choices to meet the needs as well as affordability of the people
- Promote park and green space within new developments and establish a park and green space ordinance and/or subdivision ordinance to encourage this

- Encourage private developers to promote the availability of land for the development or redevelopment of low income and moderate-income housing
- Help citizens get access to information about grants for upkeep and historic preservation
- Encourage maintaining or rehabilitating the Town's existing housing stock
- Encourage residents to take pride in their property.

# CHAPTER #3

## TRANSPORTATION

### CHAPTER III. TRANSPORTATION ELEMENT

(adopted 08/11/2004)  
amended 2009  
revised 2022

The Town of Green Valley is located with the Oconto River as the northwestern border of the Town and State Highway 32 as the entire eastern border of the Town. Our location has a direct effect on the population and growth expectations. State Highway 22 connects the unincorporated community of Pulcifer to Shawano to the southwest and to Gillett and Stiles Junction, north of Green Bay, to the northeast.

County Highway E runs east/west near the southern portion of the Town of Green Valley, from State Highway 32 on the east to the city of Shawano on the west. County Highway E runs through the unincorporated communities of Advance and Green Valley. County Highway E begins farther to the east of the Town, starting at Highway 41/141 in the Abrams area, which is north of Green Bay.

County Highway C runs north/south through the western part of the town and connects the unincorporated communities of Pulcifer and Advance, and runs to State Highway 29 some miles south of the Town, which runs east/west across the entire state of Wisconsin.

County Highway BB runs north/south through the Town and connects to the city of Gillett to the north. This county highway ends when it connects to County Highway E. It then becomes a Town Road.

The Town of Green Valley uses the Paser system at the present time to classify its roads. In addition to the state and county roads, the Town of Green Valley controls approximately 50 miles of roads throughout the Town. The Town will be also using the WISLR program offered by the State of Wisconsin in the near future. Eventually there will only be one program, WISLR, to rate road conditions. Training for the new WISLR program was to commence in the spring of 2003, but was delayed. 2009: Paser system continues to be used to track changes for input into WISLR to certify roads for the state.

According to the Paser rating system, the five-year plan for treatment of the roads in the Town of Green Valley indicates a funding need far greater than the budget of the Town can handle on a yearly basis. (With an annual road budget of approximately \$250,000.00, the Town of Green Valley will find it difficult to do the suggested annual maintenance, much less the restoration or reconstruction that Paser is suggesting. [For example: A **budget** amount of \$250,000 includes salaries, signage, weed cutting, salt, plowing and patching, etc. of roads] **Needs** are at or above \$400,000 annually. ) 2009: In addition to the financial issues, there remain issues with the DNR and Army Corp of Engineers in both reconstruction and restoration due to the amount of wetland within the Town.

The voters attending the annual budget meeting could vote to exceed the \$250,000 budget amount. Or, the voters at either the annual meeting or the budget meeting could vote to do a borrowing, with the specified use to be roads. It is unlikely that either of these will occur in the near future.

The Town of Green Valley will continue systematic maintenance through crack seal, seal coat, etc., annually, with needs determined through the annual road inspection by the Town Board of Supervisors, using Paser as the checking point. This is seen as the only way to try to prevent further deterioration of the roads in the Town. The Town Board is attempting, through use of the Paser



system to project the roads needs and schedule roadwork accordingly, using the limited funds available.

## **A. Highways**

### **a. State Highways**

1. State Highway 22 runs near the northwestern corner of the township, through the unincorporated community of Pulcifer. Connecting Pulcifer with Shawano to the west and Gillett to the east.
2. State Highway 32 runs the entire eastern border of the Town.

### **b. County Highways**

1. County Highway E runs east / west in the southern portion of the township connecting State Highway 32 with the unincorporated communities of Green Valley and Advance, and continues west until it meets County Highway BE just west of Shawano.
2. County Highway C runs north / south through the western part of the township connecting the unincorporated communities of Pulcifer and Advance with State Highway 29 to the south and State Highway 22 to the north.
3. County Highway BB runs north / south through the township connecting the township to the city of Gillett to the north. This highway ends when it connects to County Highway E. It then becomes a Town Road.

**c. Town Roads** – some roads are listed in more than 1 category due to traffic on various segments of that road.

1. **Major Roads:** According to traffic counts done by the Wisconsin Department of Transportation (DOT), the Town of Green Valley has 21 road segments or approximately 16.86 miles of road that are designated as Major Town roads. (Major roads are defined as traffic counts of 150 vehicles or more per day)

1. Church Road	3.66 mi
2. Green Valley Road	5.96 mi
3. Main Street	.15 mi
4. Nauman Road	3.74 mi
5. Railway Avenue	.08 mi
6. Shawano Line Road	1.26 mi
7. So Townline Road	2.01 mi

2. **Minor Roads:** According to traffic counts done by the Wisconsin DOT, the Town of Green Valley has 16 road segments or approximately 11.61 miles of road designated as Minor Roads. (Minor Roads are rated based on a traffic count of 75 vehicles per day)

1. Division Rd	.50 mi
2. Hintz Rd	2.00 mi
3. Holy Hill Rd	2.50 mi
4. Mosling Rd	1.11 mi
5. Old Highway 22	1.05 mi
6. Olson Rd	1.01 mi

- |                |         |  |
|----------------|---------|--|
| 7. Pulcifer Rd | .41 mi  |  |
| 8. Wahl Rd     | 3.03 mi | 2018: (approx.. 1.5 miles have been made a class B road) |

3. **Local Roads:** According to traffic counts done by the Wisconsin DOT, the Town of Green Valley has 32 road segments or approximately 18.61 miles of road designated as Local Roads. (Local roads are based on a traffic count of 35 vehicles per day)

- |                        |         |   |
|------------------------|---------|---|
| 1. Bank St             | .08 mi  |   |
| 2. Bohn Rd             | 1.02 mi |   |
| 3. Busch Rd            | 1.61 mi | 2018: (has been classified a class B road in it's entirety) |
| 4. Carlson Lane        | .49 mi  |   |
| 5. Carroll Rd          | 1.51 mi |   |
| 6. Co-op Ave           | .09 mi  |   |
| 7. Flat Rock Rd        | 1.22 mi |   |
| 8. Funk Rd             | 1.99 mi |   |
| 9. Horseshoe Rd        | .42 mi  |   |
| 10. Hunt Rd            | .62 mi  |   |
| 11. Larsen Rd          | 1.08 mi |   |
| 12. Linquest Rd        | .96 mi  | [also known as Winquest]                                    |
| 13. Oak St             | .27 mi  |   |
| 14. Olson Rd.          | 2.01 mi |   |
| 15. Pearl St           | .04 mi  |   |
| 16. Plier Rd           | 1.58 mi |   |
| 17. Railway St         | .11 mi  |   |
| 18. River Heights Lane | .56 mi  |   |
| 19. Shawano Line Rd    | .50 mi  |   |
| 20. Strupp Rd          | 1.51 mi |   |
| 21. Zastrow Rd         | .94 mi  |   |

4. **Low Use Roads:** According to traffic counts done by the Wisconsin DOT, Green Valley Township has 17 road segments or approximately 3.54 miles of road designated as Low Use Roads. (Low Use roads have a traffic count of 5 vehicles per day)

- |                     |        |                                    |
|---------------------|--------|------------------------------------|
| 1. Alfreds Lane     | .31 mi |                                    |
| 2. Bonanza Road     | .08 mi |                                    |
| 3. Co-op Ave        | .16 mi | - small segment of this is unpaved |
| 4. De Bauch Lane    | .08 mi |                                    |
| 5. Deer Lane        | .76 mi | - this is unpaved                  |
| 6. Kens Lane        | .26 mi |                                    |
| 7. Larsen Lane      | .50 mi |                                    |
| 8. Mosling Road     | .06 mi | - small segment of this is unpaved |
| 9. Muth Lane        | .25 mi |                                    |
| 10. Nass Lane       | .51 mi |                                    |
| 11. River Bend Lane | .15 mi |                                    |
| 12. River Lane      | .24 mi |                                    |
| 13. Sequoia Lane    | .18 mi |                                    |

### **B. Transportation for people with disabilities**

Shawano County runs a "medi-van" for transporting people in the County to the clinics in the Oconto Falls, Gillett, Shawano or Green Bay areas, or to the hospitals in Oconto Falls, Shawano or Green Bay. If you call, the drivers are usually volunteers and arrangements will be made for a driver to take you grocery shopping as well. Shawano County does offer a shuttle bus service for the elderly and/or disabled to various places in the area for a slight charge with prior arrangements. There is currently no other form of public transportation for anyone, including the adult developmentally disabled. Specially equipped buses or vans that are suited to their particular disability do transport children that are disabled to and from school. It is unlikely that the Town of Green Valley will provide its own transportation for the disabled within the next twenty years due to cost considerations. 2019: Shawano County in cooperation with Menominee County provide these services.

### **C. Bicycles and other recreational**

There is a former railroad corridor running through the Town of Green Valley that the State of Wisconsin Department of Natural Resources (DNR) is hopeful of converting to a bicycle, hiking, and snowmobile trail. [Known as the Nicolet Trail]. Hope has been expressed that a bicycle trail can be developed along Green Valley Road when that road is reconstructed in the future. The Town of Green Valley will encourage development of this trail.

#### **Walking and Bicycling:**

Walking and bicycles are permitted on all the streets, roads and highways in the Town. The back roads of the Town are usually fairly lightly traveled by motor vehicles and, consequently, this is not considered dangerous. There is an old railroad corridor that goes through the Town and is sometimes used as a walking trail. We will continue to work with the Wisconsin Department of Transportation regarding funding to add a bicycle/walking lane to some of our highways and/or Town Roads.

#### **Recreational Trail**

A recreational trail is being planned by the State of Wisconsin. Once the Wisconsin DNR has obtained title to the necessary properties, the Nicollet Trail is expected to continue through the Town of Green Valley. This trail is expected to run through the unincorporated community of Green Valley, heading north. The DNR already owns a substantial amount of property along that old railroad corridor in the Town of Green Valley. At this time, no completion date has been set. Additional property is needed to complete this. It is expected that once this occurs, limited small business will develop near the breaks in the trail, as in the unincorporated community of Green Valley. We continue to follow the progress of this through the Wisconsin DNR. Recognizing the need to minimize conflicts and accidents, we may periodically review pedestrian related issues in the hope of being consistent with the Wisconsin DOT State Pedestrian Policy Plan

#### **Horses**

Horses are also a form of transportation in the Town of Green Valley. While this is not prohibited in any portion of the Town, the Town discourages recreational use of horses on Towns Roads unless a riding lane is provided, for safety reasons. This may be considered for a future ordinance due to the dangers of riding on the roads. Riders are encouraged to clean up after their animals especially in the unincorporated communities.

### **Recreational Vehicles**

Four-wheeler and snowmobile trails zigzag through the Town of Green Valley, usually along the old roadway corridors, along the road right-of-ways, or across permitted properties. The Snowmobile Clubs and the ATV Clubs mark these trails so that users can stay on the trails. While the noise can create some irritation, the majority of users are well behaved, well mannered and obey the rules and follow the trails. 2019: All Town of Green Valley roads have been opened up to ATV/UTV's, however, only on road marked with the local four wheeler club. Having all road open is subject to review.

### **D. Railroads**

On January 24, 1882, a petition of 56 signatures was presented to the Town Board for the St. Paul Railway Company to "build and maintain railway unto our town". There was a vote of the electorate on the Railroad Proposition and the vote was "63 for the railway and 2 against." The line was in by 1884. The Depot was built in the unincorporated community of Green Valley (the old Bay Lakes Elevator buildings stand in that location at this time). By 1927, this became the Chicago Northwestern Railway. Passenger service was stopped after World War II, but freight continued for a time. Passenger trains can still be found in Milwaukee or Madison.

There is a former railway bed running through Green Valley. See section III. C. There are currently no railroad lines running through the Town of Green Valley. Amtrak runs through Milwaukee or Madison.

It is very unlikely that there will again be rail service going through the Town of Green Valley in the next twenty years.

### **E. Air Transportation**

There are small airports in close proximity, in Shawano, Pulaski, and Oconto. The nearest major air facility is Brown County Austin Straubel International Airport in Green Bay. There is no air transportation in the Town of Green Valley. Residents and their visitors must board an airplane at an airport in Green Bay, Appleton, Shawano, Pulaski, or Oconto.

There are currently no plans to construct an airport in the Town. We do not expect this to change in the next 20 years. Helicopter service is available from area hospitals for emergency services.

### **F. Trucking**

The Town of Green Valley has several independent truck owners residing in the Town. Truck service is also readily available in Oconto Falls with four (4) long haul/short haul lines operating on a regular basis. There are also truck lines in Green Bay, Shawano, and Oconto that serve our Town. Some of our farmers operate trucks to handle their individual needs, but they are not what we would classify as "trucker lines". They haul for themselves, but not for others as a commercial entity. There are some agriculture related truck lines, such as canning companies, milk hauling and animal waste hauling, but they usually only haul for their own company. The use of trucks by the agricultural industry is continuing and expected to grow as farms become larger. Trucking is having a serious impact on our road conditions.

The Town of Green Valley will try to work with these truckers and establish a 'truck route' for the heavy users in an attempt to prolong the life of some of our roads. A permitting system is being considered as well as the use of weight restrictions on some of the roads, both seasonal and permanent. 2009: it was determined that a 'truck route' is not a feasible issue for the Town due to lack of ability to enforce it. 2019: Creation of Implementation of Husbandry (IoH) law by the State of Wisconsin has provided for the above policy.

### **G. Water Transportation.**

Water transportation is limited to recreational traffic on the rivers that run through the Town.

The Town of Green Valley has one lake in the Town. Mud Lake feeds into the north branch of the Pensaukee River. There is no public access to this lake.

The Oconto River and the Pensaukee River and branches were very important to the early loggers of the area at the end of the 19th and beginning of the 20th century. Until the railroad lines went through at the end of the 19th century, the rivers were the only way the loggers could get their logs to the lumber mills. With the end of the heavy logging in the area, water transportation is now limited to recreational traffic on these two rivers that run through the Town. Access points are available for the avid boater or fisherman. The Oconto River is also used widely for tubing, kayaking, and canoeing.

The Town of Green Valley is also within a few hours driving time of the bay of Green Bay and Lake Michigan and several inland lakes lie nearby. Recreational use will continue to be encouraged, possibly with the assistance of Shawano County. The Town of Green Valley donated Pulcifer Park to Shawano County in the hope that they will develop and upgrade this park along the river. This park is located at the intersection of State Road 22 and County Highway C. It is hoped that the county will have the resources to do further development of the park. This is now called Oconto River Park.

2009: Shawano County has prepared a draft plan to upgrade Oconto River Park in the near future. 2019: This plan has been completed.

### **In Conclusion**

The Town of Green Valley will:

- Work toward establishment of walking and biking trails, probably along the public highways
- Will encourage the establishment of the Nicolet Trail

After conversations with the Wisconsin Department of Transportation and the Shawano County Highway Department, it is expected that there will be minimal if any changes in the layouts of the State Highways or County Highways that are in the Town.

This plan contains the Official Highway Map of the Town. It is expected that other than upgrading some corners and bringing some local roads to the 4-rod standard, few major changes will be made to our highways in the next twenty years. We have projected some additional roadways based on the expectation that the proposed sub-divisions will become reality in the next twenty years. These projections may be off because our ordinance states that the developer is to build the roads prior to being turned over to the Town. The Town of Green Valley reserves the right to reject all roads that are not consistent with Town standards.

## Summary

The major goal for the Town of Green Valley is to maintain the existing transportation system in a cost-effective manner, through crack seal, seal coat, etc., annually, with needs determined through the annual road inspection by the Town Board of Supervisors, using Paser, and/or WISLR, as the checking point. Because of the high cost of road construction or reconstruction, it is imperative that the Town does its best to preserve what we have.

- Will, through use of the Paser, and/or WISLR, system, project the road needs and schedule roadwork accordingly, using the limited funds available
- Continue to maintain an annual inventory of the condition of all town roads
- Keep the annual maintenance budget for the town roads at or beyond the present levels
- Continue upgrading to a four-lane road standard as the opportunity arises

The Town of Green Valley will attempt to discourage overuse of certain roads in deference to other roads by heavy traffic, as the law allows, preserving the taxpayer's investment in these roads

- Will designate heavy traffic routes [truck routes] in an effort to route major truck traffic onto the better-built county and state roadways
- In order to enforce these routes, the Town will prepare an ordinance to have heavy users use a truck route with a permit option for variance from that route, as the statutes allow

2009: it has been determined that it is not feasible for the Town to establish and enforce a truck route, due to inability to enforce this.

2019: Will work with heavy vehicle users to help comply with IoH rules.

It remains the objective of the Town of Green Valley Town Board of Supervisors to use the limited road budget to the very best of their ability to preserve and maintain the present roadways and to protect the major taxpayer's investment in these roads. The biggest asset of the Town is our roads and it is important to protect this investment to fullest extent allowed by state laws.

- Will work with the various heavy vehicle users in order to preserve the investment of the taxpayers
- Will continue to keep the taxpayers informed by means of the newsletter and regular postings about the status of road projects and of the various public meetings regarding these roads

# **CHAPTER #4**

## **UTILITIES & COMMUNITY FACILITIES**

### **ANR PIPELINE – HIGH PRESSURE LINE** *(information obtained from ANR Pipeline map – Krakow Quadrangle)*

There is an ANR gas pipeline that runs throughout the Town of Green Valley. This pipeline crosses the Town in several locations. It crosses just southeast of Pulcifer north of Highway C near the corner of Flat Rock/Church Road and County Highway C.

There is entry into the Town from the Town of Washington on the west, south of Old Highway 22 – this exits the Town from Section 3, north of North Townline Road on the map (this is now Shawano Line Road) east of Larsen Road.

The line also comes into the Town from the Town of Gillett in Oconto County, north of North Townline Road on the map (this is now Shawano Line Road). This portion exits the Town from South Townline Road, Section 34 to the Town of Angelica.

An additional portion enters the Town off North Townline Road (Shawano Line Road) south of the Town of Gillett, Section 3, east of Larsen Road. This exits the Town near the gas gate station on State Highway 32, north of County Highway E and goes into the Town of Oconto Falls in Oconto County.

While property owners can put a driveway across the pipeline with some construction requirements, they cannot build on it or within the pipeline setback, per the restrictions from the pipeline easement. This limits use of a portion of their property. The Town recently reversed a decision from the year 2000 on five lots that were affected by this pipeline. The original decision restricted construction of houses more than 300 feet from the road right of way. This requirement seriously restricted the use of at least one piece of property since the pipeline literally cut the parcel in half in the front 300', making it impossible to build on the lot. The Town will continue to try to work with the property owners affected by this pipeline to help them make full use of their property, if possible. 2019: ANR Pipeline has been purchased by Transcanada Pipeline.

### **NATURAL GAS**

Natural gas is supplied by WE Energies for the southeast section of the Town. Many of those that do not have access to natural gas, use propane. It is hoped that natural gas will become available for areas not currently served, as growth of the Town continues.

### **ELECTRICITY**

On 09/24/1921, the Gillett Public Service Company was given permission to establish "poles, wires and other appliances and fixtures for the purpose of transmitting electric light, heat and power at high tension, and of constructing and maintaining such buildings as may be necessary for the generation or distribution of such light, heat and power." The Gillett Public Service Company had transmission lines in the Town of Green Valley by 1923 (electricity). (Information obtained from Town Board minutes)

03/17/1923 Badger Utility was granted a "franchise" for the "purpose of constructing electric transmission and distribution lines over all roads and bridges which the company may see fit to build in the distribution of its electric service..." (Information obtained from Town Board minutes)

On 03/06/1924, there was another petition of "Gillett Public Service Company, its successors and



assigns to construct and operate along and within the limits of any of the highways in the north half of said town." (*Information obtained from Town Board minutes*)

The Town of Green Valley is currently served by WE Energies for electricity for most of the Town of Green Valley. Oconto Electric Co-op (an REA) of Oconto Falls supplies some of the northeast portion of the Town with electricity.

In early 2004, American Transmission Company held Open Houses throughout the area regarding their proposed Morgan to Werner West project for high voltage transmission lines. We do not know the exact route at this time, but it is expected this line will come through the Town of Green Valley. Additional informational meetings will be held in the coming months before the Public Service Commission designates the exact route. The Town of Green Valley will continue to correspond with American Transmission Company and attend future meetings on this issue. The public will be kept informed via the Town's newsletter. 2009: American Transmission Company has completed its work within the Town of Green Valley on the construction of the Morgan-Werner West Transmission line. This line installed large transmission poles on a route of several miles within the Town. While this is a negative issue on the landscape, it was necessary to maintain the power uses we have come to count on. 2019: The ATC project has begun to expand the transmission lines.

### **TELEPHONE/COMMUNICATIONS**

January 13, 1897, the first agreement with Northern Wisconsin Telephone (Gillett) for the "right to construct and maintain a telephone line on the highways of our Town" (*Information obtained from Town Board Minutes*)

Currently, Frontier Communications, out of Clintonville, handles the majority of telephone communications in the Town, with the southwest corner being handled by TDS Telecom out of Bonduel. Frontier Communications has plans for installation of DSL lines within the coming year, coming off of their line near the Village of Cecil. Both Frontier and TDS also service the public with Internet connections as requested. 2009: DSL lines are now available to most areas of the Town. 2019: The majority of telephone use is cellular. There are multiple communications options.

### **CABLE TELEVISION**

Cable television is unavailable for most of the Town. This is not expected to change due to the lack of dense population areas in most of the town. Many of our residents have satellite dishes to expand on the quality of reception and the number of channels they can receive. 2009: it is believed, but not confirmed, that Packerland Broadband has some cable and DSL lines going through the northeastern part of the Town. If this is true, it is likely this line will expand into more areas of the Town.

### **COMMUNITY FACILITIES**

"The qualified voters of said town shall meet at the house of W. C. Donaldson on the first day of April A.D. 1873, according to law and then and there elect such persons for the transacting of such business as are provide by the laws of the State of Wisconsin." This was recorded from the minutes of the Town of Green Valley in 1873. Thus, the first election was held in a private home, as were a number of board meetings after that, until the first Town Hall was established.

Since that time, the Town of Green Valley has had numerous Town Halls in various locations throughout the Town. Many times, these locations have consisted of old school buildings.

In 1889, a fund was started in the amount of \$100.00, for the first official Town Hall, to be placed on the

corner of what is now Highway C and Olson Road. This building is no longer standing. Another Town Hall was occupied in 1935. The Grandview School location (Church Road) became a Town Hall at some point, along with other schoolhouses, although it is difficult to determine exact dates.

The former Advance School was used as the Town Hall until August 2003. The new Community Center, completed August 1, 2003 now sits on the grounds of that Advance Schoolhouse, although the school is gone. The new Community Center is completely handicapped accessible. It is anticipated that rental of the Community Center, at a reasonable rate, will encourage the public to utilize the facility. Being handicapped accessible will enable our citizens that have not had full access in the past, to fully utilize and enjoy the new center for social events as well as for governmental events, including elections and Town meetings. It is planned that the Town Clerk will hold regular office hours at the Community Center for the convenience of the public. Real Estate Taxes are also to be collected at the Community Center during the tax collection season, instead of at a private home as was done in the past. Using this facility as a location for a county meal site has been suggested, since Shawano County has no facilities at the eastern end of the county. The county appears to be receptive to this idea and will help us set this up if the public expresses an interest in this. There have been many ideas on how to further utilize this center, including establishing a historical preservation section, or small museum section and a senior citizens activity area. The Town will continue to encourage such use. Non-profit groups such as area 4-H, Veterans Affairs officer, etc. will be encouraged to use the Center.

Since the Community Center site has additional land available, it is likely that the Town of Green Valley will erect a municipal garage to store the Town trucks and other equipment. Currently, this equipment is stored in a rented garage on a resident's property. 2009: County mealsite was held here until it was determined there was not enough interest in doing this. It has since been cancelled. The Green Valley History Committee maintains a history display in one of the unused offices at the Center. Area 4-H club does hold meetings at the Center. The Veteran's Affairs officer held office hours once a month at the Center.

#### **GREEN VALLEY SANITARY DISTRICT #1**

Residents of the unincorporated community of Green Valley had suffered with failing private wastewater treatment systems for a number of years. Due to the large number of failing systems on relatively small lots, several meetings were held in 1989 with the Shawano County Sanitarian, Town officials and local residents in which possible solutions were discussed. Town Officials, at that time, were not interested in being involved in the formation of this district, so the citizens of the unincorporated community of Green Valley became involved and formation proceeded with the blessing and encouragement of the Shawano County Sanitarian.

The Green Valley Sanitary District #1 was formed on Nov. 14, 1991. The Sanitary District then applied to the Wisconsin DNR Clean Water Fund for a low interest loan to pay for the system. In 1996, after patiently and impatiently waiting for 5 years, the low interest loan was granted and the system was constructed. The waste is sent along the former railroad corridor to connect to the Krakow Sanitary District about three miles to the south.

The Sanitary District, as well as the area along the current sanitary service line running to the Krakow facility, has potential for residential growth, due to the availability of this service. The main limits will be based on the ability of the Krakow Sanitary District to handle growth of the Town of Green Valley, in addition to their own. As of a joint meeting with the Krakow Sanitary District Board in 2002, it was determined that there was enough room at the Krakow Facility for Green Valley Sanitary District #1 to add another seventy plus users, based on the capacity of the Krakow facility at that time. This will

accommodate the current preliminary plats that have requested consideration, plus others. If this growth becomes a problem in the future, the Sanitary District, and, possibly the Town of Green Valley, will have to consider the various options allowed by the DNR.

