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**Comprehensive Plan  
2010 - 2030**

**Town of Cicero  
Outagamie County, WI**

**Adopted  
December 10, 2009**

**Martenson & Eisele, Inc.**

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# Comprehensive Plan 2010-2030

## Town of Cicero Outagamie County, WI

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**Adopted December 10, 2009**

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# TOWN OF CICERO

## COMPREHENSIVE PLAN 2010 - 2030

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## APPENDIX

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# Land Use

## Major Findings

1. The Town of Cicero contains about 22,691 acres with 59% of the total land area used for various agricultural purposes. Approximately 4,544 acres are mapped wetlands, which cannot be developed.
2. Less than 2% of the town is currently a residential land use.
3. The Town issued 12 residential building permits between 2003 and 2008, all for single-family dwellings. Half of the houses were valued between \$150,000 and \$200,000 and half were valued between \$200,000 and \$300,000.
4. It is likely that the number of acres used for agricultural production will slowly decrease as land is converted to more intense uses, such as residential, commercial, and industrial.
5. At the present rate, it is projected that an additional 52 acres will be developed for residential uses by 2030 in the Town of Cicero. A small amount of land for commercial or industrial land uses may develop in the same time period.

## Recommendations

1. The protection of agricultural lands and environmentally sensitive lands like wetlands should be the focus of the Town of Cicero's planning for future land uses.
2. Future residential growth should be encouraged to locate in areas where the impact on agricultural lands will be minimal.

## Goals, Objectives, Policies, and Programs

### Goals

1. To **preserve** the rural and agricultural character of the Town of Cicero.
2. To **promote** a sustainable land use pattern that maximizes compatibility between neighboring uses and allows the continuation and preservation of agriculture, forestry, and open lands.

*Note: The following objectives are not the only ones that relate to land use in the Town of Cicero. There are objectives and, in some cases, policies and programs, in the other elements of the Comprehensive Plan that also relate to land use.*

### Objectives

1. **Rural Development Pattern:** Residential subdivisions (five or more lots) will not be encouraged in the Town of Cicero.
2. **Land Division:** Consider adopting a Subdivision Ordinance to address the following issues:
  - a. **Lots by Certified Survey Map:** Limit the number of lots created by a certified survey map based on agricultural land use categories shown on the Land Use Plan.
  - b. **Maximum Buildable Area:** Limit the maximum lot size for a residential lot to 1.25 acres with an option of enlarging the lot to two acres for accessory buildings, subject to a site plan review process.
  - c. **Maximum Lot Creation:** Include a density regulation that would limit the maximum number of existing and new residential home sites based on a mapped geographic area.

3. **Preservation of Farmland:** Develop regulations that minimize the consumption of agricultural land in intensive agricultural areas of the town by not allowing non-farm land uses that significantly impair or limit farming operations, and support the preservation of farm fields in large, contiguous blocks.

## Policy

1. **Consistency:** The Town of Cicero will require all decisions and actions concerning land use development and redevelopment to be consistent with the Comprehensive Plan.
2. **Residential Subdivisions:** The Town of Cicero will require residential subdivisions to be zoned single family residential.

## Land Use Plan

### Future Land Uses

- ❑ The Land Use Plan for Cicero shows future land uses. In some areas, the future land use is the same as the existing land use, while in other areas the land use is projected to change.
- ❑ Slow growth will likely occur sporadically by the creation of parcel splits by certified survey map. The Town cannot predict who will sell their land in the next twenty years for development purposes. Because of this, the Land Use Plan does not visually identify specific areas of growth in five-year increments.
- ❑ The land use categories shown on the Land Use Plan are generally described as follows:
  - **Farmsteads:** Residences that are part of a farm.
  - **Residential:** One- and two-family residences that are not part of a farm.
  - **Multi-Family Residential:** Residential buildings with three or more dwelling units.
  - **Mobile Homes:** Individual scattered mobile homes.
  - **Mixed Use:** The predominant land use will be commercial and compatible industrial uses, with some residential and public institutional uses possible.
  - **Commercial:** Retail, food or beverage service, offices, and similar uses.
  - **Industrial:** Manufacturing facilities, contractor storage, and office facilities and storage buildings related to industrial operations.
  - **Quarries/Mining:** Non-metallic mining operations.
  - **Utilities:** Substations and other facilities associated with public or private utilities
  - **Public/Institutional:** Government buildings, public and private schools, and cemeteries.
  - **Parks and Recreation:** Local, county, and state parks, trails, and recreation areas.
  - **Open Land:** Fallow or unused land, including vacant residential lots in subdivisions
  - **Open Water:** Lakes, ponds, and streams
  - **Agriculture:** Farmland used for crops, pasture and livestock operations. This land use category also includes non-agricultural uses permitted in the Outagamie County Zoning Ordinance district applicable to parcels shown as this category.

### Land Coverages

- ❑ The Land Use Plan also shows land coverages, the objective of which is to alert property owners and developers where there are natural resources, or certain setbacks from those resources, that may restrict use of certain lands. The natural resources may be open water and wetlands, woodlands, or steep slopes or other topographic or geologic features.
- ❑ Woodlands can be developed as residential, but the environmental consequences of doing so – habitat destruction and the loss of air cleansing and cooling benefits of trees – should be considered.



# Town of Cicero

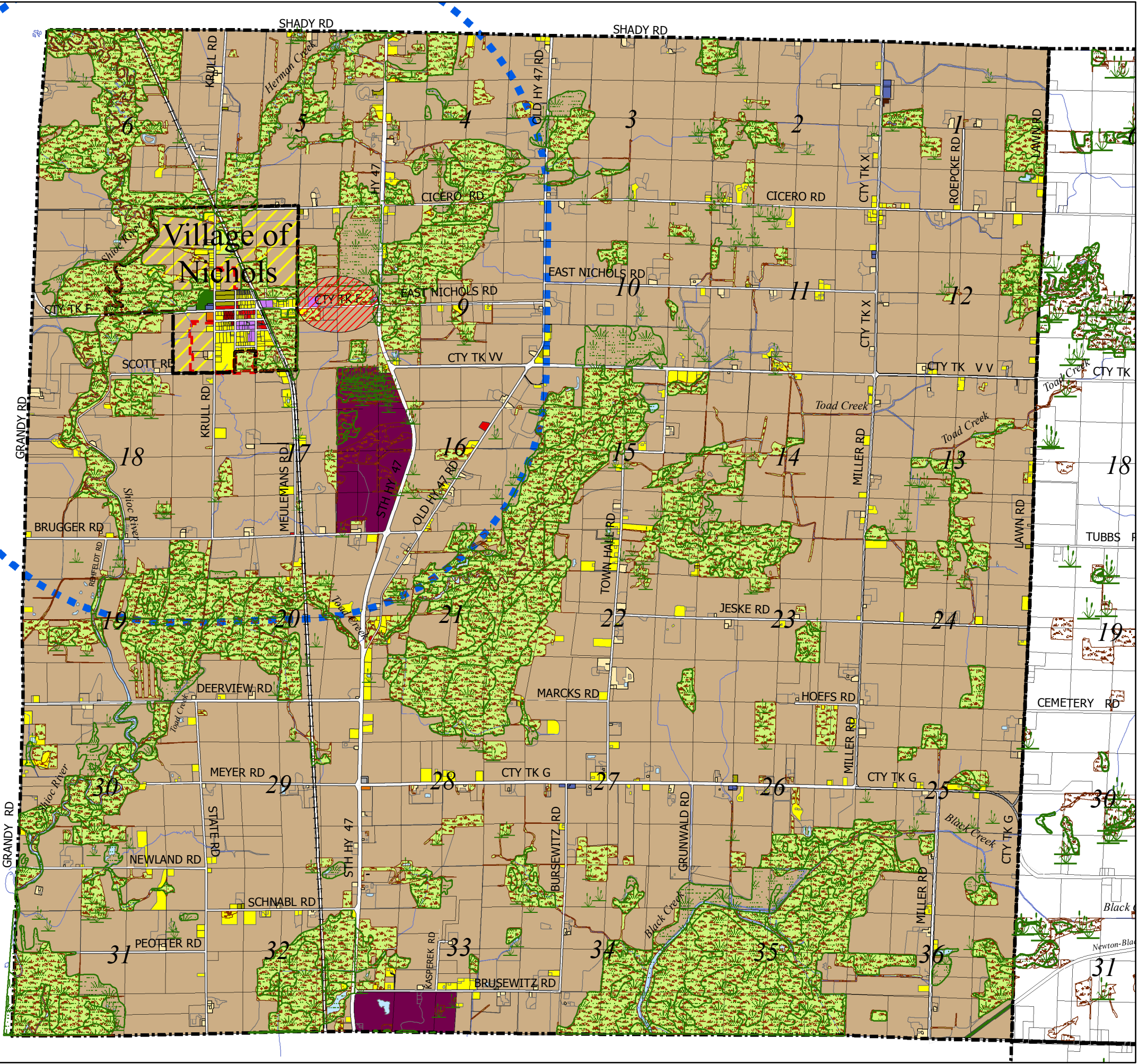
## Land Use Plan



Legend

### Land Use Categories

- Farmsteads
- Residential
- Rural Transitional
- Mobile Homes
- Multi-Family Residential
- Commercial
- Mixed Use
- Industrial
- Quarries/Mining
- Utilities
- Public/Institutional
- Parks and Recreation
- Open Land
- Agriculture
- Open Water
- Corporate Limits
- Railroad Tracks
- 1.5 mile Extraterritorial Boundary
- Coverages
  - Wetlands <2 acres
  - Wetlands
  - Woodlands



The base map was created by the Outagamie County Planning Department and the 2000 Existing Land Use data was created by East Central Wisconsin Regional Planning Commission. Neither entity assumes any liability for the accuracy of this data or any use or misuse of its content.

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*Back of Land Use Plan*

## Background Information

### Land Use Characteristics

- ❑ Map 1 shows the existing land uses in the Town of Cicero.
- ❑ Table 1 shows existing land use categories, including acreage, percentage of acreage by land use, and intensity/density.
- ❑ Intensity is the degree to which a land use impacts the community. Along a scale of intensity, industrial activities are generally more intense than open space. Intensity is considered, however, in two ways: the overall land use, and the specific type of land use at a particular location. An example would be a large feedlot and a small cheese factory. The type of agricultural – a feedlot that covers many acres and may generate odors and noise - would have greater impact on the town than a small industrial land use with limited activity.
- ❑ Density is the degree to which the facilities associated with a general land use cover the land. A residential subdivision would have a higher density than a natural area.
- ❑ Table 1 illustrates that there are two major land uses in Cicero – agriculture and open land. The latter is, in almost all circumstances, wetlands. These two land use categories account for almost 95% of the 22,690 acres in the town.
- ❑ “Open water” in Cicero is most likely to be officially designated wetland, which is undevelopable by law, or land that is too wet to consistently farm. It may also be privately owned open areas or woodlands.

**Table 1**  
**Existing Land Use**

Category	Acres	%	Intensity	Density
Farmsteads	105.0	0.5%	Moderately low	Low
Residential (includes multi-family and group homes)	303.7	1.3%	Moderately low	Low
Mobile Homes	8.8		Moderately low	Low
Commercial	2.2	0.0%	High	High
Industrial	2.1	0.0%	Moderately high	High
Quarries/Mining	86.7	0.4%	High	Low
Utilities	1.1	0.0%	Moderately high	Low
Public/Institutional	6.1	0.0%	Moderately high	Low
Transportation	675.4	3.0%	High	High
Parks and Recreation	4.2	0.0%	Low	Low
Agriculture	13,415.10	59.1%	Moderately low	Low
Open Water	159.1	0.7%	Low	Low
Open Land	7,921.20	34.9%	Low	Low
<b>Total Acres</b>	<b>22,690.7</b>			

Source: East Central Wisconsin Regional Planning Commission, Town of Cicero, Martenson & Eisele, Inc.

### Trends in the Supply, Demand, and Price of Land

#### Agricultural

- ❑ Approximately 13,415 acres, or 59% of the land area, is currently used for various agricultural purposes.
- ❑ Some of the current agricultural lands will eventually transition to more intense land uses, primarily residential.
- ❑ Agricultural land in Cicero sells for \$4,000 to 5,000 per acre.

## Residential

- ❑ Table 1 identifies 417 acres, or just over 1% of the town, as residential development.
- ❑ Table 2 shows that 12 building permits were issued by the Town for residential dwellings between 2003 and 2008.
- ❑ All of the permits for new dwellings were single-family homes. Construction occurred in each of the six years.
- ❑ All of the permits for single-family homes were valued between \$150,000 and \$300,000. (Building permit values represent the *cost of construction*, not the *market value* of the total property.)