Currently, a three person Sanitary Board, appointed by the Town of Green Valley Town Board of Supervisors, for staggered terms, manage the Green Valley Sanitary District. State Law requires that the Sanitary District Board members reside within the boundaries of the Sanitary District.

It is expected that as development occurs in and around the unincorporated community of Green Valley, the Green Valley Sanitary District #1 will be required to expand its boundaries as permitted by the State of Wisconsin and the Krakow Sanitary District. Continued growth along the southern edge of the State Highway 32 corridor could allow property owners to connect to either sanitary district depending on the location of their property. 2009: Prior to renovation of their facility, the Krakow Sanitary District annexed a large area to the north and east of the Krakow district along Highway 32, and established rules regarding setbacks and required connections. We are unsure how this will affect Green Valley's ability to expand in the future.

### **POLICE AND FIRE SERVICE**

Police service continues to be provided by the Shawano County Sheriff's Department. The Town Board has begun looking at establishing the office of an Enforcement Officer by ordinance sometime in the future. Timing will be determined by budget issues, as well as by the effectiveness of the new County Land Development Office's enforcement authority. The Sheriff's Department does not enforce local ordinances. Some of the surrounding municipalities are looking at establishing a joint enforcement office and municipal court arrangement. If this happens, the Town of Green Valley will examine the benefits of this option. 2019: The Town of Green Valley now participates in the Gillett Joint Enforcement Office.

The Town of Green Valley contracts for fire protection, with the Green Valley-Morgan Fire Company. This is a volunteer department with members living in both the Green Valley and Morgan areas. There are outlet stations in the unincorporated communities of Pulcifer, Green Valley and in the Town of Morgan in Oconto County. This Fire Company also has Mutual Aid agreements with many of the surrounding departments to assist in handling any disasters that occur. Some of those in the Mutual Aid agreements are Oconto Falls, Gillett, Underhill, Bonduel, and others. The Fire Company expects to build a new facility in the community of Green Valley in 2004. There are no plans to develop a municipal Fire Department in the foreseeable future. 2009: new larger facility has replaced the old fire station in the community of Green Valley. The Town also has abandoned an alleyway to the east at the request of the Fire Department to allow for this larger structure. 2019: The Town of Green Valley sold the existing fire station located on highway 22 in Pulcifer. A new fire station has been build on County Highway C, just outside of Pulcifer.

### **WATER SUPPLY**

The entire Town of Green Valley is currently served by private wells. There is no plan to add a municipal water supply within the foreseeable future.

### **SOLID WASTE DISPOSAL**

There was a time that the Town of Green Valley had its own Town Dump. Residents of the Town were allowed to bring their garbage and dispose of it at the Town Dump. This was closed in 1992. After that time, the Town tried setting up various dumpsters at the entrance to the Dump location on a weekly

pickup basis. This was not workable and a search for an outside source was done.

The Town of Green Valley currently contracts for garbage collection. The hauler does a pickup of garbage and recyclables on a bi-weekly basis from resident's homes or businesses. Charges are based on a sticker method and stickers must be attached to each bag of garbage. 2019: The Town of Green Valley charges only a portion of the pickup charges for the special assessment. Recyclables are picked up at no charge to residents, if they are properly bagged. The Town of Green Valley usually qualifies for some State of Wisconsin recycling grants, if applied for. 2019: Charges are now paid on special assessment. Special assessment covers not what is covered by the recycling grant.

## **SCHOOLS**

As previously mentioned, the Town of Green Valley is served by three school districts. These are the Gillett School District, the Bonduel School District and the Pulaski School District. It is also served by Northwestern Wisconsin Technical College. There are a few private schools in the area such as the religious schools in Bonduel and Shawano. While at one time, there were as many as nine school districts with schoolhouses located within the Town, there are currently no schools located within our borders. Our children are bused to the above-mentioned schools. There are a few students that are taught through home schooling in the Town, although it is thought that this number is quite small.

There are institutes of higher learning located within a short commute of most areas of the Town in the Green Bay and Appleton areas. University of Wisconsin Extension outlets are located in Gillett, Oconto Falls and Pulaski.

## **PARKS**

There are three parks located within the borders of the Town of Green Valley. They are Pulcifer Park, in the unincorporated community of Pulcifer (this is now a county park called the Oconto River Park), Harry Leib Memorial Park in the unincorporated community of Green Valley and the Town Hall Park, located on the grounds of the Community Center in the unincorporated community of Advance. Harry Leib Memorial Park was developed from property donated to the Town of Green Valley, by the family, to be used for recreational purposes. Town Hall Park was also donated to the Town with the stipulation that it remains a ball diamond.

East Central Regional Planning Services developed a Park Plan for the Town of Green Valley in 1992. This plan was very extensive and, upon review, it is possible that some of the ideas in it could be used for current park projects, if the funds were available. Some of this plan is outdated, as parts of the facilities are no longer in existence. The Town Board and Plan Commission will review this plan and make the necessary corrections. A map of this plan is included in this Comprehensive Plan. 2009: the Park Plan was revised to make it relevant to current facilities. Also, Shawano County has developed a Park Plan draft for the Oconto River Park in Pulcifer. 2019: Shawano County has completed the Oconto River Park in Pulcifer.

At the Annual Meeting of the Town in 2003, those voters present at the meeting voted to donate Pulcifer Park to Shawano County. The intention was that this would become a county park and the maintenance would be the responsibility of Shawano County. The Shawano County Board voted to accept this park in late 2003. This is now called the Oconto River Park and is part of the Shawano County Park System.

Currently, the Town of Green Valley maintains a can collection site in Harry Leib Park in the unincorporated community of Green Valley for the purpose of raising money for Parks and recreation equipment in the Town. Funds were also set aside from silent auction held for the 130<sup>th</sup> Birthday party of the Town of Green Valley – *Celebrate the Past, Look to the Future* - that was held in August of 2003.

The equipment in the Town parks needs to be upgraded. It is expected that once equipment has been purchased, funds can be set aside to light these parks and correct the problem of lacking facilities. While Town Hall Park now has access to restroom facilities from the Community Center, and we hope that Shawano County will install facilities at Oconto River Park in Pulcifer, that access is not available at Harry Leib Park.

The Plan Commission will look at doing an update to the Open Space and Recreation Plan that was prepared in 1992. 2009: Park Plan has been updated

Parks and open space development will be encouraged as development occurs throughout the Town, possibly through use of the subdivision ordinance using a green space requirement in new developments and/or subdivisions. 2009: Subdivision Ordinance has been passed and includes these requirements.

2019: Gillett Public School installed a “Little Free Library Book (Little Red Library)” Box in Oconto River Park in Pulcifer. Since 2009, when a Wisconsin man built a little, free library to honor his late mother, who loved books, copycats inspired by his example have put thousands of Little Free Libraries all over the U.S. and beyond.

## **CEMETERIES**

There are private, as well as church cemeteries in the Town. Memorial Cemetery (1.1 acres per the tax rolls) in Advance, Bethel Lutheran Church has two cemeteries (2.44 acres off County Highway C and .75 acres off Flat Rock Road), St. John’s Lutheran Church-Green Valley (3.0 acres off Nauman Road) and St. John’s Lutheran Church - Pulcifer (.53 acres –includes church building off Highway 22) also each maintain a cemetery. There is at least one family cemetery, Dixon Cemetery, within our borders (.5 acres off Carroll Road). [Size of these cemeteries is per the Town of Green Valley Tax Rolls 2003 Tax Year]

The Town of Green Valley owns Memorial Cemetery (formerly Union Cemetery) in Advance. The Town currently hires someone to handle the grave digging and hires others to do the maintenance, such as the lawn mowing and trimming around the headstones, as well as handling any stones that are toppled.

Wisconsin State Law provides protection and property tax exemption for all human burial sites in the state. When human remains are located anywhere in the state, preservation of the remains, as well as of the site, is required. The preferred preservation approach would be to take the initiative and not react as if in a crisis mode. Municipalities are encouraged to remain aware of any human burial sites within their municipality.

Under state law, if a private cemetery is abandoned, it becomes the responsibility of the Town to take over the maintenance of it. Should there be a time when human remains were to be found outside the boundaries of maintained, well-marked cemeteries within the Town of Green Valley, the Town will preserve the area to the best of its ability and notify the Burial Sites Office in Madison with the information. Once the family, or friends are no longer caring for the family cemetery within the Town, it would be assumed that the Town of Green Valley would take over the ownership of that cemetery to protect it, as is required by law.

## **LIBRARY**

The Town of Green Valley has no libraries within its borders; however, our residents have access to public libraries in the cities and villages around us, as well as on the Internet, through the Net Library system. One can get a library card at the libraries located in Bonduel, Gillett, Oconto Falls, or Pulaski and order a book from any of the libraries in the system using that card, to be delivered to any of these libraries. The Shawano County Bookmobile does visit various areas of the Town on a monthly basis. Their schedule is posted in all three communities. It is possible that an individual could decide to provide this service in the future; however, it is not expected that the Town would be involved. 2019: The Shawano County Bookmobile no longer services our Township.

## **POST OFFICE**

The first Post Office in the Town of Green Valley was established in the unincorporated community of Pulcifer. In 1886, there was a Post Office in Pulcifer and one in Plier (just south of Advance). By 1939, the unincorporated communities of Green Valley and Pulcifer both had a Post Office, although neither of them had delivery service. There was also a Post Office in the unincorporated community of Advance for a short time. *(Information obtained from the Town Board minutes)*

Currently, there remains a part time Post Office in the unincorporated community of Green Valley. There is no delivery service out of the Green Valley Post Office. [Residents in that community must pick up their mail at the post office during regular office hours, unless they live off County Highway E or Green Valley Road, where they can have rural delivery from one of the surrounding areas] Rural mail delivery routes coming out of Krakow, Cecil, Gillett, and Oconto Falls currently service the Town. It is not expected that there will be a full time Post Office with rural delivery located in the Town of Green Valley in the foreseeable future. 2009: The Post Office in Green Valley terminated services to that facility August 13, 2005, although the Green Valley zip code remains. Mail in the community of Green Valley is now received through a double set of cluster boxes located off Oak Street in front of the Fire Hall. Some of the residents on County Highway E were allowed to put up mail boxes on the highway but were not allowed to keep the Green Valley zip code.

## **BANK**

The State Bank of Green Valley began operations, when it was chartered in 1919, in the unincorporated community of Green Valley, on the corner of Bank Street and Main Street. During its life, the bank served the Town and the surrounding areas well. Because it was one of the few independent banks remaining in the area, the customer base came from many of the surrounding communities as well as the rural areas of the Town of Green Valley. Over the years, the bank building expanded and occupied the lots between Bank Street and Railway Street, facing Main Street in the community.

The State Bank of Green Valley went through several buyouts in the 1980's. First Interstate Corporation, which became Norwest Corporation, was the first of these. (Norwest Corporation is now Wells Fargo). The Bank in Green Valley closed its doors in 1988. The Krakow Branch of the State Bank of Green Valley, located three miles south of the unincorporated community of Green Valley, remained open, due to its location on a major highway until 2002. Currently there are no active banks within the borders of the Town of Green Valley. *(Information from State Bank of Green Valley records)*

There are banks in Bonduel, Cecil, Gillett, Oconto Falls and Pulaski that serve our citizens. It is unlikely that there will again be a bank located in our Town without substantial economic development

to support it. The bank building in the unincorporated community of Green Valley remains. While it still has the night drop vault and the large walk-in vault intact, the building is currently a three-unit apartment building. There is a stipulation on the deed for that building that it cannot serve as a bank in the future. The branch office in Krakow is now a private residence 2019.

## SUMMARY

The Town of Green Valley will:

- Continue to work with the property owners affected by the Transcanadian pipeline make full use of their property [2009: this has been handled with rescinding of some of the covenant restrictions]
- Encourage parks and open space development in the town.
- Continue to encourage the development of the old railroad corridor or develop another recreational trail.
- Continue to maintain and/or expand existing town parks, including the equipment in these parks
- Encourage the development of new parks in town and add a green space requirement in new developments and /or subdivisions [2009: subdivision ordinance covers this issue]
- Establish a subdivision development fee and mandate to set aside park space in subdivisions
- Expand on the Open Space and Recreational Plan prepared in 1992 [revised in 2009]
- Keep the public informed on the plans of the American Transmission Company power line
  - [Power line in our Town was completed in 2008] 2019: ATC is in the process of expansion of their power grid.
- Encourage the public use of Community Center, including as a senior meal site and activity center [2009: Meal site was tried and discontinued due to lack of response by public]
- Encourage area non-profit groups, i.e., 4-H etc., to utilize the Community Center
  - [2009: non-profit groups and the public continue to utilize the Center]
- Encourage regular office hours at the Community Center as a service to the public
- Explore a joint Municipal Court arrangement with a surrounding community to enforce Town ordinances. 2019: The Town of Green Valley now participates in the Gillett Joint Enforcement Office.
- Will take steps to preserve any areas of human remains as required by WI State Statute

The Town of Green Valley realizes that these objectives are limited to the financial considerations available.

The Town of Green Valley Town Board of Supervisors is aware that various ordinances and informational meetings will be required to obtain these objectives.

[2009: most of the necessary ordinances have been enacted]

# CHAPTER #5

## AGRICULTURE, NATURAL AND CULTURAL RESOURCES



Historically, the Town of Green Valley has been classified as a mainly agricultural region. Agricultural is no longer the main economic factor in Town; however, it is still the main use of land in our Town. With the retirement of our farmers, and the exodus of people from the cities for the rural atmosphere, the majority of our citizens now commute and do not farm the land they own. Many of the farmers that remain continue to rent neighboring land for their crops and cattle. The current tax breaks that the State of Wisconsin offers to keep land in farming is an incentive for property owners to allow their land to remain in farming, even if they are not the ones doing the farming.

The Town of Green Valley will establish policies and goals for the effective management of:

#### **A. Groundwater**

During the 1980's the Town of Green Valley offered a Town wide water-testing program. While many of the areas that were tested did find some problems with the quality of their water, the majority of the waters tested were safe for drinking. 2019: The Green Valley Town Board should offer water testing every several years. Several wells were tested in 2017 and high nitrate levels were noted.

With the addition of a "Mega Dairy" within the borders of the Town and the tremendous amount of animal waste being spread on farmland within the Town, the concern for the safety of our ground water has intensified. This waste is also being spread in some of the surrounding areas around the Town.

When the Farmers Elevator Co-operative feed mill in the unincorporated community of Pulcifer closed, there was some contamination of the ground. This was encapsulated.

With the discovery of contamination of the groundwater at the old Bay Lakes Elevator Co-operative site in the unincorporated community of Green Valley, concern continues to grow regarding the ground water in and around that community. Bay Lakes Elevator Co-operative has been required to drill test wells on the property, and they are paying for testing of some of the wells within the community. We do not know what the results have been so far, and we have no idea how often or how long this testing will continue. It is recommended that the Town Board of Supervisors encourage further testing of this area. Town Board of Supervisors is supposed to receive results of the testing of the private wells in the community; however, at this time, they have not heard any results.

#### **B. Forests**

In 1970 the total number of forest parcels were 42 with a total acreage of 2400. By the 2002-tax roll, this had increased to 4,633 acres. 2019: The Statement of Taxes for taxes levied in 2015 & collectible in 2016 show 1670.03 acres of Managed Forest Land.

The State of Wisconsin now offers tax breaks for putting your property into Managed Forest Land (MFL). We would anticipate that would continue to increase the land put into MFL for the

tax break. We have land that is zoned Recreational, as that could easily be re-zoned to Forestland. While there are considerable regulations involved in getting your property out of the Managed Forest Land designation, property owners are getting a substantial break on their property taxes for this property while it is so designated.

The State of Wisconsin does have a program that attempts to offset the tax loss, although this is relatively minor, and there is no guarantee that will continue in the future. With the money crisis in the state, it is unlikely that even this minor amount will be allowed to continue. It could be expected that some of the unused cropland will be planted as trees and that land set aside into forestland as well. Land taken out of agriculture production could be changed to recreation or forestland, not necessarily in MFL, especially if we continue with recreation as a goal to pursue.

### **C. Productive Agricultural Areas**

According to the Town's 1979 Plan, in 1967 there were 148 farms in the Town of Green Valley. By 1977, the number was down to 104, showing a decrease of 29.7%. Total land in farms decreased a total of 15%. Farm population decreased from 598 in 1967 to 458 by 1975. The 1979 Plan also shows a total of 13 farm residences being used by non-farmers.

Absentee Landowners for Farmland in 1970 numbered 14 for a total of 620 acres.

By the Town of Green Valley 1997 Land Use Plan, the total farmland was 14,211 acres, about another 12% decrease from 1967. Zoning for the Town of Green Valley in 1997, indicated that 85% of the Town of Green Valley was under general agriculture zoning, even if that is not how it was used. During the period of 1992 to 1997, full time farms were down 19%, with farmland use down 9%. The average age of farmers in Shawano County in 1997 was 50.9 years old. This was an increase in age from prior reports.

By 2000, there were a total of 56 farm residences (per the Town assessor), roughly 13% of the residences in the Town. 44 of the 56 farm residences were built prior to 1960, with only one new farm residence built during the decade of the 1990's. A few of these farm residences are currently vacant.

Farming, fishing or Forestry has only 6.4% of the people employed. It continues to be obvious that Agriculture is no longer our largest employment option. The large corporation farm in the Town provides a presence but their employees do not live in the Town and most of their purchases are not from any business in the Town. With our largest agriculture related employer, Bay Lakes Elevator Cooperative, moving out of the Town of Green Valley in 2002, employment options for farmers are now limited.

According to the survey done in 2000, agriculture is no longer the predominant occupation in the Town of Green Valley. This is supported by the 2000 Census. Family farms are diminishing and large farms are expanding. The Town of Green Valley currently has a Mega Dairy and two other farms are approaching the animal unit capacity of "mega-dairy" status. There are fewer farms, but more cattle due to the "mega-dairy" classification. The Mega Dairies do not utilize the acreages as crop growing areas as the smaller farmers did. They depend on the smaller farmer's acreages to deal with the problem of animal waste storage and dispersal, as well as the growing of feed. With an aging farm population and decreasing farm revenues for the small farmer, our

farming acreages will undoubtedly continue to be sold for development and broken up into residential areas. As this development occurs, open space is reduced, as is cropland

Agriculture remains the primary use of land in the Town, even though the number of farms in the Town continues to decrease. The Town has a variety of types of farms – the Mega Farm, dairy, corn, hay and tree farms. We also have some cash cropping, such as beans. The current trend is toward the larger farms.

As used in this document, agriculture includes the “mom and pop family” farm operations, as well as the corporate farms that exist or will exist in the future. As is the case in the entire state of Wisconsin, a relatively poor agricultural economy has prompted some farmers in the Town to sell land for development, and giving many urban dwellers the opportunity to own land in the country. Farming continues to be viewed as an important occupation that contains a positive way of life and encompasses fundamental values. Even when parcels are not developed, the anticipation of such development can encourage some farmers to reduce long-term investments in their farms. Reducing investment in equipment can cause production to be reduced, which can lead to lower profitability and begin the cycle to cause more farmers to consider leaving the farm sector. We have no solution to this cycle.

While agricultural lands only require a minimum of local government services, the tax revenue from these lands continues to decrease, based on the current “Land Use Valuation” methods of taxation now in effect. While helping the farmers, this has a negative impact on the remaining property owners in the Town, as costs to provide services continue to rise and the tax base has been lowered.

Many of the major farms in the Town of Green Valley and other smaller farms in the Town have already been passed on to the next generation and are now run by the younger farmers. 2019: the trend appears to continue.

The Town of Green Valley is expected to continue to advocate the “farmers’ right to farm”. People that purchase land in this area must remember that the odors and noises that are already here will remain here. As stated in our goals and objectives, we expect to continue to discourage the location of industrial “mega” farms near residential areas. By specifying where we encourage residential development, we hope to minimize the effect of the large farms to our citizens. Commuters, on their way to work, will continue to share our roads with the slow-moving farm equipment.

As the lands continue to be split, farmers must deal with a number of landowners so that they can continue to use land they used to lease from a single person.

The Town of Green Valley has encouraged, throughout the planning process, the participation of area farmers in the planning process. Our Plan Commission does have two members that are active farmers.

The Town of Green Valley is not located near any major populated areas and, therefore, does not face some of the more critical issues of the urban/rural disputes. Our rural population is aware of the various problems that go with “living in the country” and can usually work things out with

their neighbors.

Among the Goals and Objectives of the Town we have included the responsibility to safeguard the public from foreseeable hazards whenever possible. With the existence of the larger farms, the Town will explore subsidized testing of groundwater in the Town in areas of environmental concern as it has done in the past, with the citizens paying a portion of the testing of their water and the Town coordinating the effort. With the Mega Farm and the contamination of the former Bay Lakes Elevator Co-operative property, this may become a necessity for the safety of our residents. It is expected that this will be offered to our citizens beginning in 2004, with cooperation from University Extension office in Shawano. 2019: Testing has been done. Testing for arsenic was done the first part of December 2017. Next testing will be determined by the Town Board.

In April of 2003, a mailing was done to some of the farmers in the Town of Green Valley asking their input for this element and inviting them to come to one of the meetings that was to specifically address this issue. The responses that we received were few, but they were very thoughtful. We have included those comments and concerns in this element. It is felt that agriculture will continue to play a large roll in the economy of the Town – there may not be as many dairies, but those that remain are expected to be more successful and business oriented. It is expected the trend will be toward larger dairies and higher milk production per cow, as well as a higher crop production per acre. Hope continues that the farmers will remain good stewards of our resources.

Comments from some farmers presented at the April 2003 Smart Growth meeting on the future of Agricultural in the Town of Green Valley:

“We were asked to share with the committee about how dairying will be in 20 years in the township of Green Valley. We cannot speak for anyone else, but we believe that agriculture will continue to play a large roll in the economy of the township. More dairies will be employing people who are interested in working with animals. In 20 years, there may not be as many dairies as now, but those that are operating will be very successful and business oriented.

One hundred years ago, almost everyone in this township was active in dairying. They worked their land with horses and did all of the work with the help of their families. By the 1950's, tractors became a normal part of dairy operations as well as milking equipment and other modern technologies. Today, dairies are larger and more modern than in the 1950's. We believe that the trend will be larger dairies or higher milk production per cow and higher crop production per acre. As in all aspects of any business, people will leave the industry. We believe that there will be someone there to take on the land of those who choose not to dairy any longer. The dairy industry is always changing as with anything else in life; change is inevitable. We can choose to accept it or not, but change will still occur.

In 20 years we see fewer dairies operating the same amount of land that is now in agriculture in the township. We would also like to see the home growth of the township to be in areas that offer sewer system hook-ups or in wooded areas. This

way, the beauty of nature will remain and the people of this township can still enjoy the country living they so envy. Also, it needs to be noted that with country living comes certain odors and landscapes that are associated with that country living. People who live in the city are aware and accept the odors, crime rates and traffic in a city. People who live in this township need to be made aware that country living also offers certain odors and seasonal traffic patterns from the agriculture community.

As far as the economy is concerned, the entire nation's economy is in a slump as of today, agriculture is no different. In agriculture though, we continue to move forward and we choose not to dwell on the negative. Dairying is a great business and we believe it will continue to be a great business in the next 20 years and beyond.”  
[Horsens Homestead Dairy]

Additional comments from another dairy farmer:

“Thank you for your effort to gain information from our Town's farmers as you make important decisions that will affect our future. I will be unable to attend the next Smart Growth meeting, but I would like to honor your request for some hopes and fears for the future of agriculture in this town.

#### Hopes

1. That agriculture will continue to be looked upon as a very important and valuable part of our township, county and state.
2. The people in our township, especially our leaders, will understand that like most everything else, change will happen in agriculture.
3. That our townships farmers will continue to be good stewards of our resources.
4. That we would all be willing to learn and work with each other to continue to have this be a great place to farm and raise a family.
5. I would also hope that this township could be a great place to raise a family even if you are not actively engaged in farming.
6. I would hope that rules and regulations are not made that would hinder our farmers from being able to change with the times. Example: Because of the huge cost of farm equipment today many are looking to custom operators for help. I have heard of other townships restricting hours that equipment can be operated.

Yes, we may be in some tough economic times in agriculture but this is not the first time that has occurred not will it be the last. I am optimistic about the future of agriculture and I firmly believe that it will continue to be an extremely important part of our State's economy and culture. I am optimistic that we have good leaders, who will be able to guide us through the changes ahead, while keeping agriculture strong in our township, our county, and our state.

I am very thankful for the roads we have and all the services we are provided like snow removal. Many times we take those things for granted. I appreciate the time and efforts of our past and current leaders that make it all happen.

I am very happy that my ancestors settled in the Town of Green Valley. It has been a

great place to live and I expect it will continue to be so in the future.” [Wagner Farms]

Additional comments from another farmer that was at the April meeting, not verbatim, follow here:

I feel that Agriculture Preservation will be coming. Might be that individuals could put their land into Ag preservation as they desire – not as the whole Town. [Breitzman Farms]

Additional comments from the meeting of April 2003 stated that:

No one was in favor of telling someone how they can use their land, and no one was in favor of prohibiting farmers that want to retire to sell their land for the best price. Land Purchase Plan that some areas are using to preserve Ag land was discussed. [Krause Farms] *(Above information from the Smart Growth meeting minutes of April 28, 2003 meeting)*

It was determined at this meeting that it is important that the Town of Green Valley protect the values of the people currently living here versus new farms or residents. We do not want to adversely affect business, but also do not want to adversely affect the residents within the Town. Property owners are responsible for their property, even when they rent it out for use by others. We feel this is a Quality of Life issue for the whole Town.