**Table 2**  
**Residential Building Permits and Construction Value**

Year	Type	Permits for Residential Buildings by Value (in thousands)					Total
		<\$100 Number	\$100 - \$150 Number	\$150 - \$200 Number	\$200 - \$300 Number	>\$300 Number	
2008	Single- Family			1	1		2
2007	Single- Family			1	1		2
2006	Single- Family			1			1
2005	Single- Family			1	1		2
2004	Single- Family				2		2
2003	Single- Family			2	1		3
	<b>Total</b>			<b>6</b>	<b>6</b>		<b>12</b>

Source: Town of Cicero

## Commercial and Industrial

- ❑ Commercial and industrial lands are widely scattered throughout the town but cover only 4.3 acres in the entire town.
- ❑ Quarry operations account for another 87 acres, or four-tenths of a percent of the town's total land area.

## Conflict Between Adjacent Land Uses

### Within the Town of Cicero

- ❑ Rural residential development can create a conflict between farmers and new residents over agricultural practices that create noise and odor.

### Between the Town of Cicero and Adjacent Towns and Villages

- ❑ The Town of Cicero is not aware of any conflicts with adjacent towns or the Village of Nichols.

## Limitations on Development

*These topics are discussed in more detail in the Agricultural, Natural, and Cultural Resources element.*

## Farmlands

- ❑ Prime farmlands should be preserved.



**Environmental Characteristics**

- ❑ Water-related resources are highly regulated. Local, state and federal regulations and ordinances need to be thoroughly reviewed when development is proposed for property that is in or near any of these resources. This is especially important because wetlands cover about a third of the town.

**Soils**

- ❑ Soils are a limitation to development in the wetland areas of the town. The high water table makes the soil's bearing capacity low. Soils and groundwater levels are a problem in the large areas of the town where wetlands predominate.
- ❑ Small portions of the town, mainly west of STH 47, have soils that present severe limitations to the use of septic tanks.

**Land Use Projections****Agricultural**

- ❑ The amount of land in the town that is wetlands limits the amount of agricultural land.
- ❑ Because of the amount of prime farmland in Cicero and the town's distance from major employment centers, agriculture will continue to be the major business in the town for many years. It is likely, however, that the number of acres used for agricultural production will very slowly decrease as land is converted to more intense uses, such as residential, commercial, and industrial (see Table 3).

**Residential**

- ❑ Table 3 shows the residential land projections for Cicero. They are based on population and household projections of the Wisconsin Department of Administration (WDOA). "Households per Acre" is a calculation by Martenson & Eisele, Inc. of the ratio of households to residential acreage in 2000. That ratio is then used in future years to project residential land area requirements.
- ❑ Based on the projections and calculations in Table 3, an additional 52 acres will be developed for residential use by 2030 in Cicero.

**Commercial**

- ❑ A ratio of a community's population to the number of acres currently being used for commercial activities is a way to project how many additional acres of land will be needed.
- ❑ The Town of Cicero had an estimated population of 1,122 in 2008 (see Table 100). There are 2.2 acres of commercial land. The resulting ratio of .00196 acres per person can be used to calculate the amount of commercial land needed in the future. Based on this ratio and the projected 2030 population of 1,168 from Table 103, an additional 0.09 acres of commercial land will be required in 2030 than there is now.

**Industrial**

- ❑ Using the same methodology, another 0.09 acres of industrial land will be needed in 2030.

**Table 3**  
**Land Use Projections**

Land Use Projections						
Housing Projection	Projected WDOA Population	Projected WDOA Households	Projected Persons/ Households	Households per Acre*		
					Add. Acres	T. Add. Acres
2000 Actual	1,092	370	2.95		--	--
2010	1,121	394	2.85	0.89	21	21
2015	1,136	405	2.80	0.89	10	31
2020	1,150	415	2.77	0.89	9	40
2025	1,162	423	2.75	0.89	7	47
2030	1,168	429	2.72	0.89	5	52
Agricultural Projection					Add. Acres	T. Add. Acres
2010					-21.00	-21.00
2015					-10.06	-31.06
2020					-9.04	-40.10
2025					-7.06	-47.16
2030					-5.02	-52.18
Commercial Projection					Add. Acres	T. Add. Acres
2010					0.00	0.00
2015					0.03	0.03
2020					0.02	0.05
2025					0.03	0.08
2030					0.01	0.09
Industrial Projection					Add. Acres	T. Add. Acres
2010					0.00	0.00
2015					0.03	0.03
2020					0.02	0.05
2025					0.03	0.08
2030					0.01	0.09

Source: U.S. Census and Wisconsin Department of Administration

## Development and Redevelopment Opportunities

### Agricultural

- ☐ The Town's Land Use Plan identifies areas where farming operations will be encouraged.
- ☐ This means that land uses other than agricultural uses will be highly discouraged but not prohibited.
- ☐ The Town should adopt ordinances that will require non-agricultural land uses to have the absolute minimum impact on farming practices.

### Residential

- ☐ Limited certified survey mapping to create buildable lots will be allowed but the size of the parcels may be restricted to minimize farmland absorption.



**Commercial and Industrial**

- ❑ The Town of Cicero cannot accommodate most commercial and industrial land uses because the Town cannot provide public sewer and water service. For this reason, the Town's Land Use Plan shows a "mixed use" area where services may be available from the Village of Nichols.
- ❑ The Town will strive to do whatever possible to support existing commercial and industrial uses that have not had adverse impacts on neighboring uses and have generated jobs for local residents.

# Implementation

## Integration and Consistency

- ❑ During the planning process, care was taken to ensure integration of, and consistency between, the goals, objectives, policies, and recommendations contained in each element of the Comprehensive Plan.
- ❑ The Town of Cicero Plan Commission will be responsible for comparing proposals for development that come before it with each element of the Comprehensive Plan. If the review of the development proposal uncovers inconsistencies between the elements, the Plan Commission should consider how the inconsistencies may be resolved and make a recommendation for those changes to the Town Board.

## Ordinances and Regulations

- ❑ Wisconsin's comprehensive planning legislation *requires* that the following ordinances be consistent with the Town's Comprehensive Plan.

### Zoning Ordinance

- Zoning in the Town of Cicero is regulated by the Outagamie County Zoning Ordinance (Chapter 54). The ordinance can be found at:

<http://library.municode.com/index.aspx?clientId=14359&stateId=49&stateName=Wisconsin>

- The County's Zoning Ordinance and map will be the major tool to implement the development and redevelopment of land uses on the Land Use Plan and the goals and objectives identified in the Plan.
- An example of this is the preservation of farmlands by zoning the lands shown as Farmland Preservation Areas in the Outagamie County Farmland Preservation Plan as Exclusive Agricultural.
- Of particular importance is consistency between the Land Use Plan and the Zoning Map (see Map 2). Because zoning reflects the current situation and the land use plan reflects the preferred land use, the two maps are initially not going to be consistent.
- The two maps were analyzed for areas that are inconsistent. Table 4 identifies areas where the Town should consider changes to the zoning map (on their own initiative or by a rezoning petition) to be consistent with the Land Use Plan.

**Table 4**  
**Comparison of Current Zoning and Land Use Plan**

Area	Current Zoning	Land Use Plan
SE corner of STH 47 and CTH G	General Agriculture	Multi-Family Residence
East side of STH 47 north of Deerview Road	Industrial	Residential
West side of Old Hwy 47 Road 1/4 mile south of CTH VV	Commercial	Farmstead
West side of Old Hwy 47 Road 3/8 mile south of CTH VV	Exclusive Ag/Commercial	Commercial
SE corner of CTH X and Cicero Road	Local Commercial	Residential

Source: Martenson & Eisele, Inc.

- As the Town approves rezonings that are consistent with the Land Use Plan, the two maps will become more consistent over time.
- Table 5 illustrates the relationship of land use categories on the Land Use Plan to zoning districts in the County's Zoning Ordinance.

**Table 5**  
**Land Use Category and Zoning District Comparison**

Land Use Categories	Zoning Categories				
	Exclusive Agriculture	General Agricultural	Residential 1 & 2 Family	Local Commercial	Industrial
Farmsteads	P	P			
Residential	P/A	P	P		
Mobile Homes	A	P	SE		
Commercial	SE	SE		P	
Industrial	SE	SE		SE	P
Quarries/Mining		SE			
Utilities	A/SE	A	A	A	P
Public/Institutional	SE	SE	P		
Parks and Recreation		P	P		
Open Land	NA	NA	NA	NA	NA
Agriculture	P	P			
Open Water	NA	NA	NA	NA	NA

Source: Martenson & Eisele, Inc. and the Outagamie County Zoning Ordinance

P = Permitted Use

A = Accessory Use

SE = Special Exception

NA = Not Applicable

### ***Subdivision Ordinance***

- Land division in the Town of Cicero is regulated by the Outagamie County Subdivision Ordinance (Chapter 18). The ordinance can be found at:

<http://library.municode.com/index.aspx?clientId=14359&stateId=49&stateName=Wisconsin>

- The Town should review the Outagamie County Subdivision Ordinance to determine if it can be used to achieve the goals and objectives of this Plan. If it cannot, the Town should consider adopting its own subdivision ordinance.

### ***Official Map Ordinance***

- The Town of Cicero does not have an Official Map Ordinance. The ordinance and the accompanying map can be used by the Town to indicate where future public improvements like roads, utilities, and parks may be built or located.

### ***Extraterritorial Zoning***

- The extraterritorial area for the Village of Nichols in the Town of Cicero is an area between the current village limits and a boundary that is one and a half miles from the current village limits.
- The Town of Cicero and the Village of Nichols have not adopted an extraterritorial zoning ordinance.
- An Extraterritorial Zoning Ordinance and map is a tool the Village and the Town could use to implement the land uses planned in the extraterritorial jurisdiction of the Village.

### ***Extraterritorial Platting***

- The Village of Nichols has chosen not to exercise its extraterritorial platting review powers in the Town of Cicero.

**Shoreland-Wetland Ordinance**

- Outagamie County has a Shoreland-Wetland Zoning Ordinance (Chapter 44), that regulates development within shoreland and wetland areas in the Town of Cicero. The ordinance can be found at:

<http://library.municode.com/index.aspx?clientId=14359&stateId=49&stateName=Wisconsin>

**Floodplain Ordinance**

- Outagamie County has a Floodplain Zoning Ordinance (Chapter 24) that regulates development within floodplains in the Town of Cicero. The ordinance can be found at:

<http://library.municode.com/index.aspx?clientId=14359&stateId=49&stateName=Wisconsin>

**Livestock Siting Ordinance**

- The Town of Cicero does not have a livestock siting ordinance. The ordinance could be used by the Town to regulate farming operations with more than 500 animal units (one cow equals one animal unit).
- Wisconsin's comprehensive planning legislation *does not require* that the Town of Cicero's Comprehensive Plan be consistent with the following ordinances.

**Erosion and Sediment Control Ordinance**

- Outagamie County has an Erosion and Sediment Control Ordinance (Chapter 20) that applies to land development in the Town of Cicero. This ordinance can be found at:

<http://library.municode.com/index.aspx?clientId=14359&stateId=49&stateName=Wisconsin>

**Stormwater Management Ordinance**

- Outagamie County has a Stormwater Management Ordinance (Chapter 48) that regulates stormwater discharge from land development and redevelopment activities in the Town of Cicero. This ordinance can be found at:

<http://library.municode.com/index.aspx?clientId=14359&stateId=49&stateName=Wisconsin>

## Measurement of Progress

- The Town of Cicero Plan Commission will provide a written report to the Town Board on a periodic basis on the progress made in implementing the Comprehensive Plan.

## Plan Update and Amendment Process

### Updates

- The Town of Cicero will review and update the goals, objectives, policies, and programs of the Comprehensive Plan on a periodic basis.
- Wisconsin's comprehensive planning legislation requires that the Comprehensive Plan be updated every ten years.

## Amendments

- ❑ Because the environment in which the Comprehensive Plan is to be implemented is dynamic, it is expected that amendments to the Comprehensive Plan will be needed to address changing conditions and attitudes. For example, the Plan Commission may receive a development proposal for a specific property in Cicero that is inconsistent with the land use shown on the Land Use Plan. If the Plan Commission determines that the land use shown in the development proposal is appropriate, an amendment to the text and the maps of the Comprehensive Plan will be needed to ensure consistency.
- ❑ The process for amending the Comprehensive Plan is the same as that originally used for the adoption of the Comprehensive Plan. The Plan Commission will make a recommendation to the Town Board on the amendment. The Town Board will hold a public hearing on the recommended amendment, and adopt the amendment by ordinance.

## Five-Year Implementation Plan

- ❑ The planning period for the Comprehensive Plan for the Town of Cicero is twenty years.
- ❑ To assist in making the implementation of the Comprehensive Plan more manageable, the Town of Cicero has developed a Five-Year Implementation Plan. The Plan lists the actions the Town will undertake, who will have responsibility for them, and in what year or years action will be taken.
- ❑ The actions were selected by the Town based on the goals, objectives, policies, and programs contained in the Comprehensive Plan.
- ❑ The Five-Year Implementation Plan (Table 6) will be reviewed on an annual basis to determine which actions have been completed and should be removed from the Five-Year Implementation Plan, which actions should remain in the plan for the next five years, and which actions should be included for the first time.

**Table 6**  
**Five-Year Implementation Plan**

<b>Action</b>	<b>Responsibility</b>	<b>Year(s)</b>
<b><i>From the Land Use Element</i></b>		
Write and adopt a Town Subdivision Ordinance that addresses the issues of farmland preservation and limiting the impact of non-farm residential development.	Plan Commission and Town Board	2010-2011
<b><i>From the Issues and Opportunities Element</i></b>		
Work with Outagamie County on changes to the zoning and subdivision ordinances that would regulate agricultural and non-agricultural development with the intent of preserving farmland and the rural atmosphere, and maintaining maximum efficiency in agricultural practices.	Plan Commission and Town Board	2010 - 2012
<b><i>From the Agricultural, Natural, and Cultural Resources Element</i></b>		
Become involved with Outagamie County in the update of the county's Farmland Preservation Plan	Plan Commission and Town Board	2011-2012
Become familiar with the regulations available through ATCP 51 to regulate new and existing livestock facilities	Plan Commission and Town Board	2010
<b><i>From the Transportation Element</i></b>		
Communicate with the Village of Nichols, Outagamie County and the Wisconsin Department of Transportation on road and highway projects that affect the Town.	Town Board	Annually
Continue to use the PASER program to determine budget priorities for road repair and maintenance.	Town Board	Annually
<b><i>From the Housing Element</i></b>		
Encourage future residential development to locate in area that would have a minimal impact on farms.	Plan Commission and Town Board	On-going
<b><i>From the Utilities and Community Facilities Element</i></b>		
Involve the residents of the town in determining the need for a new town hall.	Town Board	2011
Consider more ways in which the Town of Cicero can share equipment and develop long term service agreements with the surrounding communities and Outagamie County in order to decrease costs.	Town Board	On-going
Develop a five-year capital improvement plan as a guide to providing needed community facilities and services.	Town Board	Annually
<b><i>From the Economic Development Element</i></b>		
Become educated and educate others regarding the different economic development programs available at the county, regional, and state level.	Plan Commission and Town Board	On-going
<b><i>From the Intergovernmental Cooperation Element</i></b>		
Continue the coordination of emergency response services with the Outagamie County Sheriff's Department, the Nichols Rural Volunteer Fire Department, and Black Creek Rescue.	Town Board	On-going
As part of the Town's annual budgeting process, review opportunities to provide efficient and economical public facilities and services through cooperation with other units of government.	Town Board	Annually

Source: Town of Cicero and Martenson & Eisele, Inc.

# Issues and Opportunities

## Major Findings

1. The strengths of the Town of Cicero are its rural, agricultural feel with friendly people, good services, and reasonable taxes.
2. The weaknesses relate to the negative impact of agricultural practices, an insufficient level of services, and a lack of communication between town officials and town residents.
3. Opportunities include maintaining the agricultural economic base, adding commercial and/or industrial tax base, and keeping decision making local.
4. Threats include mandates from other levels of government, the impact of non-agricultural development, and the impact of mega-farms on the town's natural resources.
5. The Town of Cicero's population has not increased significantly and is not projected to increase.
6. In 2000 there were fewer residents of Cicero working in the agriculture industry than in 1990.
7. The percent of residents employed in 2000 in the service industry was higher than in 1990.
8. The decrease in agricultural jobs and the increase in non-agricultural is demonstrated in the fact that employed residents of Cicero spent a greater time traveling to work than those in any of the other municipalities.
9. On average, Cicero residents who were age 25 or older in 2000 were less educated than in the other locations but had become better educated. The percentage of Cicero residents that had less than a high school diploma declined by 41% from 1990 to 2000, and the percentage that had attended college nearly doubled.
10. The previous four findings confirm that the Town of Cicero has become home to people who work elsewhere and choose to live in the town to enjoy the rural environment.

## Recommendations

1. The Town of Cicero needs to determine how proactive it will be in protecting farmland from non-agricultural development.
2. As more and more people live in the town and work outside of the town, the Town will need to work at how agricultural and non-agricultural land uses can co-exist.

## Goals, Objectives, Policies, and Programs

### Goal

1. Protect the rural environment of the Town while accommodating changes in agricultural practices and the increasing presence of rural residential development.

### Objectives

1. **Farmland Preservation:** Work with Outagamie County on changes to the zoning and subdivision ordinances that would regulate agricultural and non-agricultural development with the intent of preserving farmland and the rural atmosphere, and maintaining maximum efficiency in agricultural practices.
2. **Communication:** Provide opportunities for discussion on the known and potential conflicts between agricultural and non-agricultural land uses.

## Background Information

### Strengths, Weaknesses, Opportunities, and Threats Workshop

On April 16, 2009, the Town of Cicero Plan Commission and twenty Town residents participated in a “Strengths, Weaknesses, Opportunities, and Threats” (SWOT) workshop. They created lists that identified:

- Strengths - What they like about their community
- Weaknesses - What they felt needed improvement
- Opportunities - What they would like to see in their community
- Threats - What challenges they may face in planning for their future

#### Strengths

- ☐ A “rural feel” dominated by agricultural uses
- ☐ Generally a quiet place
- ☐ Minimal number of rules
- ☐ Farmland preservation is considered important
- ☐ Fresh air
- ☐ Abundance of wildlife
- ☐ Reasonable taxes
- ☐ Well maintained roads
- ☐ Good local services, including a good fire department and first responders
- ☐ Friendly people/all know each other
- ☐ No direct property assessments when roads are rebuilt or resurfaced

#### Weaknesses

- ☐ Farmland preservation to the point of hindering property sales
- ☐ Manure on road and farm odor
- ☐ Farm machinery on the roads
- ☐ Lack of regulations
- ☐ Animals running at large
- ☐ Barking dogs
- ☐ Lack of a public water and sewer system, especially if the town were to attract commercial or industrial users
- ☐ Lack of respect for personal property rights and trespassing
- ☐ Slow law enforcement response time
- ☐ Lack of consideration by Outagamie County officials regarding a number of town issues
- ☐ Shrinking tax base and increasing cost of town services
- ☐ Travel costs to reach metropolitan areas
- ☐ Lack of communication between governing body and constituents
- ☐ The position of candidates for town offices is unknown
- ☐ High speed internet is only available in certain parts of the town
- ☐ Phone service is poor in some areas

#### Opportunities

- ☐ Add more tax base in certain areas, especially commercial or industrial, without major costs to the Town
- ☐ Maintain farmland as much as possible
- ☐ Support “specialized” farming operations



- ❑ Keep the decision making process for important issues at the local level
- ❑ As much as possible, maintain local control of land development
- ❑ Reach a consensus for the location of public hiking trails and snowmobile trails
- ❑ Establish a place for town residents to drop off brush/dead grass and pick up mulch

### Threats

- ❑ Lack of local government control (too much “big brother”)
- ❑ Mega-farms and their impact on surrounding properties, especially the local water-table
- ❑ Preservation of the quantity and quality of ground water
- ❑ Uncontrolled development
- ❑ Too much government control
- ❑ State and Federal mandates without funding support (except for this Comprehensive Plan, which is being partially funded by a state planning grant)
- ❑ Increased spending without resources
- ❑ Double taxation on those who are required to pump septic tanks every 3 years
- ❑ Recreational uses on private property
- ❑ Burning during times when it is dry

### Population Characteristics

**NOTE:** The following analysis is based on Tables 100 through 116, which can be found in the back of this Plan behind the “Tables” tab. It must be further noted that the statistics upon which the analysis is based are from the 2000 United States Census, the latest available data.

As can be seen in the tables at the end of this Plan, the statistical characteristics of the Town of Cicero were compared to the Towns of Oneida, Osborn, and Seymour, Village of Nichols and City of Seymour. This collection will be called “the municipalities”. Comparisons are also often made to all of Outagamie County and Wisconsin. When these are added to the “municipalities”, the group is called “locations”.

### Population Change (Table 100)

- ❑ According to the U.S. Census, the population of Cicero in 2000 was 1,092. This is 13 more than it was in 1970, or an increase of 1.2 percent.
- ❑ Cicero’s growth in this time period was far less than the other municipalities. Only growth in the Town of Seymour, at 7.1%, was close to Cicero’s. Growth in the other municipalities ranged between forty-two and fifty-two percent.
- ❑ The fastest increase in Cicero’s population occurred in the 1980s, when it increased by six percent. The population actually declined in the 1970s and 1990s.
- ❑ It is estimated by the Wisconsin Department of Administration that the Town of Cicero’s population in 2008 was 1,122, only a 2.7% increase. While this increase is not significantly less than the City and Town of Seymour’s increase, Osborn grew by more than 12%, and the Town of Oneida and Outagamie County grew by about 8 percent.

### Population Race (Table 101)

- ❑ In 2000, Cicero was 99% white, not including Hispanic or Latino. Except for in the Town of Oneida, where more than a third of its population in 2000 was Native American, all the other municipalities and the county were more than 90% white. All of Wisconsin was 87% white.

### Population Age and Median Age (Table 102)

*A median value is the middle point in a string of numbers. Half the numbers are higher than the median and half are lower. The median is not the average of all the values.*

- ❑ The median age of Cicero residents in 2000, 33.9 years, was younger compared to the other municipalities and the county and state. Only in the Town of Oneida and the Village of Nichols (a very low 30.9 years) was the median age lower than in Cicero.
- ❑ Forty-four percent of residents in 2000 were younger than thirty. The largest percentage (17.6%) was in their teens.
- ❑ Nonetheless, the 17.6%, representing 192 people, was a decline from 20.4% in 1990, when the number of teens was 230. In a statistically perfect world, the number of persons in each age category in 1990 would be the same in the next higher age group in 2000, plus or minus the percentage of population growth of the entire community. In other words, if there were 100 people in their **teens** in 1990, and the town's population grew by 10% from 1990 to 2000, there would be 110 people in their **twenties** in 2000.
- ❑ In Cicero, however, the change between these two age groups was a *decline* of 38 persons, a 20% decrease. This means the community is not retaining their children as they become adults, and may, along with other factors, suggest a lack of employment opportunities for persons entering the work force.

## Projections

### Population Projections (Table 103)

- ❑ The East Central Wisconsin Regional Planning Commission (ECWRPC) projects that there will be 1,101 residents in Cicero in 2030. The Wisconsin Department of Administration estimates that the town's population will be 1,120 in that year. Whichever estimate is accurate (and assuming the population in 2008 was 1,122 as the WDOA estimated), Cicero's population will remain steady or decline by less than two percent between now and 2030.
- ❑ Except for the Town of Seymour (6.2%) and the Village of Nichols (which is projected to decline), Cicero's growth rate by 2030 is projected to be much smaller than in the other municipalities and the county and state.

### Household Projections (Table 104)

- ❑ The number of households in Town of Cicero (households include unrelated persons) is projected by the State to increase by 35 between 2010 and 2030. This is an 8.8% increase. Once again, this percentage increase is less than the county, state, and all of the other municipalities except the Village of Nichols.

## Income Characteristics

### Median Income (Table 105)

- ❑ The median income for *households* in Cicero was \$49,625 in 1999. The median income for *families* was \$53,500.
- ❑ These values were similar to most of the other municipalities and the county. They are higher than in Wisconsin, much higher than in Nichols, and much lower than in Osborn.
- ❑ Relative to the median family income of \$35,147 in 1989, inflation alone would have produced a median family income of \$45,800 in 1999. At \$53,500, then, the rise in the median income of Town of Cicero families exceeded the rate of inflation by a significant amount.

**Household Income (Table 106)**

- ❑ The highest proportion of Cicero residents in 2000 (28.9%) had incomes between \$50,000 and \$75,000.
- ❑ Most of the other locations also had their largest proportion in this income range, but Cicero's percentage was higher than all except Osborn's, which was nearly identical, and Nichols, where the largest proportion was between \$35,000 and \$50,000.
- ❑ The number of households in Cicero with incomes greater than \$75,000 increased nearly four-fold between 1990 and 2000.

**Per Capita Income (Table 107)**

- ❑ The average income of persons in Cicero in 1999 was \$19,783. This is in the middle of the values in the other locations. It is, again, quite a bit lower than in Osborn, and much higher than in Nichols.
- ❑ The 1999 per capita income is a 92% increase from 1989. This is a greater increase than in all the other locations except the Town of Osborn.

**Poverty Status (Table 108)**

- ❑ The percentage of both individual *persons* and *families* in Cicero in 1989 that were officially living in poverty was approximately nine percent. By 1999, only 4.2% of persons were below the poverty rate, and an even smaller 2.4% of families.
- ❑ Poverty rates for persons and families vary widely between all the locations, but they decreased dramatically everywhere between 1989 and 1999.

## Employment Characteristics

**Labor Force (Table 109)**

- ❑ The labor force grew by more than 10% in Outagamie County between 1990 and 2000, and more than 15% in Wisconsin. Both increased only 3% between 2000 and 2007.
- ❑ The unemployment rates in Outagamie County and Wisconsin have a similar history from 1990 to 2007. Both dipped 25 to 40 percent from 1990 to 2000, then returned to more than their 1990 level by 2007 (4.7% in the county, 4.9% in the state).