Concerns were expressed that government, local, county or state, will produce legislation that will end up hurting the ‘family’ farmer in favor of the ‘mega farmer’. It is the intention of this plan to attempt to protect the existing residents, both farm and residential. There was a fear expressed that incoming large farms could hurt the existing residents unless we include some restrictions or zoning areas for the larger mega farms. It was determined that it is very important that the Town of Green Valley protect the values of its current citizens. Communication is very important and the Town will again ask Shawano County to keep the Town Board advised of all land use decisions and permits that are issued by the county within our Town. The Town will review the options of changing the zoning for a larger animal unit operation versus the smaller farmer.

The Town of Green Valley does NOT want to tell farmers how they can use their land once they decide they do not wish to farm any longer. This desire has been evident in the 1979 Land Use Plan, the 1997 Land Use Plan and continues to be evident in the initial discussions regarding the 2003 Comprehensive Plan. It is apparent that the Town must balance the rights of individuals regarding their property with the community’s right to safety and to maintain their quality of life as well. Town of Green Valley expects to have agriculture continue to be the major use of land within the Town. However, residential development is expected to continue through out the Town. It is very important that the Plan Commission and the Town Board of Supervisors seriously try to regulate where any future ‘mega’ farms can be located, should another one want to locate in the Town.

#### **D. Environmentally Sensitive Areas**

Being within the Pensaukee Watershed District and with the Oconto River going through the Town, most of the Town of Green Valley is classified as sensitive. The Citizens Advisory Committee for the Pensaukee Watershed District disbanded several years ago, as it was thought

by the state that they had completed their involvement and made their recommendations.

Again, as stated in our goals and objectives, the Town of Green Valley will continue to preserve environmentally sensitive areas, discourage development in wetlands and in areas with land subject to erosion and floodplains; and encourage land uses that will likely lead to preservation of our natural resources. 2019: The community has noticed the tiling of agricultural fields has affected the water level in sensitive areas.

#### **E. Surface water and stream corridors**

The Oconto River is the northwestern boundary of the Town.

The Pensaukee River and the North Branch of the Pensaukee flow through the Town.

Mud Lake is surrounded by private land within the Town of Green Valley.

The non-metallic mine pit, off State Highway 32, is to be turned into a 26 acre shallow pond

The Town of Green Valley has numerous unnamed small creeks and springs

#### **Runoff Management Program**

The state Legislature created the Wisconsin Nonpoint Source Water Pollution Abatement Program (now called the Wisconsin Runoff Management Program) in 1978. The goal of the program is to improve and protect the water quality of streams, lakes, wetlands and groundwater by reducing pollutants from urban and rural nonpoint sources.

#### **Pensaukee Watershed District**

After months of inventory and planning, the implementation phase of the Pensaukee Watershed Project was started. The 166-square-mile Pensaukee River Watershed, located in Shawano and Oconto counties, was designated a "priority watershed" in 1994 and began planning in 1995. The primary objective of this project is to reduce nonpoint source pollution loads and to enhance and protect the water quality of the streams, groundwater and lakes within the Pensaukee River Watershed. At the same time, an objective is to reduce the nonpoint source pollution loads flowing out of the Pensaukee system into the bay of Green Bay. The Pensaukee River is part of the Upper Green Bay Basin.

#### **Location**

The Pensaukee River Watershed is a 166-square-mile drainage basin located approximately 25 miles north of the city of Green Bay and 12 miles east of the city of Shawano in northeast Wisconsin. The watershed covers an area in both Shawano and Oconto counties and is within the Upper Green Bay Basin. (Adapted from page 1 of *Nonpoint Source Control Plan for the Pensaukee River Priority Watershed Project*-Pub. March 1997)

Most of the Town of Green Valley is within the Pensaukee Watershed District, so clean water is a major concern for the Town. In the 1990's, the Citizen Advisory Committee for the Pensaukee Watershed District was formed and met on a regular basis to determine the needs to keep this district unpolluted. That Committee has been disbanded, even though the need continues. The Pensaukee Watershed District continues to monitor the area for environmental concerns. The Shawano County Watershed Manager of the Planning & Development Department along with the Wisconsin Department of Natural Resources continues to be concerned about the district. Across State Highway 32, Oconto County also maintains a Watershed Department that also works with the Wisconsin DNR to protect the Pensaukee District. Shore land Zoning areas

within Shawano County are monitored by Shawano County. It is expected that the Town of Green Valley will continue to cooperate with the Watershed Manager and the Wisconsin DNR on these issues.

The Pensaukee River Citizens Advisory Committee approved the Watershed Plan. The Shawano County and Oconto County Boards, the Wisconsin Department of Agriculture and Natural Resources, and the Wisconsin Land and Water Conservation Board also approved this plan. Approval of the watershed plan meant the State of Wisconsin designated funds to provide financial and technical assistance to eligible landowners within the watershed area, who voluntarily adopted management practices to improve water quality. Landowners interested in participating in the program were supposed to contact the Land Conservation Departments in their respective counties.

By 1996, the Pensaukee River Watershed Project funded demonstration projects in Oconto and Shawano Counties. The primary objective of that project is to reduce non-point source pollution and to enhance and protect the water quality of the streams, lakes and groundwater within the Pensaukee River Watershed. This was expected to ultimately reduce the non-point pollutant loads flowing out of the Pensaukee system into the bay of Green Bay.

Non-point sources of pollution in the watershed include: eroding agricultural lands and stream banks and roadsides, runoff from livestock wastes, agricultural practices, erosion from developing areas and runoff from established urban areas. Pollutants from non-point sources are carried to the surface water or groundwater through rainfall and snowmelt runoff or seepage. (Description from page 1 of *Nonpoint Source Control Plan for the Pensaukee River Priority Watershed Project*-Pub. March 1997).

The pollutant reduction goals deal with phosphorus and sediment loading to surface water. An inventory in 1995 determined animal lots were a source of phosphorus and upland acres contributed tons of soil every year. The continued goal of the Pensaukee Watershed Project is to reduce these pollutant loads. Cost share agreements and qualified management plans from various farmers are expected to continue this reduction.

[2009 review: As of 2008, the management of the Pensaukee Watershed Project is no longer being funded by the state]

#### **F. Floodplains and wetlands**

The 2002 Town of Green Valley Tax Roll shows 2,746 acres are zoned as wetland or swamp land – these can be used, to some extent, as commercial property, with the proper permits.

The stated goal of the Shawano County Land and Water Resource Management Plan is to restore, improve, and protect the ecological diversity and quality and promote the beneficial uses of the land, water, and related resources found throughout the County. In addition to being under the county's management plan, the Town of Green Valley also answers to the Wisconsin Department of Natural Resources and the Army Corps of Engineers regarding what is allowed in any wetlands or floodplains that are located in the Town. The controversy over the recent Shawano County Shoreland Zoning Ordinance indicates that this is a very controversial subject. Again, this illustrates the need to balance the individual's property rights with the public interest.



2019: This is still being worked on.

### **G. Wildlife habitat (including threatened and endangered species)**

While we have many bear, deer and various species of other animals, as well as birds within our borders, we are currently aware of eagles and Sand Hill Cranes that are on the threatened species list. At one time, there were very few of these birds in our area, however, their numbers seem to be growing, simply based on the regular sightings that are now occurring. The Wisconsin Badger is also on the list of protected animals. The Karner Blue Butterfly is listed on the Shawano County list of endangered species, however, it is uncertain if any of these live in the Town of Green Valley. 2019: The Wisconsin Grey Wolf has been on the endangered species list, however, they are becoming more noticeable in the township.

The State of Wisconsin has the Wildlife Damage Abatement and Claims Program (WDACP), which provide damage prevention assistance and partial compensation to farmers when deer, bear, geese, and turkeys damage their agricultural crops.

### **H. Metallic and nonmetallic mineral resources**

The Town of Green Valley has a nonmetallic resource area (gravel pit), located just west of Highway 32, already established and operational within the borders, with an area of a second one [old Highway 22] extending from property in the Town of Washington. While we realize that large areas of the Town are built on a glacier ledge, so far the Town has discouraged further development of this type of mining

The gravel pit operation on Highway 32 is now in a DNR reclamation.

The State of Wisconsin has strong rules regarding reclamation of the land once the mining operation is completed (Wisconsin DNR Chapter NR 135). There are ways for the property owner to get around some of the reclamation rules, and residents are watchful regarding these issues to ensure that the rules are complied with. These rules are regulated and enforced by Shawano County and the DNR, according to the law.

There is also a sand pit area in the Town of Green Valley [Wahl Road].

### **I. Parks and open spaces**

The Town of Green Valley has three parks within its borders. They are the Pulcifer Park (now called the Oconto River Park, part of Shawano County Park System) in Pulcifer, the Town Hall Park in Advance and Harry Leib Park in Green Valley.

In 1992, in cooperation with the East Central Regional Planning Commission, an Open Space and Recreation Plan was prepared. This Plan covered all three parks and a map of these parks is included within this Comprehensive Plan.

The Plan Commission reviewed this plan in 2002, and decided that, with minor updates, such as the removal of references to the Dam in Pulcifer (which is no longer there), it remains a very functional plan. The suggestions that pertain to the two park areas that still belong to the Town will be updated and we will try to use this plan in the future to update and maintain our parks, as finances permit.

Pulcifer Park was given to Shawano County in 2003.

This is now called the Oconto River Park, part of the Shawano County Park System.

In 2008, Shawano County presented a master plan called “The Oconto River Master Plan.”  
2019: The Oconto River Park – The plan has been implemented and completed in 2014.

The playground equipment in Town Hall Park in the unincorporated community of Advance was very old and classified as unsafe and has been replaced with a modern system. A can collection site has been established at Harry Leib Park for the purpose of raising funds for park and recreational equipment for the remaining two parks. While this will be a slow process, the start has been encouraging. 2019: Playground equipment has now been placed in Harry Leib Park in Green Valley.

#### **J. Historical and cultural resources**

As Shawano County began its efforts in 2002 to celebrate its sesquicentennial for 2003, The Town of Green Valley established a History Committee to help prepare the Town’s portion of the county’s Sesquicentennial Book. In doing the research of the Town, it was determined that the few pages that the county was allowing each Town, Village and City in the county, would not be enough to tell the interesting history of our Town.

Therefore, it was decided that the History Committee would continue their research after the pages were submitted to Shawano County and we would write our own history book. It was hoped that this book could be completed in late 2003 in connection with the 130<sup>th</sup> birthday of the Town. This did not happen as information continued to come in during and after the celebration. Due to budget constraints, the book will not be published in 2004, but it is hoped that it will be ready for the public in 2005. Information on this book was on display at the 130<sup>th</sup> Birthday party of the Town in late summer of 2003. Some orders for the book were taken at that time. Additional information continues to be gathered. It is felt that the momentum of this project should not be lost and we need to continue to gather the information that is available while our older generations remain.

With the Town of Green Valley being incorporated in 1873, a few of our old buildings are still standing. While, to our knowledge, none of these has been included on the National Registry of Historic Places, some continue to be in excellent condition. It is likely that if property owners should desire to have their property included on the registry, some of them would qualify. It is important for these old buildings to be preserved as well as possible.

The History Committee of the Town of Green Valley started a photographic project in spring of 2003 to encourage that pictures be taken of a variety of the old buildings for the future. Once these buildings are gone, they cannot be returned. Articles in the Town of Green Valley Newsletter have encouraged citizens take pictures of their properties and buildings for this purpose.

The old Farmers Elevator Cooperative Grain Elevator in the unincorporated community of Green Valley was to be torn down as a condition of the purchase of the property. Pictures of this building have been donated to the Committee for preservation. When the new Community Center was built in 2003, the old Town Hall and former Advance School house was removed.

The Town has already lost several historic buildings such as the Green Valley Pavilion, without pictures being taken, so the Committee feels that there is a need for public awareness in these projects. Photographs of the Advance School house/Town Hall were taken, inside and out, as well as pictures of the building of the Community Center and demolition process of the school.

The History Committee is working diligently to preserve the past through the use of photographs. As the History Committee continues their work on the history book about the Town, many old pictures are being donated or copied. There is a display area in the new Community Center for many of these old pictures. Identification process of some individuals is presenting a challenge, even though the public is responding well to our request for help in this identification. In addition, there has been a display set up at the annual Green Valley-Morgan Fireman's Picnic. This will continue due to the positive response by the community to this display. As various pictures and artifacts find their way into the hands of the History Committee, it would be a positive thing if some type of display case or space for artifacts could be found. It is hoped that once regular hours are established for the Community Center, the history display area at the center will be available to the public during those hours. When that area at the Community Center is needed for office space, it is hoped that there would be some way to set up another area or an actual museum within the borders of the Town. This is not expected to happen within the next ten years or more.

[2009 review: The Town of Green Valley History Committee has compiled a book "Town of Green Valley, A Look Back" and has made it available for purchase to the public.]

2019: A second book has been compiled, titled "Town of Green Valley, A Glimpse into Our Past, and is available for purchase to the public.

The Town of Green Valley has no cultural facilities. Library facilities are available in Oconto Falls, Pulaski, Gillett, Bonduel and Shawano. Computer access is available to order the books through the Owlsnet Library system from homes and any book you desire will be delivered to any of these locations for check out. With the close proximity of the Performing Arts Centers in Oconto Falls and Pulaski, the Weidner Center and the Resch Center in Green Bay and the Performing Arts Center in Appleton, our citizens can attend cultural events without driving too far. Without a tremendous increase in our population or outgrowth from one of the surrounding municipalities or a donor (as has happened in the case of the Pulaski Center), and with the current budget crisis in the State of Wisconsin, it is unlikely that there will be a cultural center within our borders in the foreseeable future.

#### **K. Community design**

Since the population bases for the Town of Green Valley are the three unincorporated communities, namely Advance, Green Valley and Pulcifer, a specific design for these communities is unlikely to occur. Each of these communities has its own individual characteristics.

The area in and around the unincorporated community of Green Valley offers the ability to connect to the sanitary district, and has a close proximity to State Highway 32. This is the area our surveys indicate should be where we encourage development due to the sanitary district access. This could be an attractive incentive to some businesses; however, due to the rural character of the area, it is unlikely that there would be widespread development of an industrial base in the area. It is more likely that the development here would be residential, since

connecting to the sanitary district allows for smaller lots and more convenience. A local grocery, gas station, convenience store and perhaps something similar to a hardware store, would add a great deal of convenience to living in this area. If the Nicolet Trail extension becomes reality, it would be advantageous to have someplace for the users to shop and or rest. The tavern in the unincorporated community of Green Valley does serve food.

We currently have an ATV trail that has access to the establishment. In addition, the old railroad track area was converted into the creation of a pulling track in 2008 in the unincorporated community of Green Valley.

Additional options would be appreciated. There are currently two areas around the community that have approved preliminary Certified Survey Maps for small subdivisions – both could be connected to the sanitary district.

The unincorporated community of Pulcifer, along State Highway 22, could become a residential base, however, with the sensitive nature of the area due to the river and its lack of access to a sanitary district, development there is not expected to be strongly encouraged, until such time as the issue of a sanitary district access is addressed. A Sanitary Sewer System could be run from a couple of neighboring municipalities, however, the cost could be prohibitive unless grant funding or other type of assistance would become available.

The unincorporated community of Advance continues to be a crossroads of County Highway C & E. Development in this area is expected to be in the rural properties rather than in the community. However, with the completion of the new Community Center, and the expected greater usage of this facility, there could be some development in the unincorporated community of Advance. There has been an inquiry of a small sheet metal shop in or near the community, possibly as early as 2004. Other inquiries are expected to follow.

Any development here will be encouraged, as long as it is felt that it would not be a burden on the groundwater of the area. All groundwater in the Town of Green Valley is a major concern.

### **Summary**

The Town Board of Supervisors of the Town of Green Valley will:

- Encourage continued subsidized testing of wells and groundwater within the Town, especially in areas of environmental concern
- Work with the Wisconsin Department of Natural Resources to protect our groundwater and sensitive environmental areas
- Encourage the State of Wisconsin to continue their attempts to offset the tax loss on managed forest plans and use valuation for agriculture properties

With an aging farm population and decreasing farm revenues for the small farmer, our farming acreages have been incorporated into larger farming operations.

As this development occurs, open space is reduced, as is cropland. The Town Assessor and Town Clerk will diligently monitor the actual use of farmland for farming to comply with the State of Wisconsin regulations on Use Value Assessment.

Due to concerns expressed by some regarding legislation that will end up hurting the ‘family’ farmer in favor of the ‘mega farmer’, it is the intention of the Town of Green Valley to protect existing residents, both farm and residential. In an effort to do this, the Town of Green Valley will:

- Review the options of changing zoning for a larger animal unit operation versus the smaller farmer
- Continue to advocate the “farmers right to farm”
- Continue to discourage the location of industrial “mega” farms near residential areas
- Protect the values of its current citizens
- Ask Shawano County to keep the Town Board advised of all land use decisions and permits that are issued by the county within our Town

The Town of Green Valley will try NOT to tell farmers how they can use their land once they decide they no longer wish to farm. Personal property rights are important to our citizens. The Town will:

- Protect the values of the people currently living here
- Not adversely affect business, but also will not adversely affect the residents within the Town

Property owners are responsible for their property, even when they rent it out for use by others. This is a Quality of Life issue for the whole Town. The Town of Green Valley recognizes the need to balance individual property rights with the public interest.

The Town of Green Valley will continue to preserve and protect environmentally sensitive areas and:

- Continue to cooperate with the Watershed Manager and the Wisconsin DNR to protect environmentally sensitive areas
- Continue to seek information from Shawano County regarding the reclamation plans on nonmetallic mining sites
- Continue working to improve the Towns parks and open spaces and encourage Shawano County to do the same
- Review and update the 1992 Town of Green Valley Parks Plan. 2019: The needs of the Plan have been met.
- Continue to follow the State of Wisconsin’s strong rules regarding reclamation of the land once the mining operation is completed (Wisconsin DNR Chapter NR 135). There are ways for the property owner to get around some of the reclamation rules, and residents are watchful regarding these issues to ensure that the rules are complied with. These rules are regulated and enforced by Shawano County and the DNR, according to the law.

The Town of Green Valley will continue to work with property owners on development of their properties to ensure that this occurs in area designated and in areas that will not damage the environment.

Historic preservation will be encouraged in all three communities. While the Town of Green Valley cannot provide funding for this preservation, any available grant information we receive will be made available to the property owners upon request. The Town of Green Valley will:

- Continue to educate the residents through a newsletter regarding the history of the Town, as well as any programs available to the public for preservation
- Encourage adoption of a Historic Preservation ordinance and encourage a solid basis for

preservation through any state programs that are available

- Establish an agenda for future preservation activities and attempt to create a way to measure that progress. With the probable development of a recreational identity for the Town, establishment of a Historical District or area would be beneficial for attracting tourism.
- Attempt to preserve any cultural and archaeological sites discovered

# CHAPTER #6

## ECONOMIC DEVELOPMENT

## Chapter VI - ECONOMIC DEVELOPMENT

adopted 08/11/2004

Revised 2009

Revised 2022

The Town of Green Valley currently has limited commercial facilities within the borders, 3 commercial septic businesses, 2 plumbers, and 4 taverns (some that serve food). There are also a few home-based businesses. While the section of the Town located on the State Highway 32 corridor has been designated as the desired location for industrial location, it remains unlikely that there will be widespread industrial development in this area.

Community of Green Valley has had resurgence in development. The Bay Lakes Elevator has been developed into four businesses – an auto repair shop, septic service, portable toilets and salvage businesses. The former railroad track area has been made into a pulling track.

The unincorporated community of Pulcifer offers a feasible site for location of retail expansion. The Town needs to encourage the elimination of the blight areas along State Highway 22, perhaps with the offer of assistance in cleanup. Some of the old buildings along this stretch of highway are historically interesting and offer a tempting variety of possibilities, perhaps including some small retail establishments, such as antique shops, art shops, craft shops, fishing and outdoor shops, to compliment the draw of the river and park on the southwest end of the unincorporated community of Pulcifer.

With Shawano County taking over the management of the Pulcifer Park (now called Oconto River Park), the probable upgrade of the park promises to eventually draw more people to this area. It would be to the Town's advantage to have a place for these visitors to spend some of their money. With the access to the Park being free, that would allow more money to be spent in the area, if there was something to spend it on. A local restaurant, campground, gas station and/or convenience store, along with the above mentioned retail establishments would start money flowing into the local economy, if only for a portion of the year.

The area in and around the unincorporated community of Green Valley offers the ability to connect to the sanitary district. This could be an attractive incentive to some businesses; however, due to the rural character of the area, it is unlikely that there would be widespread development of an industrial base in the area. It is more likely that the development here would be residential, since connecting to the sanitary district allows for smaller lots and more convenience. A local grocery, gas station and perhaps something similar to a hardware store, would add a great deal of convenience to living in this area. If the Nicolet Trail extension becomes reality, it would be nice to have someplace for the users to shop and or rest. The bar in the unincorporated community of Green Valley also acts as a restaurant. A family restaurant without the serving of alcohol would be nice for young families.



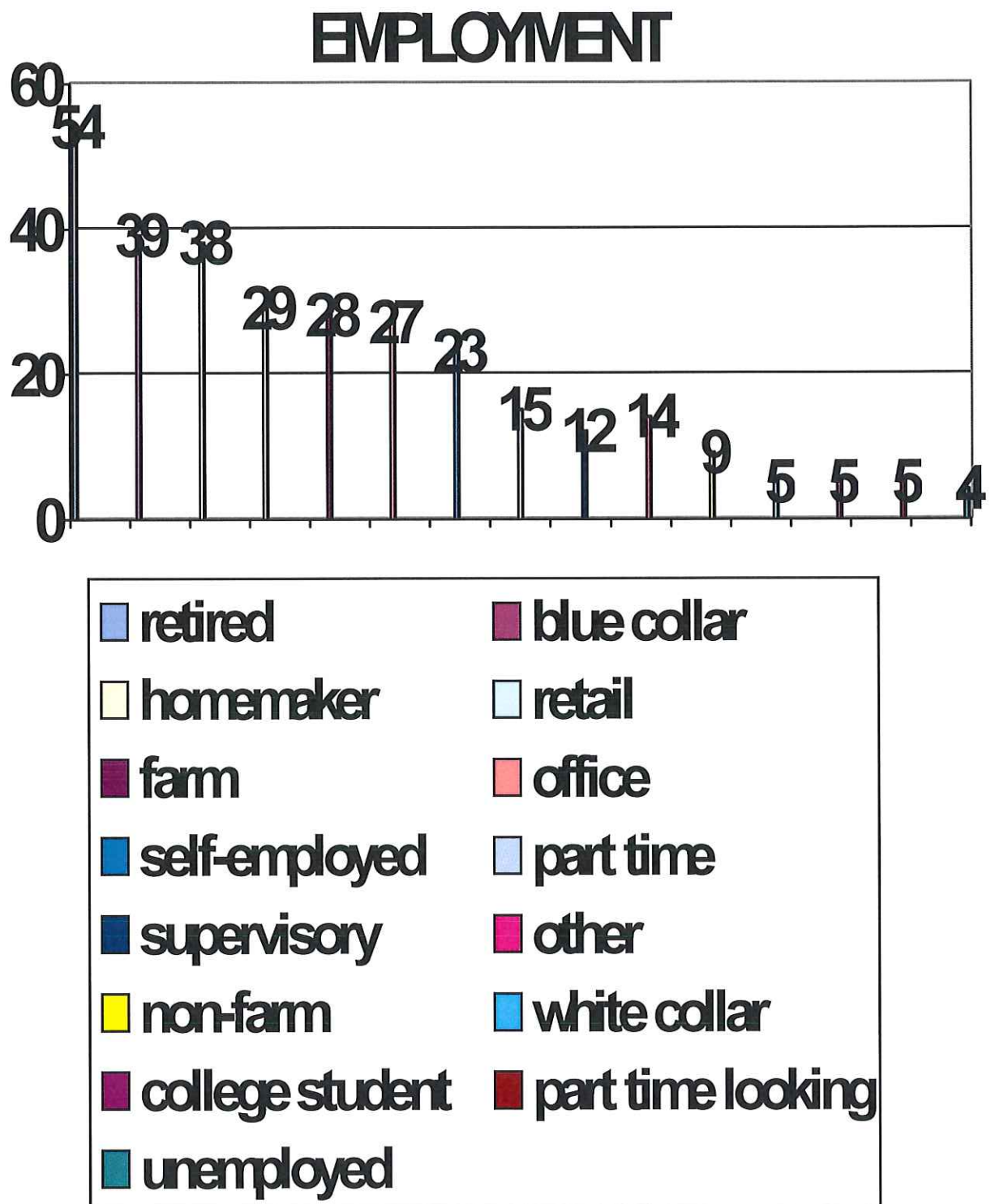
## CURRENT EMPLOYMENT OPPORTUNITIES

As of the year 2002, the Town of Green Valley had no major employer. With the loss of Bay Lakes Elevator in 2002, our hope of commercial growth seems slim. The commercial establishments consist of 4 taverns with food serving facilities, 3 businesses that pump septic systems, portable toilet rental, salvage, auto repair and an excavator.

Our hope of major growth seems slim. However, 2019: there are several small businesses in the area, the outlook seems promising.