**Employment of Residents by Type of Industry (Table 110)**

*Tables 110 and 111 identify the type of industry and occupation in which residents of the town were employed, regardless of the location of their work.*

- ❑ The number of employed Town of Cicero residents age 16 and over in 2000 was 602, a 14% increase from 1990. Employment in Outagamie County increased 20% in that time period, and in Wisconsin by about fifteen percent.
- ❑ Almost one-quarter of employed residents of Cicero in 1990 were in the agriculture industry (also including forestry, fishing, and mining). By 2000, this percentage had dropped to 17%. This percentage, however, was still higher than in any of the other towns.
- ❑ The percentage of residents employed in agriculture declined in all the towns, from 28% in Cicero to 55% in Osborn.
- ❑ One-quarter of employed Cicero residents in 2000 were in manufacturing, up from one-fifth in 1990. Another 18% of employed Cicero residents in 2000 were in the service industry. This is a 30% increase from 1990.
- ❑ In all locations, the proportion of residents employed in the service industry increased significantly between 1990 and 2000. It was the largest proportion in five of the eight locations. In 1990, employment in the service industry was highest in only three locations.

- ❑ The proportion of residents employed in the agriculture, transportation and utilities, and retail trade industries declined in all locations between 1990 to 2000. It declined in manufacturing in six of the eight locations.
- ❑ The proportion employed in finance, insurance, and real estate; service; and government increased across the board.

### **Employment of Residents by Type of Occupation (Table 111)**

*The distinction between occupations and industries is that employees have occupations within industries. For example, someone could have an occupation in sales in virtually any industry. When analyzing Table 111, it is important to note that between the 1990 and 2000 U.S. Censuses the categories for the types of occupations held by the residents of the town, county and state changed significantly. It is, therefore, virtually impossible to make comparisons between the two years. There are also fewer categories in 2000, which makes detailed analysis difficult.*

- ❑ In 2000, about one-quarter of employed residents of the town who were age 16 and over had “management, professional, and related” occupations. Another one-quarter had “production, transportation, and material moving” occupations and another one-fifth had “sales and office” occupations.
- ❑ “Management, professional, and related” occupations was the largest proportion in virtually all locations. Sales occupations were second highest in most locations.

### **Industry of Employed Persons (Table 112)**

*Table 112 identifies the industry of persons employed in the county and state regardless of where they live.*

- ❑ Twenty-three percent of employees age 16 and over in Outagamie County in 2000 worked in the “trade, transportation and utilities” industries. A similar percentage was in manufacturing. Another 14% were employed in the “education and health services” industry.
- ❑ These same three categories held the greatest percentages of employees in Wisconsin in 2000, but more than 18% were in education and health.
- ❑ In both the county and state, the largest increase in the proportion of all employment was in the “professional and business service” industry.

### **Employment Projections (Table 113)**

- ❑ Non-farm employment in the Fox Valley Workforce Development Area, which includes Outagamie County, is projected to increase by 6.6% between 2006 and 2016.
- ❑ While the manufacturing and trade sectors are projected to employ the most people in 2016, the fastest growing sectors are projected to be the education and health services sector and the information, professional services, and other services sector.

### **Average Weekly Wages (Table 114)**

- ❑ The highest-paying jobs in Outagamie County in 2000 were in jobs related to financial activities. The second highest were in construction, followed closely by manufacturing.
- ❑ These same three categories held the greatest percentages of employees in Wisconsin in 2000, but financial services and manufacturing were in reverse order.
- ❑ The lowest-paying jobs in 2000 in both the county and state were in the leisure and hospitality services category.
- ❑ In both the county and state, the greatest increase in wages from 1990 to 2000 was in financial activities.

**Travel Time to Work (Table 115)**

- ❑ In general, employed residents of Cicero spend a greater time traveling to work than those in any of the other municipalities. One-third of employed residents of Cicero in 2000 required 30 to 39 minutes to get their place of employment. This is up from 26% in 1990.
- ❑ Another 15% of Cicero residents drove from forty minutes to an hour.
- ❑ Overall, only 31% of employed residents of Cicero in 2000 drove less than twenty minutes to work. Only in the Village of Nichols, where three-fourths of employed residents in 2000 traveled at least twenty minutes, did employed residents in the other municipalities average a greater driving distance.
- ❑ In all the other locations, the largest proportion of employed residents traveled between twenty minutes and a half-hour in 2000.
- ❑ In all locations, residents were, on average, spending more time getting to work in 2000 than in 1990.

**Education Characteristics****Educational Attainment (Table 116)**

- ❑ Table 116 identifies the educational attainment of residents of Cicero in 2000 that were *age 25 and older*. Overall, these residents were generally less educated than the other municipalities.
- ❑ Almost 19% of these Cicero residents in 2000 had not attained a high school diploma, higher than all the other locations except for Nichols.
- ❑ Thirty-two percent of these town residents in 2000 had attended college, but only 9% had a college degree. Both of these percentages are lower than the other locations, except for Nichols.
- ❑ The percentage of Cicero residents age 25 and older that had less than a high school diploma declined by 41% from 1990 to 2000, and the percentage that had attended college nearly doubled. Less than 3% of 25-year-old residents in 1990 had a college degree, and 20% had not attended high school.

# Agricultural, Natural and Cultural Resources

## Major Findings

1. The eastern two-thirds of Cicero is primarily Prime Farmland or Prime with minor shortcomings (designated Farmland of Statewide Importance). There are significant pockets of farmland that would need to be drained to be prime.
2. The western third of the town is almost entirely classified as “Prime Farmland if Drained.” The large wetland areas in the western half of Cicero are not prime farmland.
3. There are several large wetland areas within the Town of Cicero.
4. There are two non-metallic mining sites in the town.

## Recommendations

1. The State of Wisconsin has demonstrated its commitment to the preservation of its agricultural economy as demonstrated by the Livestock Facilities Siting regulations and the Working Lands Initiative program. The Town of Cicero needs to become familiar with them and learn how to use them to protect farmland and the natural environment.
2. Non-metallic mining plays an important role as a source of materials for road and building construction. The Town should communicate with the operators of the mines that are located in the town to better understand their plans for the development and eventual reclamation of the mines.

## Goals, Objectives, Policies, and Programs

### Goals

1. Preserve, protect, and keep in production the agricultural lands in the town.
2. Conserve and protect the town’s natural and cultural resources.

### Objectives

1. **Farmland Preservation Plan:** Become involved with Outagamie County in the update of the County’s Farmland Preservation Plan scheduled for 2011.
2. **Livestock Facilities Siting:** Become familiar with the regulations available through DATCP 51 to regulate new and expanding livestock facilities.
3. **Non-Metallic Mining Resources:** Communicate on a periodic basis with the owners of the non-metallic mines on their plans for operating them.
4. **Groundwater:** Provide information to existing and future town residents and well drilling firms on the “Arsenic Advisory Area” mapped by the Wisconsin Department of Natural Resources.

### Policy

1. **Protection of Agricultural, Natural, and Cultural Resources:** The Town of Cicero will use the Land Use Plan to protect the town’s agricultural, natural, and cultural resources.

## Background Information

### Agricultural Resources

#### **Prime Farmland** (see Map 3)

- ❑ Map 3 identifies three classifications of prime farmland as established by the U.S. Natural Resources Conservation Service (NRCS).
  - “Prime Farmland” is land that, by virtue of its physical and chemical features, soil quality, growing season, moisture supply, and topography, is able to sustain the long-term production of agricultural crops.
  - “Farmland of Statewide Importance” is Prime Farmland with minor shortcomings, such as greater slopes or less ability to store moisture.
  - “Prime Farmland if Drained” is not defined by the NRCS, so the level of drainage is unknown.
- ❑ The eastern two-thirds of Cicero is primarily one of the first two categories, though there are significant pockets of farmland that would need to be drained to be prime.
- ❑ The western third of the town is almost entirely classified as “Prime Farmland if Drained.”
- ❑ The large wetland areas in the western half of Cicero are not prime farmland.

### Agricultural Programs

#### ***Agricultural Impact Statement Program***

- ❑ An agricultural impact statement is required when the builders of a public construction project have the power to condemn property (eminent domain) and will acquire more than five acres of land from any farm operation.
- ❑ Agricultural impact statements analyze the potential impact of public construction projects on farmland and farm operations, and recommend ways to lessen those impacts. Examples of public construction projects include highway expansions, the placement of utility transmission lines, and the construction of pipelines or wastewater treatment plants.
- ❑ More information about this program can be found at:

[http://www.datcp.state.wi.us/arm/agriculture/land-water/ag-impact-stmts/doc\\_info.jsp](http://www.datcp.state.wi.us/arm/agriculture/land-water/ag-impact-stmts/doc_info.jsp)

#### ***Farmland Preservation Plan***

- ❑ This program assists in preserving Wisconsin's valuable farmland by supporting counties in creating county agricultural preservation plans. The plans lay the groundwork for towns and counties to develop exclusive agriculture zoning districts.
- ❑ Outagamie County adopted a Farmland Preservation Plan in 1982.
- ❑ Land shown on the County's Farmland Preservation Plan as Farmland Preservation Areas and zoned as Exclusive Agriculture can be enrolled in this program, making the owner/farmer eligible for farmland tax credits.
- ❑ As a result of the efforts of the Working Lands Initiative, Chapter 91 of the Wisconsin State Statutes was amended in 2009 to improve the Farmland Preservation Program. For more information on the Working Lands Initiative, go to this web site:

<http://www.datcp.state.wi.us/workinglands/index.jsp>

- ❑ Outagamie County is planning on updating its Farmland Preservation Plan in 2011.
- ❑ Further information about Outagamie County's and the State of Wisconsin's Farmland Preservation Plan can be found at:



<http://www.co.outagamie.wi.us/landcons/Farmland%20Preservation%20Program.htm>

[http://www.datcp.state.wi.us/arm/agriculture/land-water/conservation/farmland\\_pres.jsp](http://www.datcp.state.wi.us/arm/agriculture/land-water/conservation/farmland_pres.jsp)

### **Livestock Facility Siting Program**

- ❑ The State of Wisconsin has passed a law and adopted rules (ATCP 51) that give local government the ability to regulate livestock facilities with large numbers of animals. It is important to note that a town does not have to regulate livestock facilities, but if they choose to do so, it must be based on the law and rules.
- ❑ Because the Town of Cicero does not have its own zoning ordinance, it could adopt a livestock siting ordinance where a permit would be required for a new livestock facility with 500 or more animal units or for the expansion of an existing facility where an increase of 20% or more in the number of animal units would result in more than 500 animal units.
- ❑ For more information on ATCP 51, go to this web site:

[www.datcp.state.wi.us/arm/agriculture/land-water/livestock\\_siting/siting.jsp](http://www.datcp.state.wi.us/arm/agriculture/land-water/livestock_siting/siting.jsp)

## **Natural Resources**

### **Topography**

- ❑ The amount of topographic change in the Town of Cicero is minimal. Elevations above sea level range from 770 feet in the wetlands along the town's south line to 880 feet in the town's northeast corner. Elevations in the west half of the town is rarely higher than 800 feet above sea level.

### **Environmental Characteristics (see Map 4)**

#### **Surface Waters**

- ❑ Table 1 shows that there are 7,953 acres of open water in Cicero. This is 35% of the total land area. Most of this open water is within the large wetland areas.
- ❑ The WDNR's Surface Water Data Viewer indicates that there are four primary streams or rivers in the town. These are the Shioc River and three major tributaries: Herman Creek, Toad Creek, and Black Creek. The Surface Water Data Viewer can be found at:

<http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=SurfaceWaterViewer>

- ❑ *Invasive Aquatic Species*: Invasive plants (and animals), that are not native to Wisconsin, lack natural predators, so they grow rapidly and displace native species, imbalance natural ecosystems, and diminish the quality of recreational activities. The Natural Heritage Inventory NHI database lists no invasive plant species in the Town of Cicero. See:

[http://www.dnr.state.wi.us/org/land/er/nhi/CountyData/pdfs/Outagamie\\_County.pdf](http://www.dnr.state.wi.us/org/land/er/nhi/CountyData/pdfs/Outagamie_County.pdf)

#### **Shorelands and Wetlands**

- ❑ Shoreland and wetland areas are essential environmental features for providing wildlife habitat, scenic open spaces, floodwater retention, and groundwater discharge areas.
- ❑ As defined by the WDNR, shorelands are those areas within 300 feet of the ordinary high water mark of navigable streams; rivers, or to the "landward side of the floodplain, whichever distance is greater"; and shoreland use and within 1,000 feet of lakes, ponds, or flowages.



- ❑ The WDNR maps wetlands of 5 acres or more. There are 4,545 acres of mapped wetlands in Cicero (see Map 4). This is 20% of the land area within the town.
- ❑ Local, state, and federal regulations place strict limitations on the development and use of shorelands and wetlands.
- ❑ Outagamie County has a Shoreland-Wetland Ordinance that is applicable in the Town of Cicero.
- ❑ The WDNR and U.S. Army Corps of Engineers also have regulating authority over wetlands, including the placement of fill materials within a wetland. In general, the most restrictive regulations apply to proposed development projects.
- ❑ The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support program.
- ❑ The Web link <http://dnr.wi.gov/wetlands/programs.html> is a useful point of reference for community officials, developers, and/or interested persons to gain direction with wetland questions related to development projects or protection issues. The page provides links to specific administrative rules, discussions on wetland laws and programs, as well as other wetland issues.

### ***Floodplains***

- ❑ Portions of the town are susceptible to flooding. According to the FEMA flood rate maps, these areas are located along portions of the Shioc River and its tributaries, Herman Creek, Toad Creek, and Black Creek. Outagamie County GIS maps show their location:

[www.co.outagamie.wi.us/OutagamieCoWi/default.htm](http://www.co.outagamie.wi.us/OutagamieCoWi/default.htm)

- ❑ Outagamie County is currently in the process of reviewing updated FEMA maps. Floodplain designations may be altered within the town as a result.
- ❑ Future development in and around these areas is regulated by the Outagamie County Floodplain Ordinance.
- ❑ Building can occur between the floodway and floodfringe (between the 10- and 100-year flood event) in these areas if the lowest first floor elevation is two feet above the 100-year flood elevation, or the basement is flood proofed.

### ***Woodlands***

- ❑ Woodlands provide habitat for wildlife, provide air quality benefits, and are an aesthetic amenity for the community. Because of their value to wildlife, the environment, and people, they should be preserved and remain undeveloped whenever possible.
- ❑ There are large areas of woods in Cicero, and almost all of them are part of the wetland areas.

### ***Environmentally Sensitive Areas***

- ❑ The East Central Wisconsin Regional Planning Commission defines Environmentally Sensitive Areas (ESAs) as areas within a landscape that encompass especially valuable natural resource features that should be protected from development.
- ❑ The following areas within the town should be considered environmentally sensitive:
  - Navigable waters with a 75-foot buffer
  - WDNR wetlands with a 75-foot buffer
  - FEMA floodplains
  - Moderately steep to steep areas (greater than 12% slopes)
  - Areas that provide habitat for threatened and endangered species.
  - Historical or archeological sites

## Soils

- ❑ There are four soil associations within Cicero. Many are constantly or seasonally wet, so development opportunities may be limited in some areas.
  - Most of the town falls in the Onaway-Solona association. Future development may be limited in areas where a seasonal high groundwater table comes within one to three feet of the soil surface during some seasons.
  - The next largest land area is comprised of the Shiocton-Nichols association. Future development will be most limited in areas where high groundwater comes within one to three feet of the soil surface during some seasons.
  - The third largest association found within the Town is the Carbondale-Keowns-Cathro association. These tend to be organic soils that form in depressions and wetlands, and offer serious obstacles to development because of their extreme wetness and low bearing capacity.
  - The final and smallest soil association found within the town is the Hortonville - Symco soil association. Generally speaking, soils in the Hortonville series offer little impediment to development. Soils within the Symco series may limit future development where high groundwater comes within one to three feet of the soil surface during some seasons.
- ❑ In rural areas like the Town of Cicero, where septic tanks are used to treat effluent from structures, the quality of the soil is a major factor in the effectiveness and design of septic fields. Almost the entire town has soils that present severe limitations to the use of septic tanks.

## Groundwater

- ❑ As can be expected given the town's topography and the amount of wetlands, about half of Cicero has groundwater within six inches of the ground surface. In the rest of the town, groundwater is at least two feet down, with the majority of this land having no groundwater within about six feet of the surface.
- ❑ According to the state's Groundwater Susceptibility Map (see the link below), Cicero is located in an area deemed to be primarily less susceptible to groundwater contamination, with an area of moderate susceptibility in the northeast quadrant of the town. The reasons for these designations are areas with moderate depths to groundwater (20-50 feet) in the northwestern corner of the town and loamy soils compared to the clay in the remainder of the town. For more information see:

<http://wi.water.usgs.gov/gwcomp/find/outagamie/index.html>

- ❑ The protection of groundwater is especially important to the residents of the town as they rely on private wells for their primary source of water. It is critical that the quality of the potable water be monitored to identify any contamination.
- ❑ The primary potential pollution sources to the town's groundwater are contamination from agricultural practices, leaking underground storage tanks, failing septic systems, and old unused wells.
- ❑ Tests of private wells located in agricultural lands within the town indicate that most wells meet the health-based drinking water limit for nitrate-nitrogen. Nitrate is the most widespread groundwater contaminant in the state, and is caused chiefly by agricultural practices such as manure spreading and fertilizer applications. Although the nitrate concentrations are not above the safe drinking water standard of 10 parts per million, nitrate contamination can be used as a proxy for other contaminants, such as pesticides.
- ❑ The eastern two-thirds of the Town of Cicero is located in the Wisconsin Department of Natural Resources' "Arsenic Advisory Area" (see Map 5).
- ❑ Tests of private wells in Cicero indicate that most wells met the health standard for arsenic

of 10 parts per billion. The arsenic levels observed in the drinking water of some of the private wells in the area are likely caused by declining groundwater levels. This drop in groundwater exposes the bedrock within the town's aquifer to oxygen, causing a chemical reaction that releases arsenic into the drinking water supply.

- ❑ The Wisconsin Department of Natural Resources recommends well casing and cement grout depths to reduce the possibility of arsenic in well water (see Map 6).
- ❑ More information about arsenic, including treatment options, can be found at the following web site: <http://www.dnr.state.wi.us/org/water/dwg/arsenic/recommend.htm>
- ❑ The Wisconsin Groundwater Coordinating Council (GCC) is an interagency group whose purpose is to serve as a means of increasing the efficiency and facilitating the effective functioning of state agencies in activities related to groundwater management. More information about the council's responsibilities, actions, activities, and coordination efforts with local officials can be viewed at this web site: [www.dnr.wi.gov/org/water/dwg/gcc/index.htm](http://www.dnr.wi.gov/org/water/dwg/gcc/index.htm)

### Designated Waters

- ❑ The link below is to WDNR's Surface Water Data Viewer, an interactive GIS site that allows users to identify the locations of water features such as navigable streams and wetlands.

<http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=SurfaceWaterViewer.deswaters>

- ❑ An Area of Special Natural Resource Interest (ASNRI) is an area designated by the WDNR as having special sensitivity or is of ecological significance. There are two WDNR-designated ASNRI in the Town of Cicero: the Shioc River and Black Creek.
- ❑ Public Rights Features (PRF) include critical fish and wildlife habitat, areas that protect water quality, natural shorelines and stream banks, water navigation areas, Lake Sensitive Areas and Rivers and Streams Sensitive Areas. There are no PRFs in Cicero.
- ❑ Priority Navigable Waterways (PNW) are portions of navigable waterways that are outstanding or exceptional resource waters, trout streams, waters with sturgeon and musky, and lakes less than fifty acres. PNW include ASNRI and PRF. There are no PNWs in Cicero.

### State Wildlife Areas

- ❑ The Wisconsin Department of Natural Resources (DNR) acquires and manages public lands that provide opportunities to hunt, fish, hike, canoe, or view wildlife. The State of Wisconsin has been acquiring land to meet conservation and recreation needs since 1876, with more than 1,290,000 acres available for such use.
- ❑ The DNR has divided the state into five regions for public land management purposes. Outagamie County is part of the northeast region and has five wildlife areas. One of the closer sites to the Town of Cicero is the Outagamie County Wildlife Area located four miles north of Shiocton in the Towns of Maine and Bovina. The state owns approximately 1,000 acres that can be used for hiking, bird watching and hunting.
- ❑ Each area has unique wildlife, recreational opportunities, and physical features. Likewise, each area has special rules and terms of use to which strict adherence is required. Persons utilizing these areas can find specific information at the following web site:

<http://dnr.wi.gov/org/land/wildlife/wildlifeareas/map.htm>

### State Natural Areas

- ❑ State Natural Areas (SNAs) protect significant landscape features, geological formations, and archeological sites throughout Wisconsin. These areas are valued primarily for research

and educational purposes, while providing rare safe havens for scarce plants and animals. Site protection is provided by land acquisition, donations, conservation easements, and co-operative agreements.

- ❑ The nearest State Natural Area to the Town of Cicero is the 1,300 acre Hortonville Bog (SNA No. 214), located 2.7 miles east of New London.
- ❑ For more information on SNAs go to: [www.dnr.state.wi.us/org/land/er/sna/bycountylist.htm](http://www.dnr.state.wi.us/org/land/er/sna/bycountylist.htm)

#### **Fallen Timbers Nature Preserve**

- ❑ Fallen Timbers is an environmental center located near Seymour, WI (W4531 Robin Road Black Creek) owned by six area school districts and operated by CESA 6.
- ❑ The educators at Fallen Timbers provide hands-on learning opportunities for students throughout the state. Nearly 20,000 students (K-16) are serviced annually, through hands-on curriculum developed by Fallen Timbers staff and teacher curriculum teams.
- ❑ The mission of Fallen Timbers Environmental Center is to facilitate hands-on experiences that will enable students to realize the interdependence of people and the environment.
- ❑ The web site for the Fallen Timbers Nature Preserve is [www.fallentimbers.net](http://www.fallentimbers.net)

#### **Wildlife Habitat and Threatened and Endangered Species**

- ❑ Federal and state records provide general information on wildlife habitat and threatened and endangered species, and should be consulted as part of the review process for new development projects.
- ❑ Information on wildlife habitat and threatened and endangered species is available from the Wisconsin Department of Natural Resources.
- ❑ This WDNR Website shows there are no occurrences of terrestrial or aquatic threatened or endangered species indicated in Cicero. The web site can be found at:

[www.dnr.state.wi.us/org/land/er/nhi/countyMaps/pdfs/Outagamie\\_County.pdf](http://www.dnr.state.wi.us/org/land/er/nhi/countyMaps/pdfs/Outagamie_County.pdf)

#### **Metallic and Non-Metallic Mineral Resources (see Map 7)**

- ❑ There are two active non-metallic operations in the town. Both are owned by MCC, Inc. Both are located along STH 47.
- ❑ The WDNR has principal regulating authority for metallic mining activities in the state. Further information regarding metallic mining in Wisconsin can be viewed at:

[www.dnr.wi.gov/org/aw/wm/mining/metallic/](http://www.dnr.wi.gov/org/aw/wm/mining/metallic/).

- ❑ Non-metallic mining is regulated by Outagamie County. The regulations are included in the County's Zoning Ordinance:

<http://library.municode.com/index.aspx?clientId=14359&stateId=49&stateName=Wisconsin>

- ❑ Operators of non-metallic mines must prepare a reclamation plan for each facility. The East Central Wisconsin Regional Planning Commission (ECWRPC) administers Chapter NR 135 of the Wisconsin Statutes. The overall goal of NR 135 is to provide a framework for state-wide regulation of nonmetallic mining reclamation. The rule does this by establishing uniform reclamation standards and setting up a locally-administered reclamation permit program.
- ❑ Further information about non-metallic mines can be found at this ECWRPC web site:

[www.eastcentralrpc.org/planning/environmental/non%20metallic/non%20metallic.htm](http://www.eastcentralrpc.org/planning/environmental/non%20metallic/non%20metallic.htm)

## Cultural and Historical Resources

### State and National Register of Historic Places

- ❑ A primary responsibility of the Wisconsin Historical Society's Division of Historic Preservation (DHP) is to administer the State and National Register of Historic Places programs. This program protects archaeological sites, burial places and historic buildings in the state.
- ❑ According to the State Register of Historic Places, there are no registered historic properties in the Town of Cicero.
- ❑ Information regarding the State and National Register of Historic Places can be found by contacting the DHP at (608) 264-6500 or at [www.wisconsinhistory.org/hp/register/](http://www.wisconsinhistory.org/hp/register/)

### Architecture and History Inventory

- ❑ A search of the DHP's on-line Architecture and History Inventory revealed 14 sites within the Town of Cicero.
- ❑ This information can be found by contacting the DHP at (608) 264-6500 or by going to the following web site - [www.wisconsinhistory.org/ahi](http://www.wisconsinhistory.org/ahi).

## Community Design

- ❑ There are two basic categories of community design standards – built environment and natural environment. Examples of the former would be guidelines developed on the appearance and size of buildings, signs and other man-made structures. The latter would include the protection of riverfronts, viewsheds created by changes in elevation or stream or riverbeds, and other natural features that appeal to the aesthetic nature of people.
- ❑ The challenge in developing and implementing community design standards and guidelines is they tend to be subjective, meaning not everyone will agree with the design that results from the standards and guidelines being followed. One person's view of the physical appearance of a building or the aesthetic value of a wetland area may differ dramatically with another person's view. One objective should be to find the proper balance between maintaining the natural beauty of an area and developing it as the community continues to grow.
- ❑ It is clear that future residential development in the Town of Cicero will have an impact on the built environment. In a town, design standards focus less on specific buildings and more on the areas in which development can take place with a minimal impact on agricultural lands and the natural environment. Encouraging development to occur in areas where there is existing development can help the town meet the objectives of providing guidance to the built environment and protecting agricultural lands and the natural environment.