The majority of residents that work outside the home, work in jobs related to Industrial Blue Collar or Retail. The number of farm workers has decreased in the last decade. 2019: Due to the larger scale farms we have noticed an increase in the number of farm workers. On the 2002 survey, done by the Town of Green Valley Plan Commission, the question of where do you work drew a variety of responses.

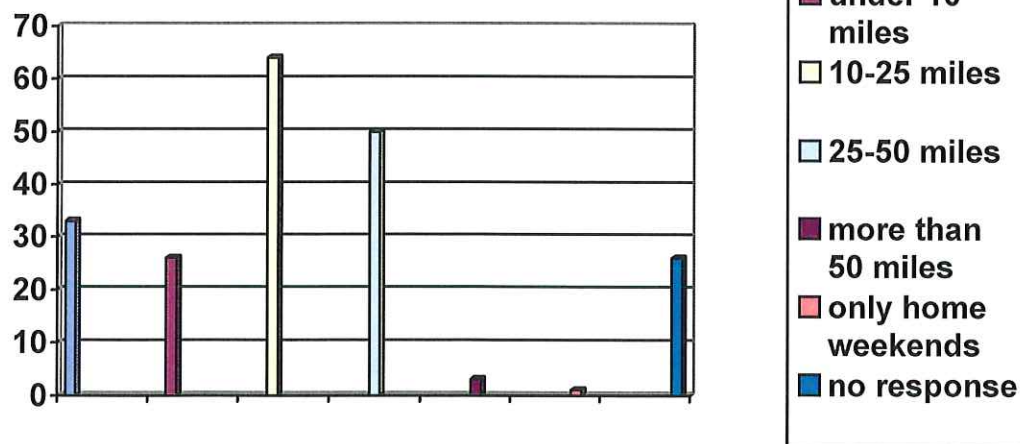
*Question 2 relates to what type of job the residents of the Town of Green Valley have. This question was asked to help with the demographic section of the Comprehensive Plan. The question was, "What type of job do you have?"*



The survey indicates the following, as illustrated in the chart above:

Retired – 54  
 Industrial blue-collar – 39  
 Homemaker – 38  
 Retail – 29  
 Farm – 28  
 Office – 27  
 Self-employed – 23  
 Part time – 15  
 Supervisory – 12  
 Other – 14  
 Non-Farm – 9  
 White Collar – 5  
 College Student – 5  
 Part time looking – 5  
 Unemployed – 4

### DISTANCE TRAVELED TO WORK



According to the above chart many respondents in the Town of Green Valley work out side of the Town of Green Valley and travel between 10 – 50 miles to go to work. Those that travel under 10 miles to go to work live closer to a city such as Gillett. The northern border of our town is less than 10 miles from Gillett. Many of the respondents work in Shawano or Green Bay. If a respondent lived in the unincorporated village of Green Valley and worked in Green Bay, the distance traveled could be between 25 – 50 miles depending on where in the Town of Green Valley he/she lived. 2019: We did not conduct an Employment Survey.

It is assumed that farmers would not travel to their work, nor would homemakers since both would work at home. Green Bay, Shawano and Pulaski were the most frequently named places to work for those that commute, with most of the commuters traveling between 10 and 50 miles to work.

Unlimited employment opportunities exist within driving distance for residents employed outside of the Town. With easy access to State Highways 22, 29, and 32, and U. S. Highways 41 and 141 a drivable distance, commute times of 30 minutes to an hour or more each direction are acceptable to many. While it is possible, but unlikely that any major industry will locate to the Town of Green Valley, unless the state and nation's economic climate changes greatly, it is possible to add several smaller businesses and/or industries, with possibly more home based units as well. The Town will continue working to encourage that possibility.

According to the town survey done in 2001 by the Green Valley Plan Commission, agriculture is no longer the predominant use of land in the Town of Green Valley. Our family farms are diminishing, probably due to the farm economy. The Town of Green Valley currently has a Mega Dairy and two other farms are approaching the animal unit capacity of "mega-dairy" status. We have fewer farms, but more cattle due to the "mega-dairy" classification. The actual Mega Dairy that we do have utilizes minimum resident labor, with most of their employees being brought in from outside the Town. The Mega Dairies do not utilize the acreages as crop growing areas as the smaller farmers did. They depend on the smaller farmer's acreages to deal with the problem of animal waste storage and dispersal. With an aging farm population and decreasing farm revenues for the small farmer, our farming acreages will undoubtedly continue to be sold for development and broken up into residential areas, reducing open space.

### **Regional Initiative**

This area of Wisconsin is economically underperforming the state average, the U. S. Average and neighboring states. Therefore, in early 2004, Shawano County Economic Progress, Inc. (SCEPI), located in Shawano, developed regional focus groups to help in overcoming the problem of job loss in the area, try to generate high-paying jobs and attract 'bright, creative and innovative people to the area'. The region they are including is nearly all of northeastern Wisconsin. (A map of the counties covered is included in this plan) SCEPI hopes to help build cooperation and partnerships within this region of Wisconsin. This will be a three-phase effort and will involve cities, towns, villages, regional plan commissions and various businesses to recommend actions that will foster future economic prosperity of the entire region. Some of the issues discussed by the focus groups included which building blocks are considered necessary for growth in the local economy. Which of these do we already have and which are lacking; and what might be missing at the county or state level. The Town of Green Valley will continue to participate in these sessions to provide input in the process. It is our goal that these focus groups will include small rural towns in their process and that we keep the issue of these towns in the discussion areas of these sessions.

There is serious concern about the exit of young people after they have completed their education, taking their knowledge away from this area. This appears to be a problem for all of the rural areas involved in these sessions. The state ranked 31<sup>st</sup> in high tech jobs in the country in 2003. It also ranks near the bottom in federal dollars being returned to the state. The

Department of Commerce is encouraging all municipalities in the state to submit applications for federal grant dollars to help bring some of these monies back to the state. The Town of Green Valley will keep available grants, both federal and state, in mind while trying to improve our economic outlook.

### **EMPLOYMENT FORECAST**

While expansion of the commercial base within the Town of Green Valley is possible, it is unlikely without substantial residential growth within the Town in the next 20 years.

### **SUMMARY**

Some of the major weaknesses of the Town of Green Valley include the condition of local roads and lack of municipal water and sewer (other than in and around the unincorporated community of Green Valley).

The Town of Green Valley's strengths in the area of the economy include the work ethic of its residents and the close proximity of good highways - State Highway 22 and 32, and County Highways E and C run through the Town. Commuting is not a problem. These highways must also be considered a positive thing when planning for any influx of commercial business or industry.

The Green Valley Sanitary District #1 remains an example of strength in and around the unincorporated community of Green Valley. There remains room for expansion within this district and this is a positive thing for any future influx of commercial or residential growth in and around this community.

If the Town could eventually establish a Tourist Information Center in the Community Center, we could encourage tourists to visit any future potential commercial establishments or home based businesses while they are in the area.

The Town of Green Valley will continue to encourage additional small home-based businesses. An equipment and vehicle repair shop, a gas station/convenience store or a grocery store would be great assets to the Town. A stand-alone restaurant without tavern affiliation would be appreciated by many of the families with young children. Additional childcare facilities will be encouraged. Currently there are few home-based, licensed, childcare facilities located in the Town.

The Town Board of Supervisors and Plan Commission will continue to encourage dialogue with Shawano County Economic Progress Inc. as a way of getting them to consider the Town as a location for future business.

The Town Board of Supervisors will encourage the development of an Economic Development Plan, including the establishment of an Economic Development Committee as an effective way to get people talking and interested in this area.

The Town Board of Supervisors will encourage recreational and light industrial development within the Town by identifying and recruiting recreational and supporting venues. The

establishment of the Economic Development Committee could develop a marketing campaign to promote area venues. It should be encouraged to find an enthusiastic individual to direct the above efforts.

The Town Board will encourage the location of commercial development or light industrial in the unincorporated community of Green Valley within the Green Valley Sanitary District #1, as well as encouraging the use of the vacant storefronts within the community.

Promotion of the location of commercial development in vacant storefronts in the unincorporated communities of Pulcifer and Advance, while encouraging the residents to review sanitary options should be encouraged.

The Town will encourage commercial and industrial development in appropriate locations along the State Highway 32 corridor.

The Town of Green Valley will make a concentrated effort to more fully participate in the state and federal programs that are offered to municipalities for Economic Development.

# CHAPTER #7

## INTERGOVERNMENTAL COOPERATION

## **Chapter VII - INTERGOVERNMENTAL COOPERATION** (adopted 08/11/2004)

Revised 2009

Revised 2022

### **BACKGROUND**

The Town of Green Valley has worked with bordering Towns since the beginning of the Town. Highway agreements with the Towns of Angelica, Underhill and Gillett date back to the 1890's. These were usually verbal agreements with the Town Boards and these Town Boards have mutually agreed to continue them. Some of these agreements equal an exchange of road maintenance, such as with the Towns of Angelica, Gillett, and Underhill on bordering roads. Some include a bill back arrangement, such as with Shawano County when they plow Linquest Road (also known as Winquest Road) or when we purchase supplies. It is expected that these agreements will continue or expand in the next few years, when they are mutually beneficial for all the municipalities involved. It might be a good idea for the Town of Green Valley to look at a more formal agreement process in the future.

The Town of Green Valley also has a bill back agreement with Oconto County for the hill on Church Road. Oconto County plows and salts as they go by when they plow State Highway 32 and bill us for time and materials. This is a public safety issue for the people traveling Church Road during the winter. This is more practical than asking Shawano County do this area since Oconto County trucks pass right by this road. This also frees our Town trucks to go into other areas of the Town for plowing.

During the process of developing our Land Use Plan, adopted in 1997, the Town of Green Valley worked with Shawano County Extension, Shawano County and the Towns of Angelica, Hartland, Maple Grove, and Lessor to have East Central Regional Planning Commission compile a Land Use Plan, using the results of a survey done in 1996 and also benefiting from the public input at those meetings. Some of these issues are addressed in the Transportation Element of this plan.

### **LISTENING SESSIONS**

Green Valley Plan Commission members have participated in helping neighboring communities as they have worked on their Comprehensive Plans. Presently The Town of Green Valley is part of the eastern Cluster of communities within Shawano County. These communities include the Towns of Angelica, Hartland, Lessor, Maple Grove, and Navarino, as well as the Village of Bonduel and the Town of Green Valley. This Cluster has been involved in the early discussion and grant application preparation of Shawano County's Comprehensive Plan. One of our Plan Commission members represented this Cluster on the Shawano County Planning Advisory Committee for the first five months of meetings. Shawano County intends to file their grant application in the fall of 2004.

The Town of Green Valley held their first Visioning Session regarding our Comprehensive Plan in January, 2003, to address and receive input from our citizens, neighboring municipalities, cluster partners, the school districts, and area services in the areas of border issues, utility issues and other issues. The University of Wisconsin Extension office in Shawano facilitated the meeting; however, the Town of Green Valley selected who to invite, where to publicize the session and what should be on the agenda. Invitations were specifically sent to the Shawano



County Board, with a special invitation sent to our representative on that Board and the Shawano County Land Planning Department; as well as the Oconto County Board and Plan Commission, the Towns of Angelica, Lessor, Hartland, Maple Grove, Morgan, Oconto Falls, Gillett, Underhill, Chase, Navarino, and Washington. In addition, invitations were sent to the cities of Gillett, Pulaski, the Villages of Bonduel and Cecil and East Central Regional Planning. NWTC and the school districts of Gillett, Bonduel and Pulaski, since they serve the Town of Green Valley, as well as a special invitation to the government classes of all three high schools inviting them to send a representative to this meeting to get our youth involved in local government. The Green Valley Sanitary District #1 and the Krakow Sanitary District, which are directly affected by our Town, were also invited, as well as the utility companies of WE Energies, Oconto Electric Cooperative and American Transmission Company, and telephone companies that service this area, which are Frontier Communications and TDS Telecom. The Green Valley-Morgan Fire Company and the Gillett Area Ambulance Service were also included in the mailing.

To create public awareness, notices were sent to the Green Bay area television stations and the newspapers that service this area [Oconto Falls Times Herald, Shawano Leader, Green Bay Press Gazette, the Pulaski News], and were published in the Town of Green Valley's quarterly newsletter to provide public service announcements regarding this meeting. Posters were put up in commercial establishments within the Town of Green Valley and the surrounding communities.

The turnout at this session was very positive and the feedback considered helpful to our Town Board of Supervisors and Plan Commission members. The citizens that joined us that night offered suggestions and asked questions. Some students and their instructor of the Bonduel High School Government Class joined us, along with their instructor and asked a number of questions and provided input into the conversation. The group asked that another session be held later on in the year. A second session was held in October of 2003. The agenda of the second session was devoted primarily to possible shared services, including but not limited to roads, utilities, regional economic development and other services.

At the first session, all in attendance were given the opportunity to speak. The Town of Green Valley established the agenda, with the facilitator being from the Shawano County University Extension office. We established a number of ideas for the dialog, and the participants took it from there. It is felt that this method worked well and will be used again in the future.

The purpose of these sessions was to express the desire for the intergovernmental cooperation to continue and find ways to enhance it. It was also to communicate our visions, coordinate plans, policies, and programs that would affect all of us. We also addressed other issues of mutual interest and shared concerns regarding the future. We will explore the possibility of shared resources, have some joint services, and try to avoid the duplication of other services.

Through these sessions, we hope to have early identification of intergovernmental issues. Some of the members of the group had suggested a second session and requested that the communities involved meet at least once a year to cover these issues and stay current with each other. Our goal is to work with the various jurisdictions to identify and resolve possible conflicts early, before any rigid positions have been established and before issues become conflicts or crises.

The Town of Green Valley will continue to encourage these yearly sessions, possibly on a rotating basis between communities, to discuss conflict and share visions to ensure consistency and keep conflicts to a minimum. It is felt that the communication from these sessions will help provide predictable outcomes to issues and save money, time and opportunities, as well as promote understanding and increase the possible services to our citizens and theirs. It is also hoped that any controversy that may exist or come up in the future will quickly be resolved since communication lines have already been opened. We will continue to include Shawano and Oconto County, as well as all the members of the eastern cluster of communities that are helping with the county plan and all contiguous municipalities and our citizens. The school districts and government classes will continue to be invited in order to encourage the students to participate and become involved in local government.

We included the dates of the rest of our Smart Growth meetings in the event that these people could not make it to the meeting in October. By including the dates and topics of our remaining Smart Growth sessions, we hoped to include other jurisdictions throughout our planning process.

### **SCHOOLS & OTHER GOVERNMENTS**

The various units that have an interest in the Town of Green Valley are as follows:

University of Wisconsin, Shawano County Board, the Shawano County Land Planning Department; Oconto County Board and Planning Department, the Towns of Angelica, Lessor, Hartland, Maple Grove, Morgan, Oconto Falls, Gillett, Underhill, Chase, Navarino, and Washington, cities of Gillett and Pulaski, the Villages of Bonduel and Cecil, and East Central Regional Planning, Northeastern Wisconsin Technical College, Wolf River Lutheran High School, Bonduel School District, Gillett School District and Pulaski School District, as well as CESA 8, Green Valley Sanitary District, the Krakow Sanitary District, WE Energies, American Transmission Company, Oconto Electric of Oconto Falls, Frontier Telephone, TDS Telecom, Packerland Broadband, Graniteware, Cellcom, the Green Valley-Morgan Fire Company, the Gillett Area Ambulance Service, the libraries in Bonduel, Shawano, Oconto Falls and Pulaski, and the Shawano County bookmobile, and the Shawano County Sheriff's Department. We also have a county park in the unincorporated community of Pulcifer.

### **OTHER PLANS, ORDINANCES AND POLICIES OF THE TOWN**

The Town of Green Valley adopted Shawano County Zoning in 1971. The Town had a Land Use Plan dated 1979, that was replaced with the 1997 plan, then replaced with the 2004 Comprehensive Plan. Prior to establishment of the Town of Green Valley Plan Commission, few ordinances had been adopted. Since the 2004 Comprehensive Plan was adopted, several ordinances and resolutions were adopted to implement the Plan. The Town of Green Valley has adopted additional ordinances beyond Shawano County's Ordinances. In the year 2000, the Town of Green Valley adopted Uniform Dwelling Code and hired a Building Inspector.

### **GOALS & OBJECTIVES**

In addition to the goals and objectives stated earlier in this plan, we would encourage the following:

- Work with the various jurisdictions to identify and help resolve possible conflicts early, before any positions have been established, and before issues become conflicts
- Encourage students from the three school districts in the Town to participate in the

- process
- Encourage yearly intergovernmental meetings
- Early identification of intergovernmental issues
- Express the desire for intergovernmental cooperation to continue and find ways to improve it.
- Communicate our vision; coordinate plans, policies, and programs that will affect all of us
- Encourage Shawano County Housing to extend services to northeast Shawano County
- Encourage the development of tourism and recreational venues
- Explore the possibility of creating a multi-jurisdictional economic development group for our area
- Work with the School Districts to address the safety issue of transportation of our school children

### **POLICIES, PROGRAMS FOR JOINT WORK**

Because the old railroad corridor runs north/south on the eastern edge of the Town, passing through the unincorporated community of Green Valley, the Town of Green Valley is participating in the initial sessions regarding the establishment of the recreational trail, known as the Nicolet Trail, planned to go through our Town, possibly using much of the old rail corridor. This was on the regular Town Board meeting agenda in August 2003 and the Town Clerk sent out invitations to Shawano County Land Planning office, Revitalize Gillett, Shawano County Economic Progress, Inc., and the Town of Angelica. There was a public hearing held on this topic in September 2003 at the Community Center in Advance. Invitations for the public hearing were sent by the Shawano County Land Development office and were sent to people the county felt should be notified, including the landowners currently holding some of the desired property. It is our understanding that property owners of land adjacent to the proposed trail land already held by the DNR were NOT sent invitations to this hearing. This was, however, mentioned in the Town's September newsletter, which was mailed the week before the meeting. If the Nicolet Trail becomes a reality, the Town of Green Valley would encourage Shawano County to allow its use by pedestrians, bikes, snowmobiles, horses and other pets. While much of the proposed trail is in private ownership, it is hoped that arrangements can be made to re-purchase some of this land by the DNR or come up with a bypass as needed. To complete the trail between Pulaski and Gillett and connect to the Mountain Bay Trail to the north in Pulaski and continue to the west to Wausau, is a hope of the DNR. The Town of Green Valley will encourage some type of economic development in conjunction with this recreational trail system, should the opportunity arise. Shawano County would maintain and operate the trail as part of the County Trail system as it passes through the Town.

The Town of Green Valley will continue working with Revitalize Gillett to encourage the development of a bike/hiking trail along one of our town roads in the hope that this can connect to the Nicolet Trail and encourage users to get off the trail from time to time and use some of the services available. We will encourage those services to be developed. 2019: Revitalize Gillett is no longer in existence.

A regional perspective on our plans for recreation will be encouraged. Since the Nicolet Trail and the proposed bike and hiking trail will access other municipalities, we will include these

municipalities in the planning stages for this development.

We also intend to encourage Shawano County Housing to expand services to the eastern end of Shawano County, particularly in the area of housing assistance. For example, in checking on housing assistance for some low-income residents, it was learned that there is no program to assist anyone that lives in our Town. While we realize that the population centers of Shawano County are not in our Town, it is hoped that some services of this agency can be established in our Town. People should not have to move out of our area, away from family and friends, into a population center to get assistance from the county.

We also hope to promote economic opportunities for our citizens, possibly offering a site for a Farmers Market, or other ideas. This might provide an opportunity for people to sell their products, as well as create an environment of community good will. The grounds of the Community Center would be an ideal area for this offering.

Identification of information centers, trails and other projects in the area will be encouraged and this information could be provided through the office at our Community Center during regular office hours, once they are established. The Wisconsin Towns Association offers the opportunity for all Towns to set up their own website. This would be an excellent way to provide information to the citizens regarding issues of importance to the Town. 2019: The Town of Green Valley has our own website.

The Town of Green Valley will continue to keep adjoining Towns Comprehensive Plans in mind as we issue our building permits and proceed with future development.

It is the intention of the Town of Green Valley to require park space or green space be set-aside in future developments. With this in mind, the placement of this space will be very important. The transfer of Pulcifer Park (now called Oconto River Park) to Shawano County in 2003 was done with the realization that the Town of Green Valley does not have the financial resources necessary to upgrade this park. Due to the location of Oconto River Park on State Highway 22 and along the river, it was hoped that Shawano County would be better able to upgrade this environmentally important area. It is expected that Shawano County will provide the necessary upgrades to the Park facilities that the Town could not afford. Shawano County plans to budget for a major upgrade of the park in 2011. Our citizens are expected to continue to use this park and other area parks in adjoining municipalities. 2019: The Oconto River Park was upgraded in 2014.

We have established as a goal the development of tourism and recreational opportunities. Identification of a regional development goal will be encouraged with the possibility to review some revenue sharing ideas. We will encourage discussion about the possible creation of a multi jurisdictional economic development group for the area. Our hope is to provide opportunities and develop a joint effort to encourage possible economic development. This could be handled with the cooperation of the surrounding municipalities, Shawano County Economic Progress, Inc. (SCEPI), and the Shawano Chamber of Commerce. By creating a regional economic advisory committee, utilizing members from all of the above, we hope to encourage this type of development in eastern Shawano County. We feel it is important to bring a regional perspective

to this issue.

With few local job opportunities within the Town of Green Valley, and the majority of residents commuting, it would be very helpful to encourage minimal services, such as a local gas station, eating establishments, etc. It is important to keep in mind the potential impact any of these ideas will have on the transportation and housing areas of the Town of Green Valley. It is not expected we will ever have public transportation in this area, so it is very important to keep the goals and objectives listed in the Transportation Element in mind. These include but are not limited to:

- Maintain the existing transportation system in a cost-effective manner
- Continue to maintain an annual inventory of the condition of all town roads
- Keep the annual maintenance budget for the town roads at or beyond the present levels by submitting the increase in the road budget for elector approval at the annual budget hearing
- Continue upgrading to a four-lane road standard as the opportunity arises
- Discourage overuse of certain roads in deference to other roads, by establishing truck routes and a permitting process.

The Town of Green Valley will research the Comprehensive Plan areas along the borders of the adjoining municipalities to make sure we are not in conflict with each other. How local land requirements are encouraging or discouraging development is an important issue for all of our municipalities. This is another reason to communicate on a regular basis with each of these municipalities.

There is some property in the Town of Green Valley that is owned by Shawano County, the DNR and our churches. This property, while within the Town, is not taxed by the Town and is really not under the control of the Town. It is important for the Town to remain aware of the plans these entities have for these properties.

The Town of Green Valley will encourage the Eastern Cluster to meet to discuss various regional issues and/or county actions. An example would be the wind farm discussions that Maple Grove and Lessor had to deal with, or the Shawano County Shoreland Zoning Ordinance. Since the possibility exists that this could happen in the Town of Green Valley or other areas of the county, we need to work together and keep the lines of communication open in order to arrive at a satisfactory conclusion of these issues that is beneficial to all. The result would be more input to the county on the development of ordinances that affect all of us. We could address all issues, such as roads, fire departments, personnel, supplies, sewer, equipment, economic development, recreation, etc.

The Town of Green Valley did request that our county board representative come to periodic meetings to report on county actions and issues. The only way for the county representative to know how the Town feels about these issues is to talk with the Town Board or to hold regular listening sessions, similar to what some of our national representatives do. This communication will be encouraged. 2009 review: Our current County Board representative attends regular meetings of the Town Board and sits on the Town Plan Commission. He presents reports on

County Board activity at both of these meetings.

### **CURRENT BOUNDARY AGREEMENTS/PLANS**

The Town of Green Valley has highway agreements with the Towns of Gillett, Underhill and Angelica, as well as with Shawano and Oconto County, some dating back to the beginning years of the Town.

The Green Valley-Morgan Fire Company, a private corporation, is an effort by the independent fire company to provide service to the Town of Green Valley and the Town of Morgan, as well as the surrounding areas. The Town of Green Valley and the Town of Morgan have individual contracts with the Fire Company. The Fire Department maintains Mutual Aid Agreements with many of the surrounding Fire Departments. The funding is by property tax money from both towns. Any resident of these towns is invited to attend their meetings.

The Gillett Area Ambulance Service, another private corporation, also has contracts with the various surrounding municipalities and a portion of our tax dollars help fund them.

The Green Valley Sanitary District #1 (GVSD#1), while providing service only to the unincorporated community of Green Valley and area to the south of that community, and not a part of Town government, has its members appointed by the Town Board of Supervisors for the Town of Green Valley. The GVSD#1 has an agreement with the Krakow Sanitary District to handle the disposition of the sanitary waste of the unincorporated community. The GVSD#1 has the right by statute to levy assessments on its members similar to other taxing entities. The Krakow Sanitary District (KSD) provides service to a few properties in the Town of Green Valley and also has the same right to levy assessments. Other than collecting the actual assessments the Districts adds to their member's property taxes, the Town of Green Valley does not fund either District.

### **IDENTIFY & RESOLVE CONFLICTS WITH OTHER GOVERNMENTS**

The Town of Green Valley feels that the main way to identify, avoid or resolve potential conflicts with other municipalities is to keep the lines of communication open. Because of this, the Town of Green Valley will encourage the use of the yearly meetings that the various municipalities suggested.

The Town of Green Valley will do its best to notify the other municipalities that may be affected by issues, as soon as we learn of those issues.