# Transportation

## Major Findings

- ❑ The primary transportation facility in the Town of Cicero is the state, county and town highway and road system.
- ❑ The volume of vehicle traffic in the town has remained constant since 2000.
- ❑ The Town uses the PASER rating system to assist in making decisions on road repairs.
- ❑ The bridge on Grandy Road north of CTH “F” is scheduled for replacement in 2010.
- ❑ The Outagamie County Five-year Capital Improvement Plan identifies one highway project planned for the Town of Cicero - CTH “VV” from STH 47 to the east town line in 2009.
- ❑ The WDOT Six-Year Highway Improvement Program includes the reconditioning of STH 47 from Black Creek to Slab City.

## Recommendations

1. The Town should continue to use the PASER program.
2. The Town should communicate with the Village of Nichols on planned improvements to village streets that connect to town roads.
3. The Town should communicate with Outagamie County and the State of Wisconsin Department of Transportation on projects planned for county and state roads in the town.

## Goals, Objectives, Policies, and Programs

### Goal

1. Provide a safe, efficient and well-maintained system for motor vehicle, pedestrian, and bicycle traffic within the Town of Cicero.

### Objectives

1. **Village, County and State Communication:** Actively participate with the Village of Nichols, the Outagamie County Highway Department and the State of Wisconsin Department of Transportation on road projects that may affect the Town of Cicero.
2. **Road Maintenance:** Provide adequate public safety and road maintenance to all residents and businesses in the town.
3. **Connection to Newton Blackmour Trail:** Encourage the use of the Newton Blackmour Trail.
4. **Elderly and Disabled Transportation:** Work with providers of transportation for the town’s elderly and disabled residents.

### Program

1. Continue to use PASER to determine budget priorities for road repair and maintenance.

## Background Information

### Transportation Modes

**Table 7**  
**Transportation Modes**

Type	Name of Provider	Analysis
Highways	State of Wisconsin, Outagamie County, and Town of Cicero	See "Transportation Plans" below.
Transit	Not available	Cannot be justified due to the size of the community. The closest mass transit systems are in Green Bay and Appleton.
Transportation facilities for disabled	Outagamie County, through the Department of Health and Human Services, provides door-to-door transportation service for residents with disabilities and for persons 60 years of age or older.	This service is provided with advanced reservations and is available to the rural portions of the County through a contract with Kobussen Buses, Ltd. This is a cooperative and coordinated effort between Valley Transit and Outagamie County.
Bicycles and Walking	Newton-Blackmour Trail	Being built in stages by Outagamie County. The first stage from the Town of Oneida through the City of Seymour has been completed. A small segment of the trail will go through the far southeast part of the Town of Cicero.
Railroads	Canadian National	Rail service is expected to be available for the foreseeable future.
Air Transportation	Austin Straubel International Airport, Green Bay, Wisconsin  Outagamie County Regional Airport, Appleton, Wisconsin	Austin Straubel International Airport operates a 24-hour, 365-day a year operation. The Airport is currently served by four major airlines with four direct service cities with connections available to any destination in the world. More information regarding can be viewed at: <a href="http://www.co.brown.wi.us/airport/Government">www.co.brown.wi.us/airport/Government</a>  Outagamie County Regional Airport has regularly scheduled commercial passenger air service with flights to six major hubs. More information can be viewed at: <a href="http://www.atwairport.com/">http://www.atwairport.com/</a>  These two airports should provide more than adequate cargo and passenger flight service in the planning period.
Trucking	There are no trucking firms located in the Town of Cicero.	Trucking service is available in nearby communities.
Water Transportation	Port of Green Bay	See <a href="http://www.co.brown.wi.us/port">www.co.brown.wi.us/port</a>



**Table 7 (continued)**  
**Transportation Modes**

Type	Name of Provider	Analysis
Bridges - Town of Cicero	<ul style="list-style-type: none"> <li>• Brugger Road west of Krull Road</li> <li>• Miller Road 0.25 mile south of CTH G</li> <li>• Miller Road just south of CTH VV</li> <li>• Town Hall Road south of CTH VV</li> <li>• Deerview Road west of State Road</li> <li>• Deerview Road west of State Road</li> <li>• Krull Road south of Shady Road</li> <li>• Krull Road north of Cicero Road</li> <li>• Newland Road east of Grandy Road</li> <li>• Grandy Road north of CTH "F"</li> <li>• Old Highway 47 just north of intersection with STH 47</li> </ul>	Year Built and Condition <ul style="list-style-type: none"> <li>• 1936, good</li> <li>• 1966, excellent</li> <li>• 1966, excellent</li> <li>• 1984, excellent</li> <li>• 1955, good</li> <li>• 1950, good</li> <li>• 1920, good</li> <li>• 1930, good</li> <li>• 2004, excellent</li> <li>• 1939, very poor (replace in 2010)</li> <li>• 1924, fair</li> </ul>

Source: Town of Osborn, Outagamie County Highway Department, and Martenson & Eisele, Inc.

### Traffic Counts (see Map 8)

- ❑ Table 8 shows the average annual daily traffic counts for the major roads in and around the town. The counts were made in 2000, 2004, and 2007.
- ❑ The volume of traffic was variable in most locations over the time period covered by the counts.

**Table 8**  
**Traffic Counts in the Town of Cicero**

Roadway	2000	2004	2007
STH 47 north of CTH F	7,300	6,700	
STH 47 north of CTH G	7,600	7,400	6,600
STH 47 north south town line	6,400	7,100	6,600
STH 47 south of CTH VV			6,200
CTH F west of STH 47	990	1,000	850
CTH VV east of STH 47			480
CTH VV east of CTH X	600	600	
CTH X north of CTH VV	270	340	
CTH G east of STH 47	820	1,200	990

Source: Wisconsin Department of Transportation  
Traffic counts are "Average Daily Traffic Counts"

### Street and Highway Classifications (see Map 8)

- ❑ The street and highway system in Cicero consists of principal arterials, minor arterials, and local roads.
- ❑ These classifications are from the Wisconsin Department of Transportation (WDOT) and are based on which primary function the street or highway serves – the movement of vehicles through an area or to provide access to adjacent land. Arterials accommodate the movement of vehicles while local streets provide direct access to individual parcels of land.
- ❑ The principal arterials in the town are State Trunk Highways 47 and 54.
- ❑ Minor arterials in the town include County Trunk Highways "F", "G", "VV", and "X".



- ❑ The remaining streets within the town are local, providing access to existing residential, commercial, industrial, and agricultural uses.

## Transportation Plans and Programs

### Town of Cicero

- ❑ The Town does not have a Transportation Plan.
- ❑ Town officials review and budget for transportation projects as part of the Town's annual budget process.
- ❑ A tool the Town of Cicero uses to determine budget priorities for road construction and repair is PASER (pronounced pacer). PASER is a simplified pavement management program that communities use to evaluate pavement surface condition. The PASER rating reflects the physical condition of town roads. The highest possible rating is 10. The roads with a low rating are the focus of budget decisions made by the Town of Cicero regarding road repair and maintenance.
- ❑ The Town is planning on replacing the bridge on Grandy Road in 2010.

### Outagamie County

- ❑ Outagamie County prioritizes and budgets for transportation improvements according to a Five-year Capital Improvement Plan (CIP). The current CIP covers the years 2009 to 2013. The CIP identifies one highway project planned for the Town of Cicero: CTH VV from STH 47 to the east town line in 2009.
- ❑ The County's Capital Improvement Plan is reviewed and updated on an annual basis.
- ❑ Outagamie County prepares bridge inspection reports for the bridges on county and town roads in the Town of Cicero.

### East Central Regional Planning Commission

- ❑ The Commission's transportation program does not specifically address any projects in the Town of Cicero. More information on their programs can be found at:

[www.eastcentralrpc.org/planning/transportation.htm](http://www.eastcentralrpc.org/planning/transportation.htm)

### Wisconsin Department of Transportation – Northeast Region

- ❑ All of Outagamie County is part of the WDOT's Northeast Region.
- ❑ A corridor preservation study of the STH 47 corridor from USH 41 north to USH 29 is being conducted to develop a long-term vision for the corridor, focusing on access control and other preservation strategies.
- ❑ The Northeast Region has revised the Six-Year (2008-2013) Highway Improvement Program (HIP) to make necessary maintenance and improvements to the state's road network.
- ❑ The HIP includes one project in the Town of Cicero. It is the reconditioning of STH 47 from Black Creek to Slab City scheduled for 2010 to 2013.
- ❑ The entire HIP can be viewed at

[www.dot.state.wi.us/projects/state/sixyear/docs/nerlisting.pdf](http://www.dot.state.wi.us/projects/state/sixyear/docs/nerlisting.pdf).

### Wisconsin Department of Transportation

- ❑ The WDOT offers numerous federal and state programs to local units of government in need of financial aid for desired projects. The form of financial aid provided typically comes as a grant or reduced rate loan to the applicant. Each program's general goal is to enhance the state's overall transportation network. Information on these programs can be found at [www.dot.wisconsin.gov/localgov/](http://www.dot.wisconsin.gov/localgov/).

# Housing

## Major Findings

1. While the overall age of Cicero's housing stock in 2000 was quite old (54% >40 years old), more homes were built in the 1990s than in any of the previous three decades.
2. The median value of housing in the Town of Cicero in 2000 was a comparatively low \$95,400, but it increased by 83% between 1990 and 2000.
3. The range of housing values in Cicero became broader between 1990 and 2000. In 1990, there were no housing units valued more than \$100,000. By 2000, almost 57% were valued in excess of \$100,000, which reflects the strong growth in housing construction in the 1990s.
4. Ninety-four percent of all housing units in Cicero in 2000 were traditional single-family homes. Most of the other housing units in 2000 were mobile homes. The 94% in 2000 was eight percentage points higher than in 1990. Almost 13% of housing units in 1990 were mobile homes.
5. While the population of Cicero decreased by 3% from 1990 to 2000, the number of households increased by more than six percent. This means the average number of persons per household declined dramatically, from an average of 3.24 in 1990 to 2.95 in 2000.

## Recommendations

1. Given the age of the housing, the Town should monitor the need for rehabilitation and modernization of the older housing.
2. While the number of houses built between 2003 and 2008 (see Table 2 on page 6) would indicate that far fewer homes will be built between 2000 and 2010 than were built between 1990 and 2000, it is still important that the Town consider the protection of farmland and natural resources when faced with requests for new housing development.

## Goals, Objectives, Policies, and Programs

### Goals

1. To encourage the development of carefully sited single-family, owner-occupied housing in locations that are compatible with the desire of the Town to preserve agricultural land.
2. To enforce building codes to maintain the existing housing stock.

### Objectives

1. **Minimize Impact on Farming:** Encourage future residential lots in areas that have minimal impact on agricultural operations and absorb as little land as possible to preserve farmland.
2. **Rehabilitation:** Promote the rehabilitation of substandard housing in the community in order to provide a decent and safe living environment for all residents.

### Policy

1. The Town of Cicero will direct the Town's building inspector to enforce building codes for the health, welfare and safety of all residents.

## Background Information

### Housing Characteristics

*NOTE: The following analysis is based on Tables 117 through 127, which can be found in the back of the Plan behind the "Tables" tab. It must be noted that the statistics upon which the analysis is based are from the 2000 U. S. Census, which is the latest available data. Being nine years hence, and after and within the boom and bust housing market since then, some characteristics may have changed dramatically. This, of course, can render the information and subsequent analysis of some areas of information inaccurate relative to the present day.*

*As in the Issues and Opportunities Element, the statistical characteristics of the Town of Cicero were compared to the Towns of Oneida, Osborn, and Seymour, the Village of Nichols, and the City of Seymour. This collection will be called "the municipalities". Comparisons are also often made to all of Outagamie County and Wisconsin. When these are added to the "municipalities", the group is called "locations".*

#### **Age of Housing (Table 117)**

- ❑ The age of Cicero's housing stock in 2000 was quite old. Fifty-four percent of the homes were more than forty years old; this is higher than in all the other locations.
- ❑ While a higher percentage of homes were built in Cicero in the 1990s than in the other decades since 1960, it is still a lower percentage than in the other municipalities.

#### **Median Housing Values (Table 118)**

*A median value is the middle point in a string of values. Half the values are higher than the median and half are lower. The median is not the average of all the values.*

- ❑ The median value of housing in the Town of Cicero in 2000 was a comparatively low \$95,400. Except for the Village of Nichols and the City of Seymour, median value of housing in all the other locations was more than \$100,000. It was more than \$150,000 in the Town of Osborn.
- ❑ Cicero's median housing value increased by 83% between 1990 and 2000. This is greater than in most of the other locations.

#### **Housing Values (Table 119)**

- ❑ Table 119 shows housing values by ranges of values. It demonstrates why the median housing value in Cicero in 2000 was lower than most of the other locations. In 2000, the greatest percentage of homes (38%) were valued between \$50,000 and \$100,000. In all the other towns the highest percentage was in the \$100,000 to \$150,000 range.
- ❑ The range of housing values in Cicero became broader between 1990 and 2000. In 1990, there were no housing units valued more than \$100,000. By 2000, almost 57% were valued in excess of \$100,000.