One current intergovernmental conflict exists between the Town of Green Valley and the Wisconsin Department of Natural Resources (DNR) regarding the proposed reconstruction of Funk Road that was to be done in 2003. Because of the wet nature of the area, the DNR made the full reconstruction of this road financially impossible for the Town. It is hoped that in the future, the DNR will try to be more understanding to the needs of the community. A compromise is sometimes needed between the needs of the community and the needs of the environment. The DNR must realize that some of the decisions a Town must make are due to a safety issue. It is difficult for a Town to comply with the Department of Transportation guidelines when the DNR imposes some of their rules in these situations.

Another source of potential conflict could be the method of funding the Green Valley-Morgan

Fire Company. Valuation has been the method used to determine the charges to the Towns of Green Valley and Morgan from the Fire Department for many years. The Town of Green Valley, in the past, had the higher valuation and therefore paid the higher bill. Lately, the valuation for the Town of Morgan has surpassed Green Valley's valuation and there has been a proposal from some people in the Town of Morgan to change the method of charging the municipalities. 2009 review shows that the valuation question has reversed, and for 2008 the Town of Green Valley again had the higher valuation.

Another possible source of conflict is that because we are under Shawano County zoning, it is usually Shawano County that is aware of what is happening in the Town before the Town is made aware of them. Shawano County has been sending, on a weekly basis, information to the various clerks regarding items that affect the municipalities. We applaud this effort by the county and will encourage it to continue. While it is not a perfect answer to the past lack of communication, it is definitely a step in the right direction.

The Town of Green Valley will continue to encourage Shawano County to make better use of the availability of its website by including additional relevant information for public access. While the current website is a good start, much could be added for the benefit of the public and ease of use by the public. We realize that keeping any website current is very important and time consuming. We feel this could be a great benefit to the various municipalities within Shawano County, as well as to the public at large. 2009 review: Shawano County's website currently makes links to various communities' websites available through the county site. We encourage the Town of Green Valley to link their Town's website to the county for the convenience of residents. 2019: the Town of Green Valley's website has been linked to the County website.

In an effort for the Town of Green Valley to keep its citizens involved and informed, the Town will pursue the idea of providing notification via e-mail to those that wish to be included in this type of mailing. The cost of e-mailing information is basically the time it takes to type in the information we wish to pass on to our public. The value of this effort will depend on how many people wish to be included in this service. 2009 review: Currently, many Town officials are notified via e-mail. When the Town's website is fully operational, the public will have more access to Town information.

The Town of Green Valley continues to view our Shawano County Board representative as a direct link to the Shawano County Board. It is important to remain proactive rather than reactive regarding the Shawano County Board's decisions on the issues that affect our Town. If our representative is to truly represent us, it is important that that representative be aware of how we feel. For this reason, we will continue to request that the County Board representative from our area make periodic reports to the Town Board of Supervisors regarding Shawano County Board actions and concerns. This remains one of the few ways for the Town of Green Valley to be kept current on the actions of the Shawano County Board. An article written by the County Board representative in our quarterly newsletter to update the Town might be an idea worth exploring.

It is felt that with the lines of communication open and a free exchange of ideas and concerns between all the municipalities and our public, the chance for any serious conflict is lessened.

## Summary

The Town of Green Valley will continue keeping the dialogue open between the surrounding municipalities and with Shawano County. While we must be aware of our citizens' needs and desires, it is equally important to be aware of other municipalities' cares and concerns. These sessions could be held on a rotating basis between municipalities.

The Town of Green Valley will work to keep current intergovernmental agreements or expand them in the next few years, when they are mutually beneficial for all the municipalities involved.

Town of Green Valley to look at creating a more formal agreement process in coming years.

The Town of Green Valley will continue to explore the possibility of shared resources, have some joint services, and try to avoid the duplication of other services.

The Town of Green Valley will encourage some type of economic development in conjunction with the proposed recreational trail system.

The Town of Green Valley will explore the appointment of an interested individual to participate in the possibility of creating a multi-jurisdictional economic development group for our area

The Town of Green Valley will encourage the development of tourism and recreational venues; such as the proposed development of a bike/hiking trail and recreation trail through the Town. We will work with surrounding municipalities and quasi units to encourage this.

The Town of Green Valley will encourage the development of retail services along any trails that go through the Town in the hope of encouraging trail users to get off the trail from time to time and spend some money.

The Town of Green Valley will encourage students from the three school districts in the Town to attend some Town meetings and participate in all areas of government

The Town of Green Valley will look for way to improve intergovernmental cooperation

The Town of Green Valley will encourage Shawano County Housing to extend services to northeast Shawano County

The Town of Green Valley will work with the three School Districts to address the safety issue of the transportation of our school children

Identification of information centers, trails and other projects in the area will be encouraged. This could be provided through the office at our Community Center during regular office hours.

The Town of Green Valley will explore the possibility of setting up a website for use by our citizens. 2009 review: The Town has set up its own website, but must ensure easier access.

The Town of Green Valley will encourage the Eastern Cluster of Shawano County meet to discuss various regional issues and/or county actions.

The Town of Green Valley will request our county board representative come to periodic



meetings to report on county board actions and issues. 2009 review: as indicated previously in this element, our current County Board Representative does attend regular meetings of the Town Board and Plan Commission. We expect this will continue with the current representative.

The Town of Green Valley will pursue the idea of providing notification via e-mail.

2019: The Town of Green Valley now has our own website.

2019: The Oconto River Park was upgraded in 2014.

2019: The Town of Green Valley's website has been linked to the Shawano County website.

# CHAPTER #8

## LAND USE

The Town of Green Valley consists of a mixture of farmland, residential development, woodlands and areas of wetland/floodplains. After a period of declining population during the 1980's, the Town of Green Valley has been on a slow but steady population increase during and since the decade of the 1990's. Given the proximity to State Highway 32 and State Highway 22, continued growth can be expected.

**Goals**

As stated in earlier elements, the Town of Green Valley has established these goals regarding Land Use:

- Continue to protect the environment while directing future growth
- Discourage the location of conflicting land uses adjacent to one another --  
this includes discouraging the location of corporate farms and industrial development near designated residential areas.  
2009: unfortunately with the changes in state law, the Town has no say in where large farms can locate
- Discourage the location of multi-family (4 or more units) adjacent to single family dwellings or duplex/tri-plex dwellings while encouraging the location of multi-family (4 or more units) where the sanitary system can be utilized
- Direct commercial and industrial development to the most appropriate locations
- Discourage building in wetland areas
- Promote the location of commercial development or light industrial in the unincorporated community of Green Valley within the Green Valley Sanitary District #1  
2009: as the Krakow Sanitary District continues to expand, Green Valley could find that Krakow has no further capacity when Green Valley is ready to expand
- Promote the location of commercial development in vacant storefronts in the unincorporated communities of Advance, Green Valley, and Pulcifer
- Encourage commercial and industrial development in appropriate locations along the State Highway 32 corridor
- Encourage commercial & industrial development that can utilize existing sanitary districts
- Encourage parks and open space in the town, including:
  - Continuing to encourage the development of the old railroad corridor or develop another recreational trail – the DOT has the first right of refusal on prior railroad property if that property should come up for sale by a private party
  - Continue to maintain and/or expand existing town parks, including the equipment in these parks, add a green space requirement in new developments and /or subdivisions
  - Encourage an update of the 1992 Town Parks Plan – Parks Plan has been updated for 2009

**Surveys**

The Town of Green Valley sent out surveys in 2000 and 2002 to property owners and residents asking their input for the future of the Town. The Plan Commission sent out more than 500 surveys to all residents and property owners in the township. We received 11 surveys back that we were unable to forward, with another 241 that responded. This accounts for roughly 50% of

our mailing. (Information from the surveys is included as part of this Comprehensive Plan.) In addition to the surveys, we have shared information with all of our residents and property owners through our quarterly newsletters, listing our timeline and what has been discussed at the previous meetings since the process began. The public has been encouraged to attend the meetings and, when they have come, their input has been encouraged throughout the meeting.

We asked people how they felt about residential development [53% thought it was just right, with 26% thinking we should encourage more and 20% indicating we had too much already].

We also asked how they felt about commercial development [45% felt the commercial development was about right, with 49% stating we should encourage more development]

As indicated in the Housing Element of this plan, the residents of the Town encourage single-family housing, but were very outspoken in discouraging mobile homes.

The surveys indicated that 71% of the residents feel that parks and open spaces are a good idea, with 73% agreeing that land use planning is a good idea.

The respondents also indicated that they cared about wetlands, farmland, forestland, and streams. While this is good for the environment, the tax credits that the State of Wisconsin gives on these classifications makes it more difficult for the Town of Green Valley, as it does for all rural municipalities, to deal with this loss of tax revenue. The Town of Green Valley will encourage the State of Wisconsin to reconsider how they handle these zoning classifications with regard to property taxes.

The reaction to the question on their view of the future of the Town over the next 20 years was mixed:

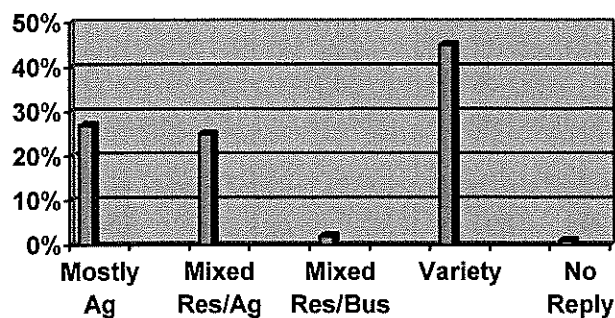
- 27% felt it would be “mostly agriculture”

- 25% felt it would be “mixed residential/agricultural”

- 2% felt it would be mixed residential/business”

- 45% felt it would be “a variety of uses such as residential, commercial, business & agriculture”

**Green Valley in 20 years (N=305)**



Survey comments are included at the end of this Comprehensive Plan. According to these comments, there is concern that new residents will have a difficult time adjusting to the noise and odor that are related to rural living. It is important for the Plan Commission and Town Board to realize this concern exists and that they are prepared to deal with it, should that time come.

The Farmer's Right to Farm is a protected right in the State of Wisconsin. This right does not have to violate other property owner's right to enjoy their property as well, as long as all parties are willing to try to work together toward that objective. The Town Board may have to continue to occasionally act as a mediator in the situations when these land use issues collide, as they have done in the past.

**Following Information Tables are from Tax Assessment Rolls for the Town of Green Valley**

**Breakdown for number of parcels 1995-7/25/18**

<b>Classification</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2009</b>	<b>7/25/18</b>
Residential	336	364	369	388	399	405	412	429	433	367	456
Commercial	16	18	19	24	22	21	21	21	20	16	16
Agriculture	565	556	561	480	479	492	502	486	488	510	545
Swamp/waste	140	139	140	425	422	425	427	425	422	421	411
Forest	323	323	321	334	325	316	315	313	312	360	316
Tax Exempt	34	35	35	36	36	36	36	37	37	27	65
Woodland	21	21	22	16	26	35	36	39	43	90	65
Other		118	116	114	112	102	99	94	92	96	92
<b>Total Parcels</b>	<b>1435</b>	<b>1574</b>	<b>1583</b>	<b>1817</b>	<b>1821</b>	<b>1832</b>	<b>1848</b>	<b>1844</b>	<b>1847</b>	<b>1887</b>	<b>1836</b>

The chart above, in the 2004 Comprehensive Plan, indicated an increasing tendency of property owners toward decreasing agriculture land, by splitting the parcels for residential development. This shows the steady increase in residential property since 1995. The increase in the category of swamp and wasteland and the category of Woodland might be explained by real estate tax breaks given for that classification of property. However, in checking with the assessor for the 2009 update, the above chart shows an increase in the Agriculture, Forest, Woodland, and other classifications. This might be due to having a new assessor, and possibly having some parcels classified differently. Please notice the increased number of parcels in the 2009 update. Most likely showing the increased parcel split-offs for agriculture, forest and woodland tax breaks. The reduction in residential parcels could also be due to the reclassification or split-off of forest and woodland for the tax breaks. The next update in five years, if the Town retains the same assessor, may give a better idea on the direction the Town is taking regarding land use.

**Number of Improved parcels in the Town of Green Valley**

<b>Classification</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2009</b>	<b>7/25/18</b>
Residential	272	297	302	311	322	337	346	354	359	390	397
Commercial	12	13	14	14	12	11	12	13	12	12	12
Agriculture	157	-	-	-	-	-	-	-	-	88	-

Swamp/Waste	-	-	-	1	-	-	-	-	-	-
Other	-	119	116	115	112	102	99	94	92	-
<b>Total Parcels</b>	<b>441</b>	<b>429</b>	<b>432</b>	<b>441</b>	<b>446</b>	<b>450</b>	<b>457</b>	<b>461</b>	<b>463</b>	<b>490</b>

This table shows the rise in putting buildings on residential zoned property. The decrease in Agriculture improved parcels after 1995 would be due to the revision the State of Wisconsin made in what constitutes agricultural property.

The 2009 improved parcels in the chart above, again, could indicate the possibility of parcel reclassification through the new assessor. In addition, with the increase in improved parcels, it probably also indicates the split-off of property for new dwellings. The 2009 Assessor shows the improved Agriculture parcels as "Ag Home Sites".

#### Acreage Classification Breakdown for 1995-2003

Classification	1995	1996	1997	1998	1999	2000	2001	2002	2003
Residential	454.689	490.449	505.191	710.21	739.100	640.288	664.211	748.023	773.011
Commercial	9.650	94.231	80.670	221.77	202.440	202.441	202.441	201.202	201.202
Agriculture	15891.831	15573.45	15558.523	13237.46	13281.65	13449.582	13369.834	13123.552	13080.747
Swamp/waste	938.350	935.220	935.050	2537.11	2564.140	2547.861	2601.391	2746.461	2759.292
Forest	4942.200	4935.300	4927.300	5343.92	5076.860	4733.610	4707.220	4633.88	4580.624
Woodland	506.34	506.34	525.34	475.06	664.37	920.31	960.31	1053.31	1107.03
Tax Exempt	102.13	102.13	102.13	102.76	102.76	102.76	102.76	103.26	104.11
Other	-	213.070	211.070	207.07	203.07	192.990	221.226	213.226	209.116
<b>*Total Acres</b>	<b>22845.19</b>	<b>22850.19</b>	<b>22845.274</b>	<b>22835.36</b>	<b>22834.39</b>	<b>22789.842</b>	<b>22829.393</b>	<b>22822.914</b>	<b>22815.132</b>

**\*2003: When the Town of Green Valley Assessor disagrees with an acreage figure he sees, he eliminates that figure from Town rolls until a survey is done. Therefore, total acreage in the Town continues to fluctuate on County Assessment Rolls.**

The 2009 acreage breakdown is somewhat different than the above, with different total acreage: Residential = 934.674; Commercial = 72.878; Agriculture = 13,009.93; Swamp/Waste = 3294.64; Forest = 42554.76; Woodland = 1607.61; Exempt = 103.53.

**TOTAL** acreage from the Assessor in 2009 = 23,279.03

It is possible that the acreages the prior assessor eliminated when he disagreed with it, has been added back in by the new Assessor. Otherwise, we are not sure why the acreage differs.

#### 1979 Land Use Plan

In 1979, a Town Plan Committee was established (it is unknown why this did not continue). The desire was to provide a strong and active committee to relate to local problems and provide input to county zoning committee. (This desire has not changed, according to a survey done in 2002.)

The 1979 Land Use Plan for the Town of Green Valley indicated that the Town was one of the most rapidly growing areas in the county. The resolution at that time indicated, "...the town's unique and attractive rural and recreational facilities are such that this growth is apt to continue..." At that time, the loss of agricultural land to other uses was a major concern, along with urban sprawl, a lack of concern over local road conditions, enforcement of a sanitary code, zoning enforcement and maintaining local control over the Township.

There was also a desire to improve the appearance of the Town by encouraging the citizens to

improve and maintain their properties, eliminate junk, and encourage pride in the Town. (These concerns continued with the 2002 survey)

There was also concern regarding solid waste disposal. There was a projection of a 16% population increase in the next 30 years. (The growth has been 10%)

Agricultural practices covered 14,800 acres, or 67% of the land. 5,600 acres or 25% was forested and 1700 acres or 8% was classified as wetlands. Less than 2% or about 280 acres was considered residential and commercial.

#### Absentee Landowners

	#	1970 Acres
Farm	14	620
Forest	42	2,400
Second home	11	8
Recreation	9	35
Vacant lots	6	3
<b>TOTAL</b>		<b>3,066</b>

From 1967 to 1977, the total number of farms decreased 29.7%, from 148 to 104. The total land in farms also decreased during this same period from 19,077 acres to 16,193 acres, a total of 15% decrease, with the average size of the remaining farms increasing 21% and farm population decreasing 23.4%. The results from Shawano County were similar during this time.

2009: We have no updated figures on absentee landowners.

2019: We have no updated figures on absentee landowners.

#### LAND USE ACREAGES 1980 AND 1995 from '97 Land Use Plan – 2000 from Assessment Roll

LAND USE	1980	1995	2017
Single Family Residential	531.40	593.25	889.573
Multi-Family Residential	.00	.09	.05
Commercial	14.70	7.51	20.29
Industrial***	226.50	63.77	2.3
Public/Institutional	16.10	11.16	
Parks/Open Spaces+	7.30	23.69	21.6
Transportation/Public Utilities*	1.80	.00	
Cropland	14,083.20	14,598.53	12,960.251
Vacant/Undeveloped	7,925.00	7,652.10	
Other	included	included	8,872.398
<b>Total Acreage++</b>	<b>22,806.00</b>	<b>22,948.01</b>	<b>22,742.512</b>

\*Note: This does not include roads, railroads, etc. Right-of-ways are included with land use categories

\*\*\*We are not aware of how these figures were arrived at in the 1997 Land Use Plan

+While there are still parks & Open Spaces within the Town, it is assumed that these acreages are included in other category on the Tax Assessment Roll

++See above explanation on why the total acreage in the Town continues to fluctuate on the Tax Assessment Rolls

2009: Assessor's figures indicate more acreage than in prior years: a total of 23,279.03. We have no reason for this increase except as mentioned above

### 1997 Land Use Plan

By the 1997 Land Use Plan, the total farmland was 14,211 acres, about another 12% decrease from 1967. Forestland rose to 6,283 acres. Zoning for the Town of Green Valley in 1997, indicated that 85% of the Town of Green Valley was under general agriculture zoning. About 7% was forestland, with 4% under natural resource preservation zones, which includes wetlands, swamps, etc. The unincorporated communities, at that time, were under a variety of zoning classes from park and recreation to general commercial and single family residential.

#### EXISTING LAND USE 1995 (from 1997 Land Use Plan)

LAND USE	1995 ACRES	% 1995 DEVELOPED
Single Family Residential	577.53	46.85%
Multi-Family Residential	.09	.01%
Commercial	7.31	.59%
Industrial	6.01	.49%
Transportation/Utilities	.00	.00%
Public/Institutional	10.86	.88%
Parks/Open Space	23.06	1.87%
Right-of-Ways	607.99	49.32%
<b>TOTAL DEVELOPED</b>	<b>1,232.85</b>	<b>100.00%</b>
Cropland	14,211.79	--
Woodlands	6,283.03	--
Quarries	56.07	--
Vacant/Undeveloped	1,038.95	--
Water Areas	127.40	--
<b>TOTAL ACREAGE</b>	<b>22,950.09</b>	<b>--</b>

The Tax Roll for the 2002 property taxes indicates that the total farmland decreased to 13,123 acres, another 7.6% decrease. Forestland on the 2002 Tax Roll dropped to 4,633 acres, a 26% decrease. Wetlands, swamps, etc., have dropped to 2,746 acres. With the incentives given by the State of Wisconsin on real estate valuation for tax purposes, it is very likely that more will attempt to put their property into forestland. Farm valuation has also dropped in the last few years, again with the change coming at the state level in farmland valuation for tax purposes.

By the 2003 Tax Assessment Roll, total farmland decreased to 13,081 acres, again a decrease of 3.2%. Forestland dropped to 4,581 acres, a further decrease of 1.1%. While the classification of forestland decreased, the classification of 'woodland' increased from 506.34 acres in 1995 to 1,107.03 acres in 2003, an increase of 119%. This is most likely due to the tax incentives offered by the State of Wisconsin for this classification.

#### Valuation on real estate – includes land & improvements – rounded to nearest dollar

Classification	1995	1996	1997	1998	1999	2000	2001	2002*	2003**
Residential	8,648,400	13,279,100	13,850,200	15,074,900	16,240,200	22,713,600	23,660,900	24,792,200	27,039,700
Commercial	788,700	1,271,900	1,216,300	1,295,400	1,253,100	1,157,700	1,168,800	902,300*	631,400



Agriculture	12,963,500	12,318,500	12,409,400	6,573,600*	6,370,800	4,855,300	4,888,400	2,727,800	1,937,600
Swamp/waste	170,600	181,400	185,600	646,700	688,700	1,210,400	1,244,000	1,325,100	2,073,000
Forest	1,470,300	1,645,700	1,662,900	3,270,700	3,163,600	4,754,700	4,728,100	4,660,600	6,238,000
Woodland	109,800	195,700	203,300	327,400	550,600	921,300	1,188,000	1,288,500	1,645,700
Other					4,829,200	6,570,800	7,724,200	8,208,700	8,084,400
<b>Total \$</b>	<b>24,151,300</b>	<b>28,892,300</b>	<b>29,527,700</b>	<b>27,188,700</b>	<b>33,096,200</b>	<b>42,183,800</b>	<b>44,602,400</b>	<b>43,905,200</b>	<b>47,649,800</b>

\*It is expected that the departure of Bay Lakes Cooperative caused the devaluation of their former property

\*\*A drive by revaluation of residential property was done for the 2003 tax year

With a new Assessor, the 2008 valuation figures from property tax assessments are shown below:

Classification	2008 land	2008 improvements	2010 land	2010 improvements	2010 Total
Residential	\$7,368,600	\$ 36,001,800	7,430,100	39,781,400	47,211,50
Commercial	\$ 331,000	\$ 461,500	306,600	618,300,	924,900
Agriculture	\$ 2,480,300	\$ 2	2,637,800		2,637,800
Swamp/waste	\$ 1,428,700	0	1,954,900		1,954,900
Forest	\$ 5,642,200	0	6,762,600		6,762,600
Woodland					
MFL	\$3,101,700				
Ag/Home	\$ 960,900	\$ 8,590,600			
Ag/Forest	\$1,733,800		2,038,400		2,038,400
Other			1,015,000		1,015,000
<b>Total \$</b>	<b>\$26,506,452</b>	<b>\$45,053,902</b>	<b>22,145,400</b>	<b>49,891,900</b>	<b>72,037,300</b>

\*please notice 1 new category has been added to this assessment roll;

\*please notice 3 new categories have been added to this assessment roll;

The land and improvements have been split out.

Total of the 2008 assessments including land and improvements = \$71,510,404

**2008 showed a substantial increase in property assessed valuation**

**Agricultural Forest Land:** The Governor of Wisconsin has approved reduced assessments for agricultural woodlands but targeted the tax benefits to bona fide farmers. The provision adds agricultural forestland as a new classification of property and specifies that it be assessed at 50% of market value for both property taxation and equalization purposes.

The Governor noted that the "focus should be on forest land owned by farmers." As a result, only land that is producing or capable of producing commercial forest products that is contiguous to a parcel owned by the same person that is classified 'in whole' as agricultural land will be included in this new category. As affected by this veto, land that is on a parcel that is 'in part' agricultural land and land contiguous to a parcel that is 'in part' agricultural land will be excluded from the definition. He explained that this was needed because the Legislature's definition of agricultural forestland was too broad and could be subject to abuse.

Some of our property owners contract with the state under the Wisconsin Managed Forest Program. This program permits a farmer to sign a 25 – 50 year contract with the state. If contract is for OPEN Managed Forest, public access is allowed. If contract is for CLOSED Managed Forest, there is no public access allowed. Fees vary between Open or Closed. The property owner does have the right to withdraw from the program, however, there is an abundance of paperwork

involved to do so.

2019: The rules have changed, this should now be property owners.

### **Zoning**

Wisconsin allows for using zoning as a major tool, especially in unincorporated areas, to regulate land uses and implement plans. Zoning indicates the use and intensity of land. A zoning ordinance typically includes text that describes the land uses permitted within various zoning districts and a map that shows the application of these districts to the community. Zoning can apply to incorporated areas (cities and villages) and also to unincorporated areas (towns).

The Town of Green Valley is under Shawano County Zoning Ordinance #102. While Shawano County is continually changing this ordinance, the Town of Green Valley would have to challenge their updates as a major ordinance change in court in order to opt out of County Zoning. However, Towns can opt out of county zoning once the County's Comprehensive Plan is adopted. Towns can change their mind after they have opted out and get back in, however, if they decline to opt out when given the chance, they cannot get out again until the law changes or the next time the County does a major comprehensive change to their zoning ordinance.

In 1997, the majority of the Town of Green Valley was under general agriculture zoning. [While that classification allowed residential development on one-acre lots, the minimum lot size in the Town of Green Valley was 2 acres except in areas of dense development] About 85% of the Town was under general agricultural zoning at that time. This was not a true classification at that time, since it was discovered that parts of the unincorporated community of Green Valley were zoned as agricultural, instead of single family residential, as they should have been. A re-zoning of part of this community was done in 1997 that included a number of properties on the northern and southern edge of the community. These were done at a single hearing with the cooperation of the Town of Green Valley and the various property owners. Some of the businesses in this community continue to be zoned as residential instead of commercial as they should be. After 2009 review is complete, zoning will be updated to reflect current use.