#### **Types of Housing Units (Table 120)**

- ❑ Ninety-four percent of all housing units in Cicero in 2000 were traditional single-family homes. This percentage is higher than all the other locations except for the Town of Osborn.
- ❑ Most of the other housing units in 2000 were mobile homes.
- ❑ The 94% in 2000 was eight percentage points higher than in 1990. Almost 13% of housing units in 1990 were mobile homes.

**Housing Occupancy (Table 121)**

- ❑ In 2000, 86% of housing units were owner-occupied, 10% were rented, and about 4% were vacant.

**Vacancy Status (Table 122)**

- ❑ In 2000, 0.9% of owner-occupied housing was vacant, but none of the rental units were vacant.

**Household Types (Table 123)**

- ❑ More than 82% of households in Cicero in 2000 were families (all persons related). The other towns had similar percentages. In the other locations, less than 70% of households were families.
- ❑ Seventy-four percent of all households included a married couple.
- ❑ Forty-four percent of households in 2000 included children. This was slightly above the average of all the locations.
- ❑ Only 10% of Cicero households in 2000 were headed by a female. This was much lower than most of the other locations.
- ❑ In 2000, 21% of households in Cicero had at least one occupant who was age 65 or older. This is average compared to the other locations.

**Persons per Household (Table 124)**

- ❑ While the population of Cicero decreased by 3% from 1990 to 2000, the number of households increased by more than six percent. This means the average number of persons per household declined dramatically, from an average of 3.24 in 1990 to 2.95 in 2000.
- ❑ The average number of persons per household in all the towns in 2000 (2.95 to 3.16) was much higher than in the other locations, where most were between 2.52 and 2.57, while in Wisconsin it was 2.66.
- ❑ Nonetheless, the average number of persons per household declined from three to thirteen percent in all the locations.
- ❑ As was discussed in the household projection section of the Issues and Opportunities Element, the average number of persons per household in the town will almost certainly continue to decline. This means that more housing units will be needed relative to the population than in the past.

**Household Size (Table 125)**

- ❑ Table 124 illustrates why all of the towns have an average number of persons per household that is much higher than average. In each town, the percentage of households in 2000 that were comprised of just one person was less than fifteen percent, while in the other locations this percentage was 24% to 29%.
- ❑ At the other end of the scale, in each of the towns, 37% to 40% of households had four or more occupants, while in the other locations no more than 27% had this many occupants.
- ❑ However, the percentage of all households with at least four occupants declined from 1990 to 2000 in every location. This fact also coincides with the declining average number of persons per household shown in Table 124.

## Housing Affordability

**Homeowner Affordability (Table 126)**

- ❑ According to the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if less than 30% of a household's income is needed for housing costs.

- ❑ Based on the value in Table 105, the median household income in Cicero in 1999 was approximately \$4,135 per month. That means a household at the median income level could spend up to \$1,240 per month on housing before the cost would be considered unaffordable.
- ❑ More than 18% of owner-occupied households in Cicero in 2000 were spending more than 30% of their income on housing. This was higher than in every other location.
- ❑ The percent of households in owner-occupied homes that were not affordable was 111% higher in 2000 than in 1990. This, too, was more than in any of the other locations, though all but the City of Seymour saw an increase in the unaffordability of owner-occupied housing.

### **Renter Affordability (Table 127)**

- ❑ Based on the same HUD guideline, about 13% of renting households in Cicero in 2000 were above the 30% of income threshold. In contrast to owner-occupied housing, this percentage is less than most of the other municipalities, and far less than in Outagamie County and Wisconsin.
- ❑ Also in contrast to owner-occupied housing, the percent of households whose rent was above the level of affordability decreased or remained the same in every location, including Cicero, where it declined more than all but the Town of Seymour.

## **Housing Plans and Programs**

### **Town of Cicero**

- ❑ The Town of Cicero does not administer a housing rehabilitation program, nor is any rental assistance program offered for residents.
- ❑ There are no senior housing or housing programs sponsored or operated by any non-profit organizations (e.g. homeless shelters, domestic abuse centers).

### **Outagamie County Housing Authority**

- ❑ The Outagamie County Housing Authority provides housing for low and moderate-income people in the county. It owns and manages 290 apartments in Appleton, Kimberly, Seymour and Hortonville of which 200 are reserved for the elderly and disabled.
- ❑ The Housing Authority operates a weatherization and housing rehabilitation program in Outagamie and Calumet Counties.
- ❑ The Housing Authority administers the Affordable Housing Trust Fund Program.
- ❑ More information can be found at: <http://www.outagamiehousing.us/>

### **State of Wisconsin**

#### ***Department of Administration***

- ❑ The Department of Administration published the “Directory of Resources for Comprehensive Planning.” In the housing section of the Directory is a list of housing programs that may benefit Cicero in addressing housing issues. The directory is at:

[http://www.doa.wi.gov/dir/documents/Resource\\_directory101703.pdf](http://www.doa.wi.gov/dir/documents/Resource_directory101703.pdf)

#### ***Department of Commerce***

- ❑ The Department of Commerce 2005-2009 Consolidated Plan addresses the need for housing and community development activities. The Consolidated Plan may be found at:

<http://commerce.wi.gov/CD/CD-Consolidated-Plan.html>

***Wisconsin Historical Society (WHS)***

- ❑ Owners of historic income-producing properties in Wisconsin may be eligible for two income tax credits that can help pay for their building's rehabilitation. The WHS's Division of Historic Preservation administers both programs in conjunction with the National Park Service. More information is at [http://www.wisconsinhistory.org/hp/architecture/iptax\\_credit.asp](http://www.wisconsinhistory.org/hp/architecture/iptax_credit.asp)

***Wisconsin Housing and Economic Development Authority***

- ❑ The Wisconsin Housing and Economic Development Authority (WHEDA) serves communities by providing creative financing resources to residents and businesses. Specifically, their mission is to offer innovative products and services in partnership with others to link Wisconsin residents and communities with affordable housing and economic development opportunities. Specific information regarding the wide variety of products and services WHEDA offers can be viewed at <http://www.wheda.com/root/>

**United States Department of Agriculture - Rural Development**

- ❑ The United States Department of Agriculture's Rural Development Agency helps rural communities to develop and grow by offering federal assistance that improves quality of life. Rural Development targets communities in need and provides them with financial and technical resources. Currently, the Wisconsin office of Rural Development offers the following nine housing programs to qualified applicants:
  - Farm Labor Housing Loans and Grants
  - Housing Preservation Grants
  - Multi Family Housing Direct Loans
  - Multi Family Housing Guaranteed Loans
  - Repair Loans and Grants
  - Rural Housing Site Loans
  - Self Help Technical Assistance Grants
  - Single-family Housing Direct Loans
  - Single-family Housing Guaranteed Loans
- ❑ Complete information can be found at [www.rurdev.usda.gov/wi/programs/index.htm](http://www.rurdev.usda.gov/wi/programs/index.htm)

# Utilities and Community Facilities

## Major Findings

1. The Town of Cicero provides minimal services to its residents. Other services are available in nearby communities.

## Recommendations

1. The Town of Cicero should study the need for a new town hall.
2. The Town of Cicero should continue to be aware of opportunities to provide services in collaboration with other units of government or with the private sector.

## Goals, Objectives, Policies, and Program

### Goal

1. To provide community facilities and services that are well maintained and sufficient for the needs of the residents of the Town of Cicero, working with the private sector and surrounding communities when it is beneficial.

### Objectives

1. **Town Hall:** Involve town residents in determining the need for a new Town Hall.
2. **Facilities and Service Sharing:** Consider more ways in which the Town of Cicero can share equipment and develop long term service agreements with the surrounding communities and Outagamie County in order to decrease costs.
3. **Capital Improvement Plan (CIP):** Develop a five-year capital improvement plan as a guide to providing needed community facilities and services.

### Policy

1. The Town of Cicero will meet periodically with surrounding communities to determine how services and equipment can be shared.



## Background Information

### Utilities

**Table 9**  
**Town of Cicero Utilities**

Utility	Provider(s)	Analysis
<b>Stormwater Management</b>	None.	Not needed because of the rural development pattern.
<b>Wastewater Treatment</b>	Private on-site wastewater treatment systems or POWTS.	POWTS are required to be inspected at least every three years. Outagamie County is implementing a state-mandated program of inventorying systems installed prior to 1989.
<b>Water Supply</b>	Private wells.	Private wells are regulated the Wisconsin Department of Natural Resources.
<b>Telecommunications</b> Land Line	CenturyTel	Improvements are made based on the demand for the service.
Wireless	Multiple providers	Improvements are made based on the demand for the service.
<b>Internet</b>	CenturyTel and multiple satellite-based providers.	Improvements are made based on the demand for the service.
<b>Cable</b>	Multiple satellite-based providers.	Improvements are made based on the demand for the service.
<b>Fiber Optics</b>	CenturyTel	Improvements are made based on the demand for the service.
<b>Electricity</b> Generation	There are no generating facilities in the Town of Cicero.	Improvements are made based on the demand for the service.
Transmission	American Transmission Company	Improvements are made based on the demand for the service.
Distribution	WE Energies	Improvements are made based on the demand for the service.
<b>Natural Gas</b>	WE Energies	Improvements are made based on the demand for the service.

Source: Town of Cicero and Martenson & Eisele, Inc.

### Community Facilities

**Table 10**  
**Town of Cicero Community Facilities**

Community Facility	Provider(s)	Analysis
<b>Police</b>	Outagamie County Sheriff's Department	Based on the Town's slow growth rate, services should be adequate for the future.
<b>Fire Department</b>	Nichols Rural Fire Department	A volunteer fire department with 40 members and an ISO rating of 6. The current fire station and equipment is adequate. There are no plans for either the station or additional equipment.
<b>First Responder and Ambulance</b>	Black Creek Rescue	One vehicle, 18 EMT's and 5 first responders. A new vehicle is planned for 2010.
<b>Judicial</b>	Outagamie County Court System	The County judicial system will expand as needed, and will provide services into the long-term future. <a href="http://www.co.outagamie.wi.us/clerkcrts/">www.co.outagamie.wi.us/clerkcrts/</a>



**Table 10 (continued)**  
**Town of Cicero Community Facilities**

<b>Community Facility</b>	<b>Provider(s)</b>	<b>Analysis</b>
<b>Jail</b>	Outagamie County	The County jail system will expand as needed, and will provide services into the long-term future. <a href="http://www.co.outagamie.wi.us/sheriff/corrections">www.co.outagamie.wi.us/sheriff/corrections</a>
<b>Public PreK-12</b>	Seymour Community School District Rock Ledge Primary Rock Ledge Elementary Seymour Middle School Seymour High School Seymour Alternative School	The Seymour School District anticipates sufficient facility space for the near future. If unanticipated growth occurs, the District could ask the voters to pass a referendum in support of additional space and operating funds.
<b>Colleges/ Universities</b>	UW-Green Bay  UW-Fox Valley  St. Norbert College, De Pere, WI  Lawrence University Appleton, WI	UW-Green Bay offers more than 40 major and minors. The State University system will meet the needs of higher education for the next 20 years. For more information, see <a href="http://www.uwgb.edu/">http://www.uwgb.edu/</a>  UW-Fox Valley offers freshman and sophomore curriculum needed to transfer to a four year school. <a href="http://www.uwfox.uwc.edu/">http://www.uwfox.uwc.edu/</a>  Catholic liberal arts college <a href="http://www.snc.edu/">http://www.snc.edu/</a>  Private college of the liberal arts, sciences, and conservatory of music <a href="http://www.lawrence.edu/">http://www.lawrence.edu/</a>
<b>Technical Colleges</b>	Northeast Wisconsin Technical College  Fox Valley Technical College	Two-year technical college, serving the Green Bay metropolitan Area and surrounding counties. For more information, see <a href="http://www.nwtc.edu">http://www.nwtc.edu</a>  Two-year technical college, serving the Fox Valley and Oshkosh metropolitan area and surrounding counties. For more information, see <a href="http://www.foxvalley.tec.wi.us/public/">http://www.foxvalley.tec.wi.us/public/</a>
<b>Landfill</b>	None currently operating in the town.	There is an abandoned landfill on Town Hall Road.
<b>Waste Disposal</b>	Wittenberg Disposal	The Town of Cicero will work to ensure these services will be provided at the needed level.
<b>Recycling</b>	Inland Services (through a contract with Outagamie County)	The Town of Cicero will work to ensure these services will be provided at the needed level.
<b>Parks</b>	None	The closest parks are in the Village of Nichols and the City of Seymour.
<b>Town Hall</b>	Cicero Town Hall	The existing town hall is very old. The Town is considering a referendum on building a new town hall.
<b>Public Library</b>	None	The closest library is in the City of Seymour.
<b>Cemeteries</b>	Several privately owned cemeteries are located in the town.	The cemeteries have the capacity to expand.
<b>Child Care Centers</b>	None	The closest childcare centers are in the City of Seymour.
<b>Post Office</b>	None. The closest is in the Village of Nichols.	The current facility is adequate.
<b>Health Care Clinics and Hospitals</b>	None in the town.	A wide range of medical services is available in the Fox Cities and Green Bay...