As of 2009, while the majority of land use within the Town of Green Valley was agricultural, the majority of our residents were not farmers. This may cause more requests for re-zoning as time passes.

2019: As of 2013 there was a major zoning ordinance change.

The survey sent to our property owners and residents in 2000 indicated that a majority of the respondents would prefer to opt out of County Zoning, if allowed.

### **Department of Natural Resources (DNR)**

How we use the land and the land use decisions we make today are perhaps the most important, long-term environmental issues facing Wisconsin. The vast majority of land in Wisconsin is, and will remain, privately owned. As a result, individual landowners, developers and local governments are the principal land use decision-makers.

In order to be successful in addressing environmental concerns, the DNR has expressed an interest in trying to work with others to help guide development patterns that maintain Wisconsin's character and minimize negative environmental effects.

In addition, the Wisconsin DNR has, by law, the responsibility and authority to address land use issues in all areas of the State of Wisconsin. The agency is authorized to directly purchase and manage land for purposes of resource conservation, environmental protection, or recreation. **Sections 30.26, 30.27, and 30.275,** Wisconsin Statutes give the DNR the responsibility to preserve, protect, and enhance urban and wild and scenic rivers. Activities carried out under these chapters have land use implications. The DNR has responsibility to oversee shore land, shore land-wetland, and floodplain zoning. The DNR, like other state agencies, has a responsibility under the Wisconsin Environmental Policy Act to consider the environmental effects, including land use impacts, of its proposed actions. The department can also consider land use issues in its financial assistance programs. Numerous Wisconsin Administrative Codes, created to implement state and federal laws, have land use elements.

The Town of Green Valley will continue to work with the DNR in the area of development, particularly in areas designated as wetlands, floodplains, and shore land. While this is important, it is also important for the DNR to consider the impact their decisions have on local governments.

The DNR does offer some Land Use Programs for help to the local governments in the following areas:

**Brownfield Redevelopment:** Brownfields are abandoned or underutilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination. The Town of Green Valley has had three known contaminated sites in the past.

The Town of Green Valley deferred the site of the contaminated cheese factory property off County Highway C and Church Road to Shawano County. This property is a small 'wedge' and is less than the required lot size for both the Town and Shawano County. The county has sold (2009) this small piece of property. The Town of Green Valley will be vigilant in following the progress of any potential land use in the future of this property.

The contamination of the former Feed Mill in the unincorporated community of Pulcifer saw the petroleum encapsulated and test wells positioned for monitoring of the balance of the site. We think that this testing has been completed. At this time, The Town has received no paperwork indicating that this process was completed. 2019: The Feed Mill has now been removed and believe the contamination has been removed.

The feed mill and chemical plant site in the unincorporated community of Green Valley was also contaminated when it closed. This is a recent closure, and while the petroleum contamination has been encapsulated, the Town has not received notification on the status of the chemical contamination. It is believed that the nitrates contamination is still an active issue. There was

minimal well testing in the area shortly after the closure, however, that has not happened lately. Perhaps the initial testing was to get a base reading for more tests in the future. Only about six wells in the community were actually tested during this period of testing. 2009: the feed mill and chemical plant buildings are now used for other businesses.

The Town Board will request a yearly update on the status of the contaminated sites in an effort to protect our residents.

**Shore land Management:** Wisconsin's Shore land Management Program is a partnership between state and local governments. The program requires adoption of county shore land zoning ordinances to regulate development near navigable lakes and streams, in compliance with statewide minimum standards. These minimum statewide standards, found in Wisconsin's Administrative Code, seek to create a balance between private rights and public responsibilities of landowners. Shawano County is in the process of updating their Shore land Zoning Ordinance, with the initial hearing scheduled for early 2004 – this was not held. 2009: we have been told the hearing will not be scheduled until the DNR Shoreland rules, NR150, is passed. 2019: The DNR Shoreland rules, NR150 has not been passed.

### **Urban Forestry**

An urban forest includes all of the trees and other vegetation in and around a town, village, or city. Traditionally, the term urban forest has referred to tree-lined streets, but an urban forest also includes trees in home landscapes, school yards, parks, riverbanks, cemeteries, vacant lots, utility rights-of-way, adjacent woodlands, and anywhere else trees can grow in and around a community. Shrubs, flowers, vines, ground covers, grass, and a variety of wild plants, and animals also are part of the classification of an urban forest. Streets, sidewalks, buildings, utilities, soil, topography, and, most importantly, people are an integral part of the urban forest. The mission of the DNR's urban forestry program is "To encourage and enable sound management of Wisconsin's urban forest ecosystems." 2019: The Town of Green Valley encourages due vigilance to use native species and take care in controlling invasive species.

The Town of Green Valley is aware of the importance of standing trees, shrubs, flowers, grass, wild plants, and animals within the Town and encourages property owners to leave their trees up or plant new ones if they have to replace damaged ones, making sure the planting is not in the road right-of-way and does not obstruct the vision requirement on Town roads. The Town of Green Valley will include a planned green space requirement in its sub-division approvals. The wild animals within the Town of Green Valley are considered an asset for the Town and we will encourage they be allowed to remain, as long as doing so does not threaten the safety of our residents. These animals will add to the recreational aspect of the Town that we are trying to encourage.

### **Floodplain Management Program**

The DNR & FEMA also maintains a Floodplain Management Program. Under this program, Wisconsin's municipalities zone their flood prone areas. The state has set minimum standards for local regulations, but local governments can set more restrictive standards. Floodplain zoning

regulates how development can actually occur within floodplains. The program's main goal is to protect people and their property from unwise floodplain development, as well as to protect society from the costs associated with developed floodplains.

The Town of Green Valley is currently using Shawano County's requirement for Floodplain Management.

### **Sanitary Service Area Planning**

Sanitary service area planning is a process designed to anticipate a community's future needs for wastewater treatment. This planning helps protect communities from adverse water quality impacts through development of cost-effective and environmentally sound 20-year sewerage system plans. A sanitary service area plan identifies existing areas that have access to sanitary service, as well as the adjacent land most suitable for new development. This planning also identifies areas where sanitary district lines should not go: environmentally sensitive areas where development could have an adverse impact upon water quality.

The Town of Green Valley does not have municipal sanitary service available. However, the Green Valley Sanitary District #1, an independent sanitary district formed by the residents of the unincorporated community of Green Valley, handles that unincorporated community and some of the properties south of the community along the sanitary district line as it runs to connect to the Krakow Sanitary District's treatment plant. 2009: There was a recent major upgrade of the Krakow District's treatment plant. Also, Krakow Sanitary District has annexed numerous properties on both sides of State Highway 32, north of Krakow, with severe restrictions as to how far back on the properties a person can build. It is unknown at this time how this will affect Green Valley's ability to add new properties to their service.

While it is likely that the State of Wisconsin or the DNR will someday require the unincorporated communities in the Town to plan for some type of sanitary service, especially the unincorporated community of Pulcifer since it sits along the Oconto River; at this time, the Town of Green Valley has no plans to develop a municipal sanitary program.

### **Wellhead Protection Planning**

The groundwater that supplies community wells comes from rain and snow. This water seeps into the ground and moves toward community wells. Sometimes, pollutants can also seep into the ground and threaten a community's wells. Wellhead protection planning is a preventive program that helps ensure communities have a long-term source of clean water. The goal of the DNR and of the Town of Green Valley is to prevent contaminants from entering water supply wells by managing the land that contributes water to the wells.

The Town of Green Valley does have some concerns about the possibility of groundwater contamination due to land use practices. The DNR is responsible for monitoring some forms of land use, but they remain short staffed and it would be difficult for them to be at the 'right place at the right time'. The Town of Green Valley Town Board of Supervisors and the residents of the Town will continue to be vigilant in watching for problems.

The Town of Green Valley has no plans to develop a municipal water supply for the Town. The Town of Green Valley has scheduled and subsidized private well testing in the Town in the past and will consider doing so in the future, especially in the areas near known contaminated properties. In the past, this testing was coordinated through University Extension office in Shawano.

Testing of the wells in the unincorporated community of Green Valley was done prior to the sanitary district being operational in 1996, so there is a base level of the water quality for that community. 2019: The Town of Green Valley is planning to discuss well testing in 2016.

#### **Nonmetallic Mining Reclamation:**

Nonmetallic mining is a widespread activity in Wisconsin, with an estimated 2,000 mines in operation. Wisconsin Statutes require the DNR to establish rules to implement a nonmetallic mining reclamation program. The rules establish uniform reclamation standards and set up a locally administered reclamation permit program. Counties are required to adopt ordinances establishing reclamation programs capable of ensuring compliance with the state standards. The DNR is also required to provide a model ordinance for use/adoption by counties and interested municipal governments.

The Town of Green Valley has 2 nonmetallic resource areas (gravel pits) [on State Highway 32] already established and operational within our borders, with an area of another one [old Highway 22] extending from property in the Town of Washington. One of the gravel pits on State Highway 32 has submitted its plan for reclamation; however, at this time the Wisconsin Department of Natural Resources has rejected that plan. It would be anticipated that once the reclamation plan has been approved and reclamation is completed, there would be additional 'lakefront' residential property for sale in this area. While we realize that large areas of the Town are built on a glacier ledge, so far the Town has discouraged further development of this type of mining. The DNR is supposed to conduct regular audits of each facility. No one is sure how the state budget cuts will affect this audit and enforcement program. The Town of Green Valley will continue to monitor this to make sure the pit owners follow the state's guidelines on reclamation. 2009: reclamation plan has been accepted and the pit on State Highway 32 is no longer operational. 2019: While the property is scaled back, we believe it may still be operational.

The State of Wisconsin has strong rules regarding reclamation of the land once the mining operation is completed. (Department of Natural Resources (DNR) Chapter NR 135) There are ways for the property owner to get around some of the reclamation rules, and residents will remain watchful regarding these issues to ensure that the rules are complied with. These rules are regulated and enforced by Shawano County and the DNR, according to the law.

There was an old Town Dump in the Town of Green Valley, located just north of the unincorporated community of Green Valley off of Green Valley Road. The residents were permitted to bring their trash to this dump for disposal. This dump was closed in 1992 and monitoring wells were installed to verify that there was no contamination from this area. The Town is unsure how long this property must remain in the testing stages. Currently, there is nothing being done with this property other than the regular monitoring. 2019: As of 2016, part of

the property sold now consists of approximately 10 acres which contain monitoring well.

There is also a sand 'mining' area in the Town. [Wahl Road]

According to State Statutes, Shawano County is required to have and enforce an ordinance regarding the regulation of the reclamation of Nonmetallic Mining Operations.

The Town of Green Valley will continue to abide by the regulations established by the DNR and Shawano County. There are DNR permits required for operating nonmetallic sites, as well as permits required for reclamation. The Town of Green Valley will request information regarding these permits as they are renewed or are issued in the future. 2009: Plan Commission holds Public Hearings and makes recommendations to the Town Board when the permits are up for renewal.

### **Transportation and land use**

Transportation impacts land use. The planning, design, and construction of local roads and county and state highways can both directly and indirectly impact existing and future land uses. How land is used and further developed can also change how the transportation system functions. One of the major challenges of this relationship can be the multiple layer of influence.

Local governments plan and make land use decisions (such as zoning changes), private interests primarily develop land (such as industry, housing subdivisions and retail shops), and Wisconsin Department of Transportation (WisDOT) plans, designs and constructs facilities to support traveling needs of the public and commerce. The goals of each participant sometimes conflict with each other. Because the relationship between land use and transportation is critically important to economic health and livability of Wisconsin's communities, WisDOT is working to improve the coordination of these issues. One key way would be to foster cooperation with their customers, including private landowners and local governments.

Wis. DOT does have district staff available across the state to work with individuals and communities to provide important transportation data and project information, to provide technical assistance when making land use decisions, to assist the community as it prepares and implements its local comprehensive plan, and to help the community to prepare for any potential transportation projects that might affect them in the future. Coordinated and cooperative approaches offer an important opportunity to prevent highway congestion, traffic and safety problems and to help improve opportunities for multi-modal transportation.

### **Concerns**

The loss of agricultural land to other uses was a major concern in the 1979 Land Use Plan, and again in the 2004 Comprehensive Plan, along with urban sprawl, a lack of concern over local road conditions, enforcement of a sanitary code, zoning enforcement and maintaining local control over the Township. Most of these concerns continue today, with the addition of the large corporate farms and the challenges they present and how they will affect the quality of life for their neighbors.

There was also a desire in 1979 to improve the appearance of the Town by encouraging the citizens to improve and maintain their properties, eliminate junk, and encourage pride in the

Town. These concerns continued in the 1997 plan, 2004 Comprehensive Plan and continue today.

Under Shawano County Nuisance Ordinance #13-97, junk is described as tires, scrap of all kinds, junked motor vehicles, unused appliances, parts of dismantled buildings, farm equipment not in use, abandoned mobile homes, or parts thereof. This ordinance also includes public nuisances and there are regulations about what type and how much you can have visible on your property. The lack of enforcement of this ordinance in the past has caused some difficulties in the Town of Green Valley, and it is hoped that with the County Land Development & Planning Office's citation authority this issue will improve. [For a copy of this ordinance, contact the Town of Green Valley or the Shawano County Land Planning Office]

Ground water quality is of extreme concern in 2003 due to the manure spreading that is being done year round by some of our larger farmers, and the contamination of the former Bay Lakes Elevator property in the unincorporated community of Green Valley. The run-off caused by the spring rains and melting snows is a concern for the entire Town. Once our ground water is contaminated, it could spread throughout the Town. A major spill or leakage of one of the major manure storage sites within the Town of Green Valley or surrounding areas would also contribute to this type of contamination.

### **Summary**

The land in the Town of Green Valley does exist in many diverse forms with varying zoning and usages. It would seem that there is plenty of land for our individual use. The many uses of the land, for homes, for industry, for transportation, for food, means that land use decisions can be very complex and important.

It is the responsibility of the Town of Green Valley, in cooperation with the DNR to protect the natural areas of the Town. The Town of Green Valley will continue to encourage our citizens to practice good stewardship in their use of the land.

Land use decisions can become a very 'hot' topic as they involve the rights of ownership, human needs and social controls – individual property rights versus the rights and needs of the community.

In previous Land Use Plans, the Town of Green Valley specified areas that potential growth was to be encouraged.

The property along the State Highway 32 corridor, in and around the unincorporated communities, particularly along Class A roads, will continue to be an area where we encourage commercial and industrial development.

We will encourage residential development within or near the established unincorporated communities of the Town in an effort to concentrate services and keep our cost to a minimum. Required lot sizes in area of sparse development will continue to have a two-acre minimum requirement. The Town of Green Valley will consider individual requests to reduce the lot size requirement in areas of dense development, particularly within the sanitary district boundaries.



## **Land Use - 1995**

According to the 1995 Land Use map that was included in the 1997 Land Use Plan:

Single-family Residential is scattered throughout the Town of Green Valley, especially in and around the unincorporated communities.

Multi-Family Residential zoning [4 or more units] – there currently is nothing with 4 or more units in the Town of Green Valley.

Commercial – the unincorporated community of Pulcifer has an area designated as commercial, as does a small area just south of the unincorporated community of Advance.

Industrial - a small area west of State Highway 32, between Carlson Lane and Church Road

Transportation/communication/utilities - none

Public/Institutional - the Community Center property in unincorporated community of Advance and a property in unincorporated community of Pulcifer

Parks and Open Spaces - the ball diamond property in the unincorporated community of Green Valley and a piece northeast of that community

Cropland - parcels scattered throughout the Town of Green Valley

Woodlands- parcels scattered throughout the Town of Green Valley

Quarry - small parcel northwest of Pulcifer, just within the border of the Town and 3 pieces along State Highway 32 south of Church Road.

Vacant/undeveloped - there are several small parcels scattered throughout the Town

## **Zoning - 1997**

The Zoning map from the 1997 Plan shows these zoning classifications:

Residential Single Family – 20: areas in and around the unincorporated communities, an area south of Funk Road and a small area at the far southeastern corner of the Town.

Residential Single Family Mobile: small area south of Funk Road

Community Commercial: two small areas north of Church Road

General Commercial: small areas south of County Highway E along State Highway 32 and within all three unincorporated communities

General Agriculture: multiple areas throughout the Town

Natural Resource Preservation: several parcels scattered throughout the Town

Forest Zone: area southwest of the unincorporated community of Pulcifer and several parcels east of County Highway BB

Park & Recreation: small area in the unincorporated community of Pulcifer and small area in the unincorporated community of Green Valley

Floodplain: along most of the waterways throughout the Town

Since the 1997 Plan, Multi-Family Residential [less than 4 units]: there are two units of less than four in the unincorporated community of Green Valley

## **2003 Current Land Use and Zoning [see the zoning map included with this Plan]**

### **Zoning – 2003**

A review of the zoning maps on file at Shawano County Courthouse show a range of zoning throughout the Town. The unincorporated communities include RS-10, RS-15, RS-20, AG and

commercial. There remains a floodplain running through the middle of the Town. Shawano County has eliminated the zoning classification for floodplains. The Shawano County Land Planning office will be contacting the Town Chairman to determine what to call the current floodplain zoning classification. [The restrictions remain for use of that land – only the classification **name** has been changed] 2009: when Shawano County was working on their Land Use Element for the county's Comprehensive Plan, they requested the Town reduce the number of land use categories we had. We did cooperate with them and the maps that will be shown in the county's plan will indicate fewer categories than are shown on our past maps. The categories showing on the Town's Comprehensive Plan will continue to be more detailed. 2019: The Shawano County Land Use map, Zoning map, etc., have been updated and the Town of Green Valley adjusted our maps to match their maps.

## **Conclusions and Plans**

### **Unsuitable areas for development**

The Town of Green Valley will continue to discourage development in unsuitable areas. While Com 83 rules from the State of Wisconsin do allow building in areas that we do not consider suitable, zoning will have to reflect this issue. Development of wetlands and floodplains is regulated by many federal and state agencies. Because of the requirement by Shawano County for a land use permit from the county, Shawano County continues to receive first notification of any building that is planned in the Town of Green Valley, unless a driveway permit is necessary off a Town road. The Town of Green Valley will continue to work with Shawano County through the Plan Commission and Building Inspector to verify that unsuitable development is discouraged.

### **Residential development**

Residential development will continue to be encouraged in areas served by existing infrastructure. These areas include the unincorporated communities and especially within the sanitary districts. Basic services that are offered in the Town of Green Valley include roads and police and fire protection. It is more cost effective to have development within the confines of the unincorporated communities instead of in the countryside, as the roads are already in place. Potential subdivisions will be encouraged adjacent to the communities and within the boundaries of the sanitary districts. Minimum lot sizes will remain at 2-acre lots except within the unincorporated communities or within the boundaries of the sanitary districts. Any new roads that are to serve new sub-divisions will be at the expense of the developer, and will have to be constructed to Town of Green Valley road standards before the Town will accept them as Town roads.

**Single-family residential development** will be allowed inside and outside of the unincorporated communities of Advance, Green Valley and Pulcifer. The areas within this type of development will be required to have a 2-acre minimum lot size, except in areas within the sanitary sewer districts, or within one of the unincorporated communities.

**(283) Single-Family Dwelling (land Use):** A dwelling unit designed for, converted to, and/or occupied by one family and not attached to another dwelling unit. This land use category does not include mobile homes(see Section S9.03(200)), but it does include manufactured homes as described in this Section if said manufactured home meets the following regulations that are applicable to all single-family dwellings. This land use category does not include uses that meet

the description of a “tourist rooming house,” “farm residence,” or “nonfarm residence,” though such uses may be subject to similar performance standards under this Zoning Ordinance.. This use shall meet the following performance standards:

- (a) The dwelling must be attached to a finished, permanent foundation.
- (b) The narrowest horizontal dimension of the building shall be not less than 20 feet.
- (c) The minimum livable area shall be not less than 900 square feet, exclusive of an attached garage, carport, or open deck.
- (d) The dwelling shall include a roof pitch of at least three feet in rise for every 12 feet in run, except by conditional use permit.
- (e) An acceptable sewage treatment and/or disposal system meeting the requirements of all applicable state regulations and Shawano County Sanitary Ordinance shall be provided.
- (f) For manufactured homes, all wheels, axels, transportation lights, and other related towing apparatuses shall be removed.

Per Shawano County Zoning Ordinance

**Multi-family residential development** will be encouraged in the unincorporated communities or within the sanitary sewer districts.

**(203) Multiple-Family Dwelling (land use):** A build designed or altered to provide three or more attached dwelling units, with each dwelling unit occupied by a separate family, including townhouses, rowhouses, multi-unit condominium and apartment buildings, and garden apartments. This use shall meet the following performance standards:

- (a) Performance Standards (for multiple-family dwellings with eight or greater units):
  - 1. At least one parking space per unit shall be provided within a fully enclosed garage, either at garage or sub-grade.
  - 2. Surface parking lots and garages shall be located and/or buffered with landscaping, varied setbacks or recessed garage doors, or some combination so that they are not the dominant visual elements from public roads.
  - 3. All refuse containers shall be located indoors or screened from public view per the standards in Section S.5.04(6).
  - 4. An age-appropriate recreational area shall be provided.
  - 5. An acceptable sewage treatment and/or disposal system meeting the requirements of all applicable state regulations and the Shawano County Sanitary ordinances shall be provided.
- (b) Performance Standards (where each unit is located on a separate lot—i.e. townhouse or rowhouse):
  - 1. The entire building shall be constructed at one time.

2. The common wall shall be a minimum one hour fire wall running from the lowest floor level (the basement, if applicable) to the underside of the roof sheathing, except that basements shall be provided across lot lines where necessary for utility services.
3. Matters of mutual concern to the owners due to construction, catastrophe, and maintenance shall be guarded by private covenants or deed restrictions, which shall be recorded with the Shawano County Register of Deeds before a land use permit is issued.
4. An acceptable sewage treatment and/or disposal system meeting the requirements of all applicable state regulations and the Shawano County Sanitary Ordinances shall be provided.

Per Shawano County Zoning

#### **(194) Manufactured Homes**

*A residential dwelling for one family as defined in Wisconsin Statutes Section 101.91(2), fabricated in an off-site facility for installation or assembly at the building site, bearing a HUD label or insignia certifying that it is built in compliance with the Federal Manufactured Housing Construction Standards under 42 U.S.C. § 5401 to 5426, and built after June 14, 1976. A manufactured home shall be considered a single-family dwelling for the purposes of this Zoning Ordinance only where it meets the regulations of Section S.9.03*

*(283). This use shall meet the following performance standards:*

*(a) Manufactured homes located within manufactured home parks are subject to all applicable regulations associated with that land use category (see Section X.9.03(195)).*

*(c) An acceptable sewage treatment and/or disposal system meeting the requirements of all applicable state regulations.*

Per Shawano County Zoning

There is an area south of Funk Road that was zoned for a Manufactured Home Park. This property was recently sold and a single-family home was constructed on a portion of it that is NOT zoned for Manufactured Home Park. It is the owner's intention to request a zoning change in the future to a single-family zoning. Since it is unlikely that a mobile home park will be allowed on this property now that a house has been built, the Town of Green Valley will take this into consideration should a request be made for a Manufactured Home Park in the future.

#### **(200) Mobile Home**

A transportable factory-built structure as is defined in Wisconsin Statutes Section 101.91(10), designed for long term occupancy by one family and built prior to June 15, 1976, the effective date of the Federal Manufactured Housing Construction and Safety Standards Act.

Per Shawano County Zoning Ordinance.

Keeping in mind that the area designated by the Town of Green Valley in its 1997 Land Use plan as a Mobile Home/Manufactured Home Park is no longer available for that purpose, it is important to have an area for a mobile home park, should the time come when someone wants to construct one. 2009: the new County classification will be RSM-single family mobile home.

Nondependent mobile home means a mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year round facilities.

Wisconsin Statute #30.40(6) defines Mobile Home as follows: *a prefabricated unit with walls of rigid construction that is designed to be towed as a single unit or in sections upon a highway by a motor vehicle and that is used or is intended to be used for human habitation.* While Wisconsin Statute #340.01(29) describes it as *a vehicle designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used or intended to be used, primarily for human habitation, with walls of rigid un-collapsible construction.*

Wisconsin Statute #66.0435(1)(d) describes a mobile home as *'that which is, or was as originally constructed, designed to be transported by any motor vehicle upon a public highway and designed, equipped and used primarily for sleeping, eating and living quarters, or is intended to be so used; and includes any additions, attachments, annexes, foundations and appurtenances'.*

Under Wisconsin Statute #66.0435(1)(e) and (48r), *a Mobile Home Park is described as any plot or plots of ground upon which 2 or more units, occupied for dwelling or sleeping purposes are located, regardless of whether a charge is made for the accommodation.* This statute goes on to describe parks for recreational vehicles as well (see Recreational Vehicle Sites of this element for that description)

Anyone wanting to operate or maintain a Mobile Home Park within the Town of Green Valley is required to obtain a license from the Town for this park, as permitted by WI Statute 66.0435(2)(a).

Per Wisconsin Statute #66.0435(2), the Town of Green Valley, in order to protect and promote the public health, morals and welfare and to equitably defray the cost of municipal and educational services required by persons and families using or occupying trailers, mobile homes, trailer camps or mobile home parks for living, dwelling or sleeping purposes, a city council, village board and town board may do any of the following:

1. Establish and enforce by ordinance reasonable standards and regulations for every trailer and trailer camp and every mobile home and mobile home park.
2. Require an annual license fee to operate a trailer and trailer camp or mobile home and mobile home park and levy and collect special assessments to defray the cost of municipal and educational services furnished to the trailer and trailer camp, or mobile home and Mobile Home Park.

3. Limit the number of units, trailers or mobile homes that may be parked or kept in any one camp or park.
4. Limit the number of licenses for trailer camps or parks in any common school district, if the mobile housing development would cause the school costs to increase above the state average or if an exceedingly difficult or impossible situation exists with regard to providing adequate and proper sewage disposal in the particular area.

Once the Town of Green Valley enacts an ordinance regulating trailers under Wisconsin Statute #66.0435(2)(c) and, if it has also enacted and approved a county zoning ordinance under the provisions of St. 59.69, the provisions of the ordinance which is most restrictive will apply with respect to the establishment and operation of a trailer camp in the Town.

A license granted under this section is subject to revocation or suspension for cause by the licensing authority that issued the license upon complaint filed with the clerk of the licensing authority, if the complaint is signed by a law enforcement officer, local health officer, or building inspector, after a public hearing upon the complaint. The holder of the license shall be given 10 days' written notice of the hearing, and is entitled to appear and be heard as to why the license should not be revoked. A holder of a license that is revoked or suspended by the licensing authority may within 20 days of the date of the revocation or suspension appeal the decision to the circuit court of the county in which the trailer camp or mobile home park is located by filing a written notice of appeal with the clerk of the licensing authority, together with a bond executed to the licensing authority, in the sum of \$500 with 2 sureties or a bonding company approved by the clerk, conditioned for the faithful prosecution of the appeal and the payment of costs adjudged against the license holder.

Under Wisconsin Statute 66.0435(3), the Town of Green Valley or other licensing authority shall collect from the licensee an annual license fee of not less than \$25 nor more than \$100 for each 50 spaces or fraction of 50 spaces within each mobile home park within its limits. If the park lies in more than one municipality the amount of the license fee shall be determined by multiplying the gross fee by a fraction the numerator of which is the number of spaces in the park in a municipality and the denominator of which is the entire number of spaces in the park.

The Town will take into consideration any request that comes before it regarding mobile home parks, considering their designated site has become a single-family residence area.

### **Shawano County Zoning Ordinance #102**

Single and Two Family Dwellings: The minimum livable all weather floor area of every dwelling unit shall be 960 square feet, excluding the area of garage or carport. Minimum width shall be 20 feet measured from the narrowest part of the dwelling. Foundation: all dwellings shall have a properly engineered, permanently attached means of support meeting the manufacturer's installation requirements and in accordance with 70.043(1) Wisconsin Statutes and subchapter III, IV, & V of Chapter ILHR 21 Wisconsin Administrative Code. Any open space between ground level and siding shall be enclosed with concrete or masonry, having a foundation-like appearance,

except that mobile or manufactured type homes may use a vinyl skirting providing it is color coordinated with the siding of the home. Since the Town of Green Valley is under Shawano County Zoning, the Town adopts this section regarding size by reference. 2009: Shawano County is in the process of a comprehensive re-write of this ordinance.

### **Commercial Sites**

The Town of Green Valley will review and set standards for potential commercial sites. Smaller commercial sites will be encouraged within the unincorporated communities, and will include a variety of requirements, including but not limited to Landscaping, architectural control, and ease of access.

### **Recreational Vehicles (RV) and Campsites**

Shawano County Ordinance #3-02 establishes the rules and regulations for parks, campgrounds, boat landings, recreational trails and lands within Shawano County.

Wisconsin Statute #66.0435(1)(a) talks about a "Dependent mobile home" meaning a mobile home, which does not have complete bathroom facilities. We will include this in our classification of RV's.

The Town of Green Valley will explore the creation of campsites and Recreational Vehicle Campsites in accord with its desire to promote a recreation venue for the Town as a whole. In accordance with this, the Town of Green Valley will use the definition as offered in Wisconsin State Statutes: Recreational vehicle means a mobile home that does not exceed the statutory size under Statute #348.07(2). [Forty-five feet for mobile homes and motorbuses]

The Town of Green Valley will follow Shawano County Ordinance #3-02 until such time as the Town creates its own ordinance. It is considered necessary to create a Town Ordinance regarding these issues **prior** to the establishment of the Nicolet Trail or similar trail through the Town of Green Valley, or **prior** to the establishment of a campground or RV park within the Town.

Shawano County Zoning Ordinance #102 states the following regarding recreational vehicles: No recreational vehicle shall be parked, used, stored or otherwise placed upon any lot or parcel of land which is zoned Residential as defined in Sections 11,12,12A, 13, 14, 15, 16, and 36 of the Ordinance excepting as provided in Subsection (2) and (5) herein. The ordinance continues by indicating a conditional use permit may be considered. Units may be parked or stored on property zoned Residential providing no living quarters or business use is provided in the unit. Wheels shall not be removed except for repairs, nor shall any recreational vehicle be fixed to the ground in any manner to prevent ready removal. Units may not be permanently attached or hooked up to a private sewage system. Recreational vehicles are permitted in those mobile-manufactured homes parks or campgrounds, which are licensed, even if located within an area of residential zoning. Because the Town of Green Valley is under Shawano County Zoning, this portion is adopted by reference. 2009: Shawano County is in the process of a comprehensive re-write of this ordinance.

## **Conclusions and Summary**

The Town of Green Valley will continue to protect the environment by establishing various land use ordinances to direct future growth and density into areas able to handle the development, particularly within the sanitary districts. By doing this, we will avoid potential land use conflicts adjacent to each other, both within the Town and with our neighboring municipalities.

The Town of Green Valley will encourage the State of Wisconsin to reconsider how they handle zoning classifications with regard to property taxes.

We will encourage the location of commercial and industrial development, whether corporate farms, manufacturing, or industrial, along the Class A highways that go through the Town, particularly along the State Highway 32 and State Highway 22 corridors, to avoid damage to our roadways and away from residential areas of the Town.

In addition, we will promote the location of commercial development or light industrial within the unincorporated community of Green Valley or within the boundaries of the sanitary districts. We will also encourage the location of commercial development so that the vacant storefronts in all of the unincorporated communities within the Town can be utilized.

The location of multi-family (4 or more units) will be directed into the unincorporated communities, particularly in areas served by the sanitary districts.

The Town of Green Valley will discourage building in wetland areas in compliance with DNR regulations.

The Town will encourage parks and open space in the town, including:

Continuing to encourage the development of the old railroad corridor and/or develop another recreational trail – the DOT has the first right of refusal on prior railroad property if that property should come up for sale by a private party. We will continue to work with the DOT and the DNR, and encourage our property owners to communicate with them regarding their concerns and issues regarding the establishment of these trails.

Continuing to maintain and/or expand existing town parks, including the equipment in these parks, by utilizing the funding designated for the park equipment from the Town Celebration and aluminum can collection, in both parks within the Town. A green space requirement in new developments and /or subdivisions should be developed in the form of an ordinance to direct the location and requirements of that area. The two approved preliminary land divisions near the unincorporated community of Green Valley both indicated areas of green space would be dedicated within the development. This was approved at the Town level and were both granted preliminary approval from Shawano County. Now that the Town of Green Valley has turned Pulcifer Park, now called Oconto River Park, over to Shawano County, we hope that the county will proceed with upgrading that park for the continued use of our citizens and travelers. 2009: Shawano County has done a draft of a Park Plan for Oconto Rive Park and plans to begin in 2011, depending on grant fund application result.

The Town of Green Valley will continue to encourage our property owners to work with their



neighbors in their land use decisions. The Town is aware that a variety of ordinances will be required to direct the placement of future development within the Town. While we do not want to restrict the right of property owners in the use of their land, we also want to be sure that one party's land use does not infringe on the rights of any neighbors. By directing the location of corporate farms, multi-family housing and commercial or industrial development, the Town of Green Valley hopes to keep conflicts to a minimum.

The Town of Green Valley will encourage Shawano County to upgrade Oconto River Park in Pulcifer. 2009: Shawano County has done a draft of a Park Plan for Oconto River Park and plans to begin in 2011, depending on grant fund application result. 2019: The Oconto River Park is completed and renovated.

The Town of Green Valley will continue to work with the DNR in the area of development, particularly in areas designated as wetlands, floodplains, and shore land.

The Town of Green Valley will be vigilant in following the progress of any potential land use in the future for the contaminated cheese factory property and the old Bay Lakes Elevator property.

The Town Board will request a yearly update on the status of contaminated properties in Town.

The Town of Green Valley will include a planned green space requirement in its sub-division approvals and encourage the wild animals be allowed to remain, as long as doing so does not threaten the safety of our residents.

The Town of Green Valley will proceed with subsidized private well testing in the Town, especially in the areas near known contaminated properties.

The Town of Green Valley will continue to monitor nonmetallic mining sites within the Town to make sure that state guidelines on their reclamation are followed.

The Town of Green Valley will continue to encourage our citizens to practice good stewardship in their use of the land.

The property in and around the unincorporated communities, particularly along Class A roads, will be an area where commercial and industrial development is encouraged.

Residential development within or near the unincorporated communities and within the sanitary districts will be encouraged, in an effort to concentrate services and keep our cost to a minimum.

Required lot sizes in area of sparse development will continue to have a two-acre minimum requirement.

The Town of Green Valley will consider individual requests to reduce the lot size requirement in areas of dense development, particularly within the sanitary district boundaries.

The Town of Green Valley will balance individual property rights with community interests and goals.

# CHAPTER #9

## IMPLEMENTATION

## Chapter IX – IMPLEMENTATION

adopted 08/11/2004  
Reviewed 2009  
Reviewed 2022

This section of the plan explains citizen notification methods we have used and outlines a course of future action for the Town of Green Valley officials to follow and implement over the next several years.

There are a number of methods available to actually implement the recommendations of the Town of Green Valley Comprehensive Plan. The key tool for implementation is zoning.

Zoning laws regulate which land use activities are permitted in the various areas of the Town. Zoning regulations also set forth standards for development (such as setbacks, height, density, etc.), which are designed to bring about efficient and attractive developments and preserve green space. A zoning code of ordinances is comprised of two parts: the ordinance text, which spells out the regulations, and the zoning district map, which identifies the boundaries for each zoning district (residential, commercial, industrial, etc.) Zoning ordinances are derived from the powers granted to local municipalities by Wisconsin State Statutes #62.23, 60.61 and 60.62 pertaining to Town zoning powers. It must be emphasized that zoning is intended to carry out the land use portion of the Comprehensive Plan. In addition to the Land Use Element in our Comprehensive Plan, consideration must be given to Shawano County, considering the fact that we are under Shawano County zoning. Sound community planning and good communication with Shawano County are to be encouraged for the positive future of our Town. [2009: when Shawano County revises its Zoning Code, after their Comprehensive Plan is adopted, Towns will be given limited opportunity to opt out of county zoning. Should Towns decide later they prefer to remain with the county, they will be allowed to opt back in. This will be the only time Town's can opt out, until the next 'major change' to the county zoning code]

As stated, the Town of Green Valley is under Shawano County Zoning Ordinance #102, since June 8, 1971. There have been many amendments over the years to this ordinance and it is expected that there will be many more in the next few years as Shawano County continues work on their Comprehensive Plan. The Town of Green Valley will continue to work with Shawano County in an effort to have the Town Zoning Map reflect the Comprehensive Plan. In the process, the Town of Green Valley may consider encouraging the development of new zoning districts to reflect better compliance with the plan. Additional ordinances will help direct the development in the Town and help conserve some of our existing farmland. The availability of a current copy of the zoning map of the Town from Shawano County is important. [2009: The Town of Green Valley agreed to allow Shawano County to show the county's limited zoning classifications in the County Plan as long as the Town's zoning takes precedence in zoning decisions made for Town property owners and residents]

The Town of Green Valley will consider the adoption of a subdivision ordinance, including conservation and cluster type developments, to maintain open spaces and scenic vistas within the town and encourage the preservation of green space by requiring any developers to establish areas of green or park space. 2009: Subdivision Ordinance was adopted by the Town in 2005

Other implementation tools include official mapping, capital improvement programs, taxing and

spending power, intergovernmental agreements, (boundary and service agreements), mutual aids, state laws, and special districts within the Town. 2009: Official Mapping was adopted in 2004 Wisconsin State Statute #62.23 provides that the Plan Commission shall maintain an official map of the municipality, which shows both present and proposed future roads, parks, and public facilities. The law limits compensation to private property owners who may construct buildings on designated future streets or public areas.

The Town of Green Valley will adopt an Official Map Ordinance to identify future collector and Arterial type road corridors and to secure access at key points on existing streets as is shown on the Town's 'Proposed Land Use Map'. 2009: Map Ordinance was adopted in 2004

The Town will continue joint maintenance of roads with neighboring Towns.

The Town of Green Valley will continue to encourage intergovernmental meetings to keep the lines of communication open with neighboring municipalities. 2009: next meeting to be November of 2009

The Town of Green Valley will ensure that the Comprehensive Plan elements are integrated and implemented upon passage of this Plan.

The Town of Green Valley Plan Commission and Town Board of Supervisors will schedule a regular review to update the Comprehensive Plan so that it remains a useful tool for growth and development decisions. Minimum schedule of every five years is recommended. 2009: first five-year review was held January thru December

#### **Notification**

The Town of Green Valley publishes a newsletter that goes to all property owners and residents. With the establishment of the Town of Green Valley Plan Commission in 2000, an article has been included in the newsletter with updates about the work on the Comprehensive Plan, articles from the meetings and dates and times of upcoming meetings. The Town adopted Village Powers at the Annual Meeting of April 14, 2001. 2009: newsletter is now published three (3) times a year and continues to contain information on the work of Plan Commission.

The establishment of an actual Timeline in 2002, allowed a tentative agenda for the next three-months of Comprehensive Planning meetings to be included in each newsletter. It was felt that if the people knew the items on the upcoming agendas, they would be able to plan to come when something interested them. With the publication of the agendas in the newsletters and the actual meeting postings, it had been the hope that more citizens would become involved in this process. An update of the Comprehensive Planning/Plan Commission monthly meetings were also given at the Town Board of Supervisors meeting each month.

When the Timeline indicated discussion would be on the Economic Development of the Town at the next meeting, a representative of Shawano County Economic Development Progress, Inc. (SCEPI) was invited to come to the meeting to discuss what they could do to help the Town. An invitation was sent to the few businesses that we have in the Town. When the Timeline indicated that we would be discussing the Agricultural and Natural Resources Element at an upcoming

meeting, letters were sent to many of the larger farmers in the Town asking them to come or send letters or e-mails with their concerns and comments. Many of them did come or send that information.

Effective June 8, 1971, the Town of Green Valley adopted Shawano County Zoning and has been under county zoning since that time. A Town Plan Commission, with the aid of East Central Regional Plan Commission, formulated the 1979 Land Use Plan. The 1997 Land Use Plan was formulated on a Cluster basis, using Town citizens as the formulating group, again with the help of East Central Wisconsin Regional Planning Commission.

[2009: when Shawano County revises its Zoning Code, after their Comprehensive Plan is adopted, Towns will be given limited opportunity to opt out of county zoning. Should Towns decide later they prefer to remain with the county, they will be allowed to opt back in. This will be the only time Town's can opt out, until the next 'major change' to the county zoning code]

### **Forecasts**

It is anticipated that residential growth within the Town of Green Valley will continue, as we are the next logical step coming out of the Green Bay and Appleton areas. Looking at the growth in neighboring Towns, it is essential that the Town of Green Valley stays ahead of the process and does not have to play 'catch-up'. The Town of Green Valley will continue to review and enact the necessary ordinances to 'stay ahead' of the growth.

If we are able to expand on the economic development within the Town, the growth could very well increase drastically.

Even if the growth is strictly as a 'bedroom' community, this will become an important issue in the next twenty years.

### **Summary**

When the draft of this plan is completed, an open house for a public viewing, as well as a public hearing on this draft will be held. Area municipalities, as well as our citizens and property owners will be invited to this viewing. When that is completed, any amendments necessary will be made and a Town Meeting will be held to vote on this plan. It is then the intension of the Town of Green Valley Town Board of Supervisors to adopt and implement the necessary land use regulation ordinances and policies. [2009: the necessary ordinances and policies were enacted following the adoption of the 2004 Comprehensive Plan. With the 2009 5-year review of the plan, it appears that most of our ordinances remain current, however, a review of the various ordinances could be conducted on a regular basis, and perhaps also on the 5-year plan the Comprehensive Plan is to be reviewed. This would enable the Town to remain and refresh its memory on items within the various ordinances.] Will update 2019.

The Town of Green Valley will consider the adoption of a subdivision ordinance, including conservation and cluster type developments. 2009: Subdivision Ordinance was adopted in 2005

Other implementation tools include official mapping, capital improvement programs, taxing and spending power, intergovernmental agreements, (boundary and service agreements), mutual aids,

state laws, and special districts within the Town.

The Town of Green Valley Town Board of Supervisors and the Plan Commission realize that future decisions made on land use are to be governed by this Plan, with its accompanying ordinances.

The Town of Green Valley Plan Commission will regularly refer to this plan and will use the plan as one of the primary guides for the recommendations and decisions it forwards to the Town Board of Supervisors. A complete review of the Plan will be done at least once every five years. [2009: first 5-year Plan review has been completed]

The Town of Green Valley Plan Commission will review Town of Green Valley ordinances and how they relate to the implementation of this plan. Ordinances will be written or revised at the direction of the Town Board of Supervisors to bring this plan into compliance by Town ordinances. [2009: regular ordinance review is suggested to keep everything in compliance]

The Plan Commission will encourage discussion with the Shawano County regarding the updates of the Shawano County Zoning ordinance #102 to be consistent with the land use map and plan text. [2009: when Shawano County revises its Zoning Code, after their Comprehensive Plan is adopted, Towns will be given limited opportunity to opt out of county zoning. Should Towns decide later they prefer to remain with the county, they will be allowed to opt back in. This will be the only time Town's can opt out, until the next 'major change' to the county zoning code]

The Town will utilize an official Town map to designate current and future rights of way, parks, and community facilities and land use. 2009: Official Town Map was adopted in 2005

All units of government, before making any decision regarding land use and land use policies, will consult this plan.

The Town of Green Valley will hold informational meetings and open houses to present the draft of this Comprehensive Plan to the public and neighboring municipalities. 2009: Open House and Public Hearing will be held in December 2009 on the draft of the 5-year amended plan. 2019: Open House and Public Hearing will be held in March 2015 on the draft of the 10-year amended plan.

The adopted Comprehensive Plan will be presented to all neighboring governments, Shawano County, East Central Regional Planning, and the schools, as described within the elements of this plan. 2009: diskette containing the revised Comprehensive Plan will be sent to all neighboring governments as stated above. 2019: copies of the revised Comprehensive Plan will be sent to all neighboring governments as stated above.

The Town of Green Valley will encourage cooperation and communication between all units of government in implementing this plan.

A copy of the adopted Comprehensive Plan will be open for public viewing at the Town Clerks office and at the Community Center in Advance. A notice in the newsletter will explain the process to the public and explain that these copies are available for their review.

A copy of the adopted Comprehensive Plan will be given to the area libraries for the convenience of our citizens. 2009: amended Plan will also be given to area libraries. 2019: amended Plan will also be given to area libraries.

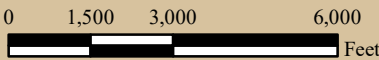
Existing Land Use

- Mountain Bay State Trail
- Nicolet State Trail
- US and State Highways
- County Highways
- Town/Municipal Roads
- Private Roads
- Railroads
- Sections
- Municipal Boundaries
- Environmental Corridor

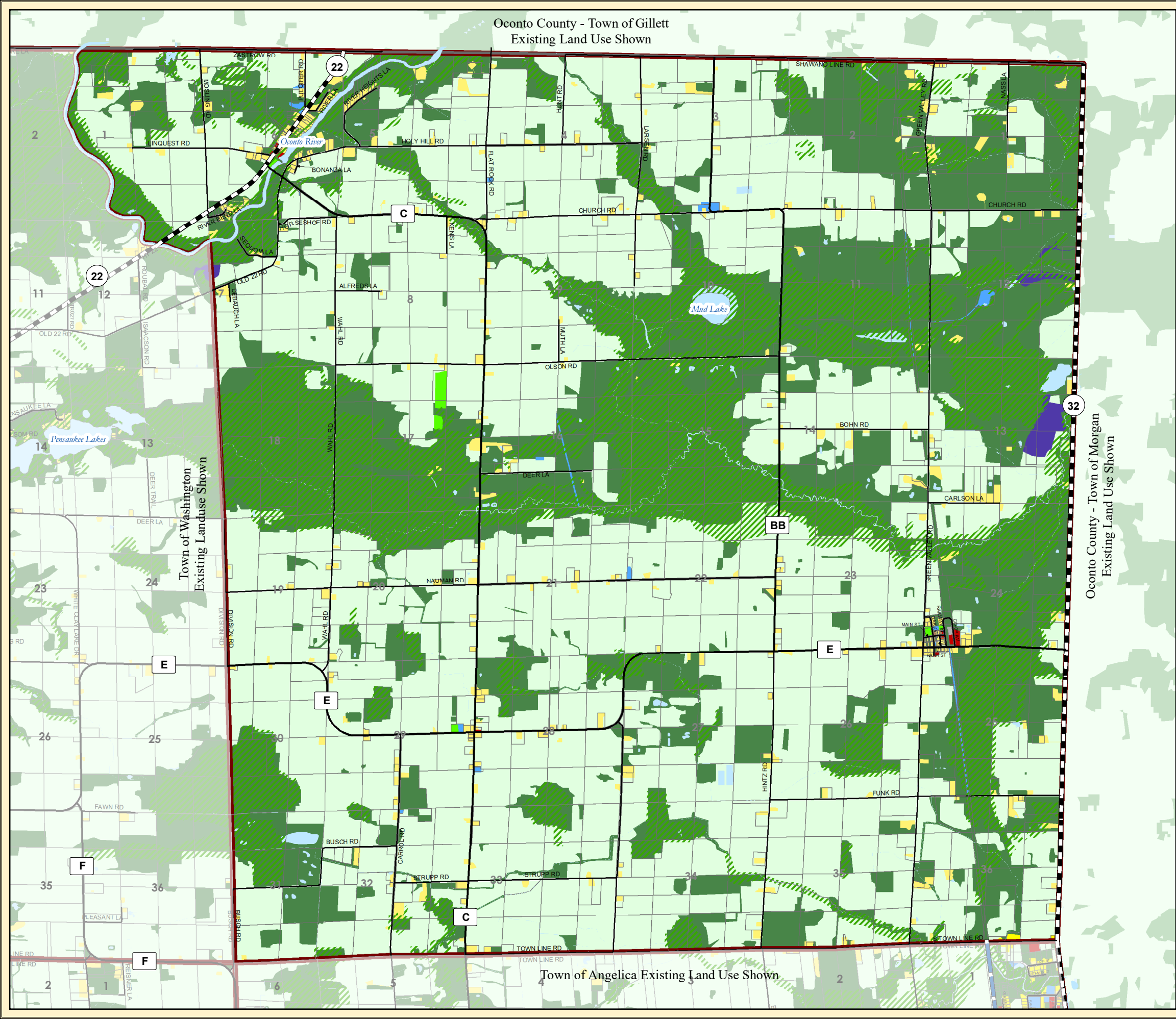
Existing Land Use Catagories

- Agriculture
- Open Space and Forestry
- Public Open Space
- Residential Unsewered
- Residential Sewered
- Mixed Residential
- Commercial
- Industrial
- Mineral Extraction
- Community Facilities
- Right of Way
- Surface Water

Note: Land use represents the current use of the property and does not necessarily reflect current zoning or future land use desires (see map 5)



10/18/2018





## Future Land Use

-  Mountain Bay State Trail
-  Wiouwash State Trail
-  US and State Highways
-  County Highways
-  Town/Municipal Roads
-  Private Roads
-  Municipal Boundaries
-  Parcels

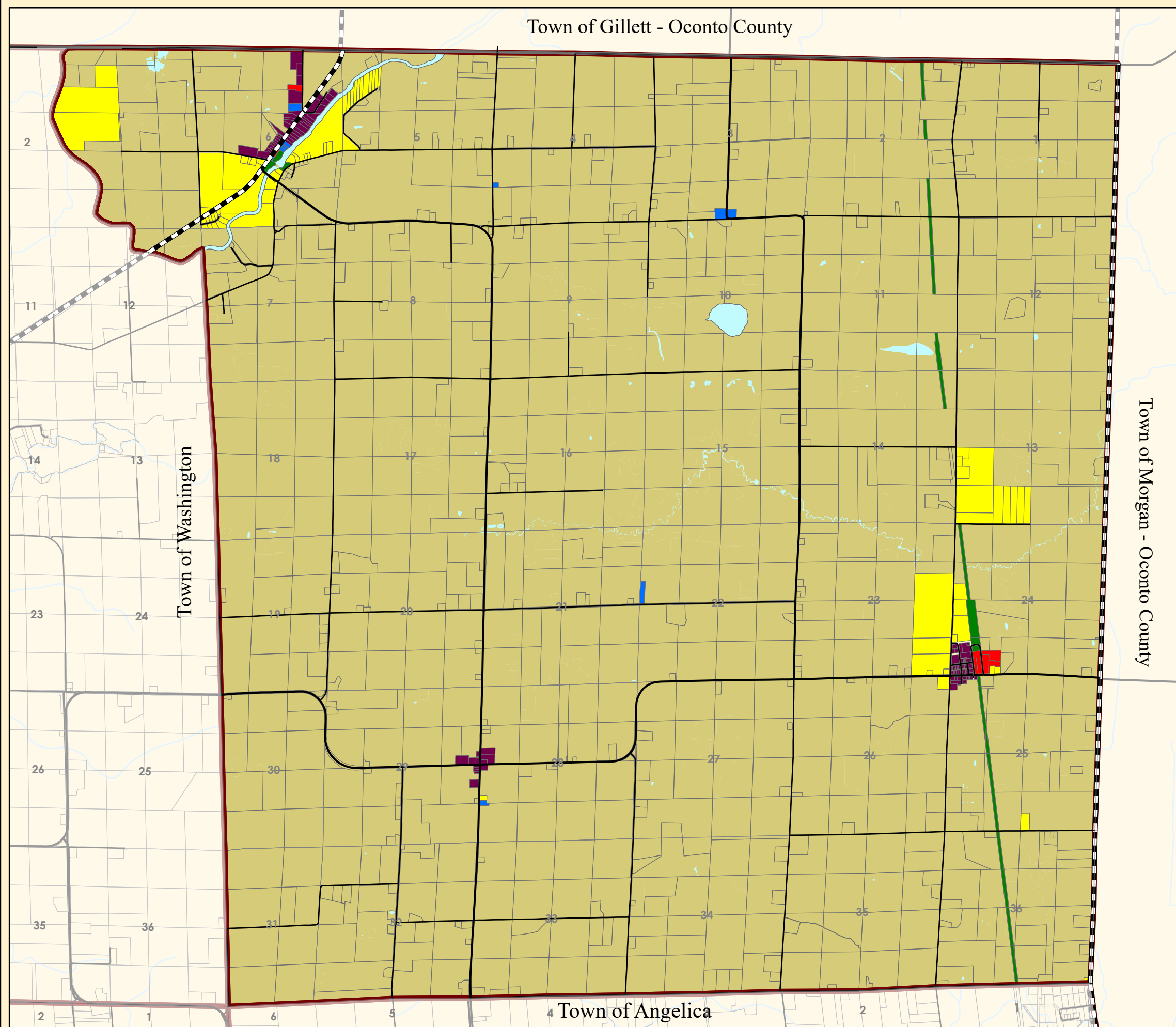
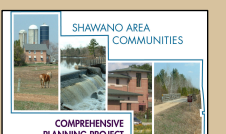
- ### Future Land Use Categories
-  Residential
  -  Open Lands and Residential
  -  Mixed Residential
  -  General Commercial
  -  General Industrial
  -  Community Facility
  -  Surface Water
  -  Public Open Space and Recreation
  -  Downtown/Unincorporated Village

Shapes on map represent general recommendations for future land use. Actual boundaries between different future land use categories and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in any particular future land use category are immediately appropriate for development, rezoning, or subdivision. Environmental corridors depicted on this map use generalized boundaries of environmental features identified by WisDNR, FEMA, and Shawano County. Actual Environmental Corridor boundaries may be defined or adjusted through a detailed on-site investigation.

Sources: ECWRPC, Shawano County LIO, WisDOT, FEMA, WisDNR, V&A, Local Communities

0 1,500 3,000 6,000 Feet

10/12/2022



# 1992 PARK PLAN

## INTRODUCTION

### GENERAL CHARACTERISTICS

The Town of Green Valley is located in the northeastern portion of Shawano County, approximately ten miles northeast of the City of Shawano and 25 miles northwest of Green Bay. Although there are no incorporated communities in the town, the unincorporated communities of Pulcifer, Green Valley, and Advance are areas of concentrated population, with populations of approximately 150, 100, and 50 respectively. Pulcifer is located in the northwestern portion of the town, Green Valley in the southeastern portion, and Advance in the southwestern portion. State Highway 22 angles across the northwestern part of the town and State Highway 32 follows the town's eastern border. County Trunk Highways "E", "C", and "BB" also serve the town.

The terrain in the town is gently rolling; with total elevation change less than 200 feet. About two-thirds of the town's land area is in cropland and pastureland. Thirty percent is woodland or wetland. Wooded areas generally correspond with wetland areas or steep slopes, where agricultural production is difficult. An extensive band of wooded wetland parallels the Pensaukee River, which flows through the center of the town in an easterly direction. For the most part, the shoreline of the Oconto River, which angles across the northwestern portion of the town, is also wooded.

The Town of Green Valley 1997 Land Use Plan showed a decrease in the total farmland. Even with the decrease over the years since 1967, agriculture is still the primary zoning of land for the Town of Green Valley. By 2000, there were a total of 56 farm residences (per the Town assessor), roughly 13% of the residences in the Town. By 2009, the total farm residences show as 89, possibly due to a reclassification by the new Town Assessor.

### POPULATION

The town's 2000 population of 1,024 continued the stable trend experienced since 1950. While in the past, indications were that little population change would occur in the foreseeable future, with the continuing desire of people in population centers to own property outside of the city, it is expected that the population of the Town of Green Valley will continue a gradual increase.

**Table 1**

### POPULATION TRENDS AND PROJECTIONS, 1950-2010

Town of Green Valley		
YEAR	POPULATION	% OF CHANGE
1950	1,132	
1960	1,027	-9.3
1970	984	-4.2
1980	1,054	+7.1
1990	984	-6.6
2000	1,024	+4.1
2010*	1,100	+7.4

\*Population estimate for 2009 from the Department of Administration is 1058. This is roughly a 3% increase from the 2000 Census figures.

\*Projection Estimate

Sources: U.S. Census; 1950 – 2000/2009 Wisconsin DOA Population Projection formulas

**Table 2**

## **POPULATION CHARACTERISTICS**

Town of Green Valley			
AGE GROUP	#	1997 %	2000 %
5 and under	66	9.3	6.4
6 to 19	256	21.4	25.0
19 to 64	566	55.4	55.3
65 and over	136	13.9	13.3

Source: U.S. Census, 1990, 2000.

## **GOALS AND OBJECTIVES**

The following goals and objectives were developed to provide the framework for meeting the existing and future recreational needs of Town of Green Valley residents. The goals are stated as desirable conditions to strive for in the future. They are common ideals of the community that can be achieved through the actions of government leaders, private organizations, and individual citizens. Objectives specify in greater detail how these desired goals can be achieved. Together, the goals and objectives provide a basis for establishing town policy regarding the planning, acquisition, and future development of park and recreation facilities.

### **GOALS & OBJECTIVES**

- To satisfy the recreational needs of the residents of the Town of Green Valley in a compatible and cost-effective manner.
- To protect and conserve the open space resources of the town for present and future generations.
- To provide and maintain an equitable system of parks and recreational facilities that are available and accessible to all people, including elderly and disabled recreationalists.
- To encourage the preservation of unique natural, cultural or historic resources.
- To encourage recreation development in areas of concentrated population where compatible with adjacent land use.
- To establish an action plan to meet the needs of the residents based on local input and user demand.
- To encourage the support of local civic groups and organizations to take an active role in meeting the identified recreational needs of the community.
- Continue to encourage fund raising activities toward the purpose of park and recreational equipment, such as the can collection site.
- Encourage parental involvement in planning and maintaining our parks.

- Continue to work to develop a Walking/Biking Trail

## **NATURAL RESOURCES**

The Oconto and Pensaukee Rivers and Mud Lake are the major natural resources in the Town of Green Valley. The Oconto River, in particular, provides both fishing and canoeing opportunities. Managed as a trout stream, the fishery includes brown, brook, and rainbow trout, northern pike, largemouth and small mouth bass, and pan fish. Averaging over 150 feet in width, the stream has areas of gentle rapids and provides excellent canoeing and tubing opportunities. A small boat landing in Oconto River Park in Pulcifer provides access for canoes and other small craft. The Pensaukee River, which averages only about 20 feet in width, has more limited recreational value. Access is available at several road crossings. Mud Lake, a shallow 28-acre pond out letting to the Pensaukee River, has no public access and is of value primarily for waterfowl such as mallards and blue winged teal.

## **RECREATIONAL FACILITIES**

There are approximately nine acres of land available for recreational use (Table 3). The sites include Oconto River Park in Pulcifer, Harry Leib Memorial Park in Green Valley, and the Community Center Park site in Advance (Figure 1).

**Table 3**

### **EXISTING PARK AND RECREATIONAL FACILITIES**

<b>Town of Green Valley</b>		
<b>RECREATIONAL SITE</b>	<b>ACREAGE</b>	<b>OWNERSHIP</b>
HARRY LEIB MEMORIAL PARK	2	TOWN
COMMUNITY CENTER PARK	2.5	TOWN
OCONTO RIVER PARK (Pulcifer)	5	COUNTY

### **Oconto River Park in Pulcifer**

The transfer of this site by the Town of Green Valley to Shawano County provides an excellent opportunity for improvement of this attractive area. Located on the Oconto River in Pulcifer, the park is a popular wayside for motorists traveling through the community. Existing facilities include play equipment, picnic tables and grills, a small shelter, a swimming area, and a boat launch. The existing play equipment is considered functionally obsolete by today's safety standards. About one acre of the five-acre site lies on the opposite bank of the river and is presently undeveloped.

2009: Shawano County has developed a Master Plan draft for this park and is hoping to begin implementation of their plan within the next few years. The draft is impressive and indicates the county hopes to highlight the historical areas within and along this park area.

2019: The Oconto River Park project in Pulcifer has been completed.

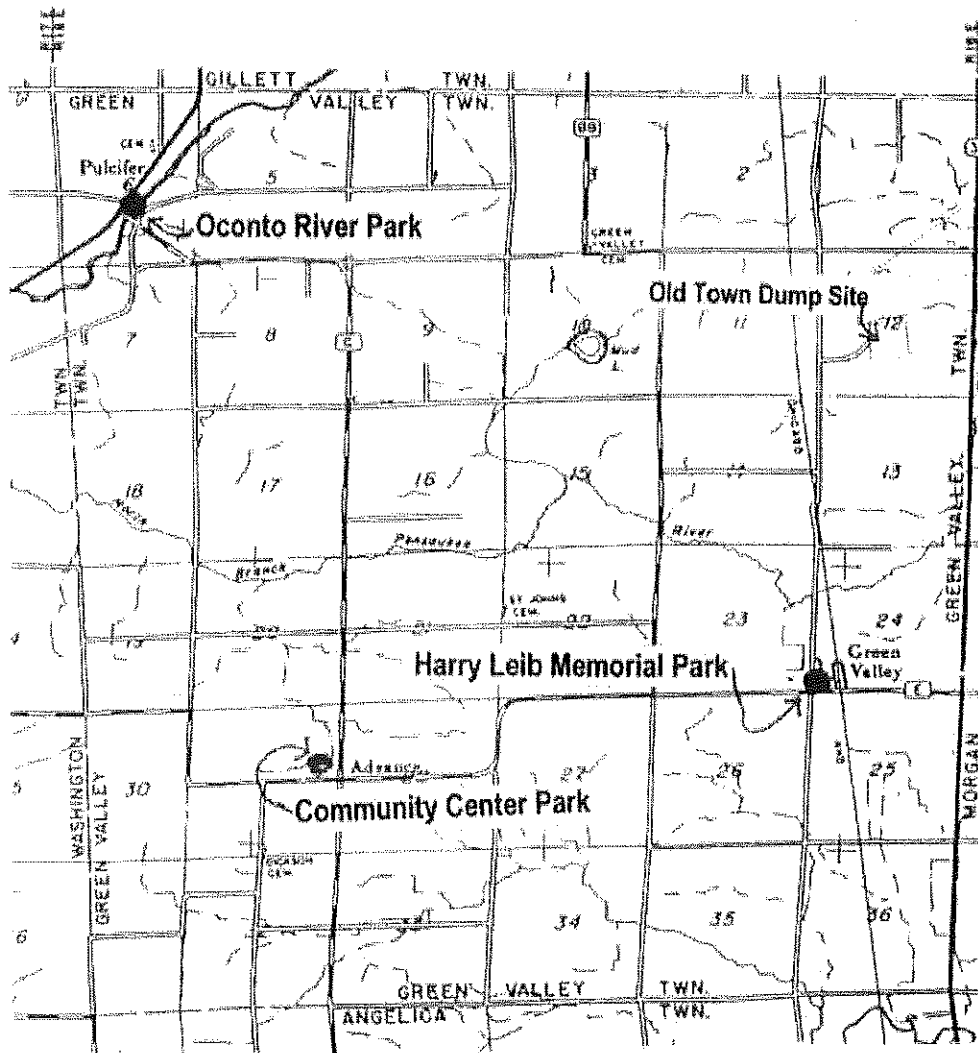
### **Harry Leib Memorial Park**

This two-acre site in the community of Green Valley provides a limited amount of recreational opportunities for this portion of the town. Present development consists of a fenced softball field. A small amount of undeveloped area and the site's location provide an opportunity to more effectively utilize this site for recreation. 2009: This Park's ball field continues to serve as home field for various church ball teams and is used by the migrant workers from the large dairy farm just down the road. 2019: New playground equipment has been installed.

### **Community Center Site**

The Community Center site in Advance has two and one-half acres available for outdoor recreational use. Facilities include a teeter-totter, slide, and swings. A ball field is located to the west of the building. There are plans to further develop the site to include picnic facilities and other recreation opportunities. 2009: the old teeter-totter, slide and swings have been removed from this site and a new play unit has been added; along with a volley ball setup to the north of the building. 2019: A building was erected to house and maintain service vehicles and storage.

# EXISTING RECREATIONAL SITES



## **RECREATIONAL OPPORTUNITIES**

The scenic beauty of the town is enjoyed by numerous visitors to the area as well as by town residents. Providing opportunities, which encourage visitors to come to the area, can benefit the local economy. One example is to make the Oconto River more accessible for canoeists, tubists, and fishermen. Encouraging Shawano County to continue upgrading the newly renamed Oconto River Park in Pulcifer, for example, would not only expand recreational opportunities for local residents, it would encourage additional visitors passing through the community to stop.

2009: Shawano County has developed a Master Plan draft for this park and is hoping to begin implementation of their plan within the next few years. The draft is impressive and indicates the county hopes to highlight the historical areas within and along this park area.

The Town of Green Valley also owns 40 acres of land at the former Green Valley Dump Site. Research is being done to see what possibilities are available for this site. The Town owns some land along the old railroad corridor, along with the Wisconsin Department of Natural Resources (DNR). The Town will encourage the DNR to proceed with the Nicolet Recreation Trail development. 2009: The Nicolet Trail is functioning just north of Green Valley's rail corridor. Unfortunately, a large portion of the corridor in and around the Town of Green Valley is owned by private parties. It is not expected that the trail through our Town will happen in the near future due to the economic climate for state funds at this time. 2019: The Oconto River Park has been completed with restroom facilities and shelter.

## **RECREATIONAL NEEDS**

Park and recreation needs may include the need for additional parkland to accommodate new facilities, the need for additional parks in areas where new residential growth is occurring, or the need for new or improved park facilities and equipment. The recent Subdivision Ordinance enacted by the Town of Green Valley does contain a requirement for green space and/or parkland in future sub-divisions. Generally, recreation standards are used to identify these needs. However, in rural areas such as the Town of Green Valley, more emphasis is placed on citizen input when identifying park and recreation needs.

## **LAND NEEDS**

Instead of using land demand standards to determine recreational land needs, the Town of Green Valley is looking at its existing park areas and should be able to determine if enough land is available to provide needed recreation facilities. While existing acreage may be adequate to provide for the recreational needs of town residents, additional land could be needed to develop facilities, which may require sizable area. The Town is paying attention to the desire of people for more recreation land, and Recreational Vehicle and Campground area, and areas for riding ATV's and horses. 2009: While Revitalize Gillett is no longer a viable entity, the Town of Green Valley could still proceed with establishing the walking/biking trail along the roadway when one of our north/south roadways is rebuilt.



## **LOCATION NEEDS**

The location of Green Valley's recreation areas in Pulcifer, Green Valley, and Advance makes them relatively accessible to areas of concentrated population. Recreational facilities in Cecil, Bonduel, and Gillett are also convenient to town residents. The Mountain Bay Trail is close to the boundaries of the Town of Green Valley, and the Town will encourage its expansion.

## **FACILITY NEEDS**

The town has a relatively limited range of recreational opportunities available at the present time and many existing facilities are in need of upgrading. As new facilities are developed and existing facilities improved, accommodations to provide for the needs of elderly and disabled users should be incorporated. The town believes that providing a range of recreational opportunities for youngsters is a high priority and has identified the following facility needs in the town:

- Park Restrooms
- Additional play equipment
- Additional grills
- Volleyball court      2009: added to at Community Center Park in Advance
- Improved beach area    2009: part of Draft of Shawano County Park Plan
- Upgraded boat launch areas 2009: included in draft of Shawano County Park Plan
- Camping facilities
- Horseshoe pits
- Ball field lighting - if ball leagues begin again 2009: ball leagues use Green Valley site
- Little Library

Facility needs for individual sites are identified in the following chapter.

## **PLAN RECOMMENDATIONS**

The plan recommendations for the Town of Green Valley are meant to serve as a guide for improving local recreation areas. These improvements are also meant to better meet the recreational needs of town residents. Because these needs can change, town officials and residents should review the recommendations about every five years at the same time the Comprehensive Plan is reviewed.

The existing recreation areas in the town are generally adequate in terms of size and location. However, the areas could be improved to better meet the needs of local residents. To do this, the town should implement the following recommendations:

### **Oconto River Park in Pulcifer**

While the Town of Green Valley 1992 Park Plan indicated a variety of concept ideas for this park, the transfer of Pulcifer Park to Shawano County put any improvement ideas in the hands of Shawano County and its partners. The Town of Green Valley is hoping for a continual upgrade

of this special park. Shawano County is working with Trout Unlimited to get grant funding and continue to upgrade this park. The Town of Green Valley will continue to encourage and work with the county in the upgrade of this park.

The 1992 Town of Green Valley Park Plan had a variety of upgrade recommendations for this park, however, since this is now a County Park, any improvement ideas for the newly named Oconto River Park in Pulcifer will come from the collaboration of Shawano County and Trout Unlimited.

Because this is now a county park, we are **not** including concept ideas for this park in this park plan.

2009: Shawano County has developed a draft of a Master Plan for the Oconto River Park in Pulcifer. This master Plan includes a variety of concepts to upgrade the park and highlight the historical value of the area.

2019: Pulcifer Park plan has come to fruition with handicapped fishing, round about, little library, shelter and restrooms.

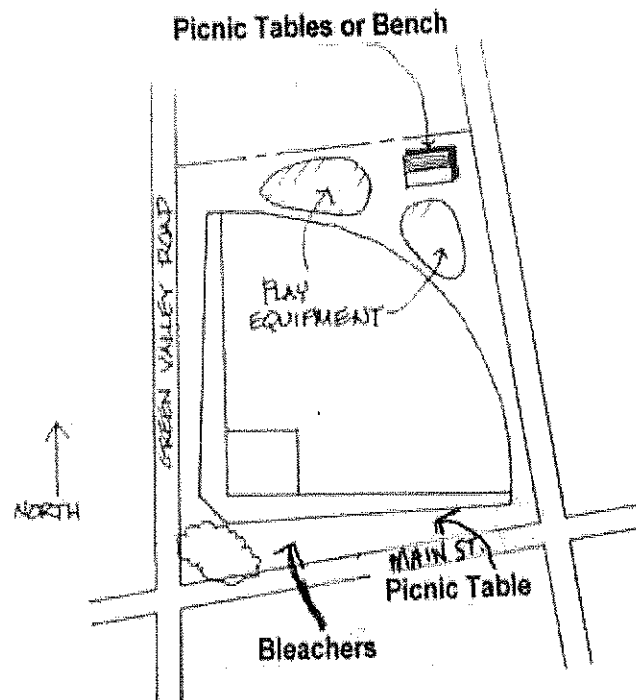
Some of the concepts included in the plan are the possible purchase of adjacent property, change in the entry areas of the park, signage indicating some of the historical areas of the park, including the dam site, the grist mill site and others, enhancement of the canoe and tubing launch areas, enhanced walking paths and identification of the native vegetation in the area, possible shelter replacement, moving of the playground equipment and parking area safety issues addressed. If implemented, the park will be a highlight at this end of the county.

## Harry Leib Memorial Park in Green Valley

Further development of this site would greatly expand recreational opportunities in the community of Green Valley area. The park has limited room for additional development. Further development of the existing site is shown on Figure 3. The following improvements are proposed for these two areas:

- Picnic table and grills should be installed in proximity of the park grounds.
- Play equipment should be installed in open areas.
- New bleachers should be installed at the ball diamond.
- As a long-range consideration, lighting of the ball diamond to facilitate evening ball games should be undertaken, if league play returns to this park. 2009: limited league games are being held at this ball field – considered the home field for several area church league teams.
- Additional upgrades can be considered once needs are shown and funding becomes available.

Figure 3  
**HARRY LEIB MEMORIAL PARK**  
GREEN VALLEY  
SCALE: 1" = 100'



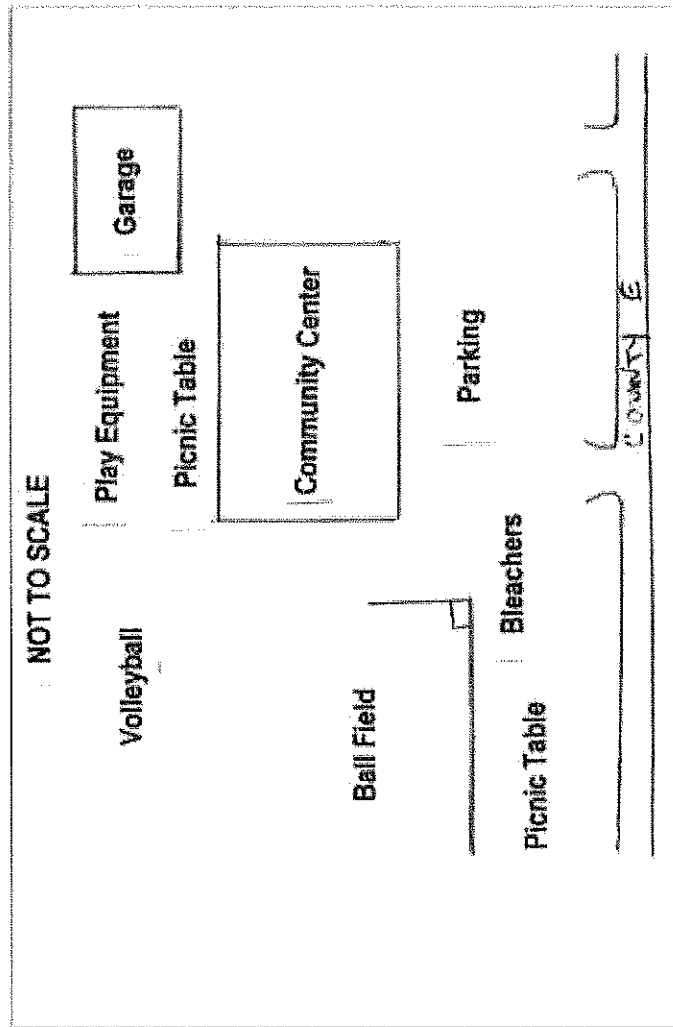
Park Plan

## **Community Center Park in Advance**

Since the completion of the Community Center, this site receives a lot of use, particularly from groups such as family reunions, ball teams and the Advance community. The following recommendations address future development of this site.

- Picnic tables and grills should be installed north or east of the old town hall structure.
- The ball field should be improved and maintained to encourage unorganized use.
- Play equipment should be installed. 2009: play unit was installed north of the buildings
- Volley ball courts should be considered for north of the Community Center  
2009: valley ball court installed north of the buildings
- Horseshoe pits could be considered in an out-of-the-way location.
- Use of the Community Center has increased with the construction of the new building. The Town will continue to access the needs of this park as time goes on.
- Restrooms are available during ball league activities, if a request is made of the Town Board.
- Grills have been removed for public health reasons.
- Picnic tables have been placed.

## CONCEPT FOR COMMUNITY CENTER PARK IN ADVANCE



Park Plan

## Trout Unlimited

Trout Unlimited has committed to working with Shawano County on the upgrading of the Oconto River Park in Pulcifer.

The Town of Green Valley will continue to encourage the cooperation of Shawano County with Trout Unlimited to upgrade the park in Pulcifer. While encouraging Shawano County to continue with upgrades in Pulcifer, the Town of Green Valley will continue to improve the site at the Community Center in Advance. There is still available funding from the 130<sup>th</sup> birthday celebration for this purpose.

Projects the Town of Green Valley would like to implement during the next several years are listed below. Accompanying cost estimates are also included. (Cost Estimates are from 1990's and should be expanded once decision to begin the upgrades is made) Development of Harry Leib Memorial Park is considered primarily of secondary importance while improvements recommended for the Community Center Park site in Advance are expected in the near future.

Recommendation	Estimated Cost	PRIORITY		
		High (1—2 yr)	Medium (3—5 yr)	Low (over 5 yr)
<b>Harry Leib Memorial Park</b>				
--Play equipment – Installed approximately 2012				X
--Picnic tables and grills	2,000		X	
--Bleachers	2,500	X		
--Upgrade ballfield	1,000		X	
Subtotal:	\$10,500	\$2,500	\$8,000	
<b>Community Center Park Site</b>				
--Picnic tables and grills	\$1,500		X	
Play equipment and Volleyball Court installed in 2009				
Ballfield well maintained in 2009				
Subtotal:	\$1,500			\$ 1,500
<hr/>				
TOTAL DEVELOPMENT PROGRAM:				
	\$ 12,000	\$ 2,500		\$ 9,500

2019: These recommendations have been addressed.