Source: Town of Cicero and Martenson & Eisele, Inc.

# Economic Development

## Major Findings

1. Agricultural operations, both dairy and crop farming, are the primary economic base of the Town of Cicero
2. The town has a small number of businesses with a minimal number of employees.
3. Because the Town of Cicero wants to maintain a rural, agricultural economic base, it does not plan on aggressively seeking out businesses to locate in the town.

## Recommendations

1. Agricultural operations, both dairy and crop farming, are still viable businesses and should be protected.
2. The Town should consider livestock siting regulations to better regulate large animal operations.
3. While the Town has not marketed itself for more commercial and industrial development, it could be receptive to those who would like to establish a business, provided proper buffering from other land uses can be accomplished and amendments to the Land Use Plan and zoning can be justified and documented.
4. The Town should encourage the growth and development of existing businesses.

## Goals, Objectives, Policies, and Programs

### Goal

1. To support and encourage agricultural operations, existing businesses, small home-based businesses, and other businesses that positively impact the local economy without negatively impacting the town's agricultural and natural resources.

### Objectives

1. **Education:** Become educated and educate others regarding the different economic development programs available at the county, regional, and state level.
2. **Livestock Siting:** Research the options available through ATCP 51 to regulate the siting of new livestock facilities with 500 or more animal units or the expansion of existing facilities where an increase of 20% or more in the number of animal units would result in more than 500 animal units.

## Background Information

### Analysis of Economic Base

- ☐ Agricultural operations, both dairy and crop farming, are the primary economic base of the Town of Cicero.

**Table 11**  
**Town of Cicero Employers**

Name of Employer	Number of Employees	Product/Service
A&M Concrete	n.a.	Masonry
Bears Corner Bar	n.a.	Bar
Bill Biese Masonry	< 10	Masonry
Birling Bovines	n.a.	Dairy Farm
Braun Excavating & Trucking	n.a.	Construction Services
Geno's Steak House	< 10	Restaurant
L&M Industries	< 10	Manure Pit Pumping & Hauling
Dan's Roofing	< 10	Roofing Services
Sigl Masonry	n.a.	Masonry
White Birch Tap	< 10	Bar
Williamson Farms	< 10	Dairy Farm

Source: Town of Cicero

### Types of New Businesses Desired

#### Town of Cicero Preferences

- ☐ Resident expressed a desire in the SWOT Workshop to add more tax base to the town by encouraging commercial and/or industrial development, provided that it would not result in major costs to the Town.
- ☐ Also supported was "specialized" farming operations.

### Ability to Retain and Attract Business

#### Location and Infrastructure

- ☐ The Town of Cicero's rural location and distance from major population centers and highways mean non-agricultural economic development opportunities will primarily be oriented to the needs for goods and services at the local level.
- ☐ The Town of Cicero's existing road network is in good condition.
- ☐ The Town lacks a public sewer and water system. This is likely a hindrance to facilitating commercial or industrial prospects.

#### Regulatory Issues

- ☐ Zoning and building codes help to ensure that the health, safety, and welfare of the community are protected and maintained. The Town is not aware of any regulatory issues negatively affecting businesses.

## Sites for New or Expanding Businesses

- ❑ While the Town does not have an industrial or business park, the area where the Town would encourage potential commercial and/or industrial land uses to locate would be along either side of CTH F between STH 47 and the Village of Nichols.
- ❑ Existing open land in this area would need to be rezoned when needed for business growth.
- ❑ Sewer and water services could be provided privately, through a town sanitary district that would contract with the Village of Nichols for sewer and water, or the property/business owner could request annexation to the Village of Nichols in order to obtain sewer and water.

## Brownfields and Contaminated Sites

- ❑ Brownfields are typically abandoned, idle or underused commercial or industrial properties, where expansion or redevelopment is hindered by real or perceived contamination.
- ❑ Identification of potential brownfield sites can be accomplished by examining state and federal databases that list potentially contaminated properties. The WDNR's Remediation and Redevelopment site <http://dnr.wi.gov/org/aw/rr/gis/index.htm> is a web-based mapping system that provides information about contaminated properties. The U.S. Environmental Protection Agency's EnviroMapper site, <http://iaspub.epa.gov/Cleanups/> is a web-based mapping system that identifies contaminated areas that have been or are in the process of being cleaned up.
- ❑ The WDNR classifies contaminated site as being closed or open. Open sites are those where the leak has likely been cleaned up but are still under surveillance by the WDNR.
- ❑ There is an open contaminated site in the Town of Cicero located at the eastern edge of the Village of Nichols on CTH F (see Map 9).
- ❑ More information on brownfields, including information on financial support, can be found at:

<http://dnr.wi.gov/org/aw/rr/index.htm>

<http://www.commerce.state.wi.us/cd/CD-bfi-grants.html>

## County, Regional, and State Programs

### County Programs

#### ***Outagamie County Economic Development Corporation***

- ❑ The Greater Outagamie County Economic Development Corporation's website states the its mission "is to enhance economic development activities through a collaborative effort with the rural municipalities and businesses of Outagamie County that results in the retention and strengthening of existing businesses, the identification of new opportunities, and the formation of new businesses to fill those opportunities." More information is available at <http://www.gocedc.org/>

### Regional Programs

#### ***New North***

- ❑ New North, Inc. is a consortium of business, economic development, chambers of commerce, workforce development, civic, non-profit, and education leaders in eighteen counties of Northeast Wisconsin who are working to be recognized as competitive for job growth while maintaining our superior quality of life.

- ❑ In addition to working together to promote and help expand existing economic development efforts, New North, Inc. will concentrate on:
  - Fostering regional collaboration
  - Focusing on targeted growth opportunities
  - Supporting an entrepreneurial climate
  - Encouraging educational attainment
  - Encouraging and embracing diverse talents
  - Promoting the regional brand
- ❑ More information on the New North, Inc. is available at [www.thenewnorth.com](http://www.thenewnorth.com).

#### ***East Central Wisconsin Regional Planning Commission***

- ❑ ECWRPC prepares a five year Comprehensive Economic Development Strategy (CEDS) that covers the ten counties in its region. The document contains a review of the Commission's economic development efforts, an overview of the region's economy, and the development strategy for the region. The development strategy includes goals, objectives and strategies and a ranking of economic development investment projects submitted by communities in the region. This study was last completed in 2008:
- ❑ On October 30, 2009, ECWRPC adopted a 2009 Annual Report and Supplement to the five year CEDS.
- ❑ The 2008 CEDS and the 2009 Annual Report and Supplement can be found at:  
<http://www.eastcentralrpc.org/planning/economic/EconDevelDistrict.htm>

#### ***Fox Valley and Northeast Wisconsin Technical Colleges***

- ❑ Fox Valley Technical College (FVTC) and Northeast Wisconsin Technical College (NWTC) collaborate with local economic development organizations in supporting business growth within the communities it serves.
- ❑ These two-year technical colleges serve Northeast Wisconsin by providing education and training for individuals and businesses. This leads to the development of a skilled workforce.
- ❑ For information on FVTC's business development services, go to:  
<http://www.fvtc.edu/public/content.aspx?ID=1450&PID=17&mn=2>
- ❑ For information on NWTC's business development services, go to:  
[www.nwtc.edu/academics/corporate-smallbusiness/Pages/Home.aspx](http://www.nwtc.edu/academics/corporate-smallbusiness/Pages/Home.aspx)

### **State Programs**

#### ***Wisconsin Department of Commerce***

- ❑ The State of Wisconsin's Department of Commerce offers a number of programs in support of economic development. The programs are too numerous to list here. Some of the programs provide direct assistance to a business, some fund the business through the local community, and some provide direct assistance to a community. Information on these programs is available at [www.commerce.state.wi.us](http://www.commerce.state.wi.us)
- ❑ The Department of Commerce has Area Development Managers located throughout the state to work with local communities and businesses in identifying the resources available from the State and other sources.

#### ***Wisconsin Small Business Development Center***

- ❑ The Wisconsin Small Business Development Center provides business management education programs at an affordable fee. Counseling, to address individual business needs, is

available without cost to the small business client. SBDC offices are located at the University of Wisconsin-Oshkosh.

- Information SBDC programs and services may be found at [www.wisconsinsbdc.org](http://www.wisconsinsbdc.org).

# Intergovernmental Cooperation

## Major Findings

1. The unit of government the Town of Cicero works the most with is Outagamie County (highways, zoning, sanitation, recycling, etc.).
2. While the Town of Cicero completely surrounds the Village of Nichols, the lack of growth and development in the town and in the village has meant there is very little to address cooperatively.

## Recommendation

1. To become more efficient in the delivery of services, the Town of Cicero should always be looking for ways to share services and equipment with surrounding governmental units.

## Goals, Objectives, Policies, and Programs

### Goal

1. To work collaboratively with other units of government in providing the services needed by the Town of Cicero.

### Objectives

1. Continue the coordination of emergency response services with the Outagamie County Sheriff's Department, the Nichols Rural Volunteer Fire Department, and Black Creek Rescue.
2. As part of the Town's annual budgeting process, review opportunities to provide efficient and economical public facilities and services through cooperation with other units of government.

### Policy

1. The Town of Cicero shall continue to cooperate with the Village of Nichols, surrounding towns, and Outagamie County to minimize land use and policy conflicts.

## Background Information

### Guidelines for Intergovernmental Cooperation

- ❑ Wisconsin State Statutes provide guidelines for intergovernmental cooperation and boundary agreements between communities. This statute enables adjoining communities to enter into agreements that will benefit all.
- ❑ Mutual aid agreements are a type of intergovernmental cooperation. For example, fire departments use this method to extend fire protection from one municipality to another. The biggest advantage is that each fire department can share equipment and manpower in times of major fires that would otherwise limit resources or response times.
- ❑ The Town of Cicero does not have a boundary agreement with the Village of Nichols.



## Governmental Jurisdictions

### Adjoining Towns

- ❑ The Town of Cicero shares common boundaries with the Town of Maine to the west, the Town of Black Creek to the south, and the Town of Seymour to the east. North of Cicero is the Town of Lessor in Shawano County.
- ❑ The Town of Cicero completely surrounds the Village of Nichols.

### School Districts

- ❑ The Seymour Community School District covers the entire Town of Cicero.
- ❑ Students attend schools located in the City of Seymour. There are no public or private schools in the town.

### Outagamie County

- ❑ When it comes to planning and development, the Town and the Town's residents have the most contact with the Outagamie County Land Conservation, Planning, and Zoning departments.
- ❑ Other departments that are visible in the town are the Highway and Sheriffs' Departments.
- ❑ For more information on County services, go to <http://www.co.outagamie.wi.us/>

### Emergency Services

- ❑ Fire protection in Cicero is provided by the Nichols Fire Department
- ❑ First responder and ambulance service is provided by Black Creek Rescue.

### East Central Wisconsin Regional Planning Commission

- ❑ The Town of Cicero is a member of the Commission.

### State of Wisconsin

- ❑ ***Department of Transportation***
  - The Town of Cicero is within the WDOT's Northeast Region, which is administered from the Green Bay WDOT office.
  - STH 47 runs north and south in the western portion of the town. STH 54 runs for a very short distance on the south town line at the southeast corner of the town.
  - The WDOT and Town of Cicero officials confer on matters pertaining to these highways.
- ❑ ***Department of Natural Resources***

The Town of Cicero is aware of WDNR rules and regulations.

## Conflicts and Opportunities

- ❑ When any significant conflicts occur with other communities or governmental agencies, initial attempts to address the conflict will involve written and face-to-face communication. If initial attempts are not successful, the Town will consider other methods, including mediation, arbitration, and other dispute resolution techniques as described in Wisconsin State Statutes 802.12.
- ❑ Town of Cicero officials have demonstrated, through past and current planning efforts, that they are willing to proactively engage in discussions with other government officials to promote and enhance opportunities. Town of Cicero leaders are encouraged to continue this practice in order to best maximize local efforts and minimize potential conflicts.

# Maps

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# Map 1

## Town of Cicero

### Existing Land Use



#### Legend

##### Land Use Categories

- Farmsteads
- Residential
- Mobile Homes
- Multi-Family
- Group Housing/Residential Halls
- Commercial
- Industrial
- Quarries/Mining
- Utilities
- Public/Institutional
- Parks and Recreation
- Open Land
- Open Water
- Agricultural

Rail Transportation

##### Land Cover

- Wetlands <2 acres
- Wetlands
- Woodlands

The wetlands digital data was created from the Wisconsin Wetland Inventory Maps by the DNR Bureau of Watershed Management who is the custodian and sole distributor of this data. The DNR will not be liable in anyway for the accuracy of the data and the fitness of use rests entirely upon the purchaser.

The base map was created by the Outagamie County Planning Department and the 2000 Existing Land Use data was created by East Central Wisconsin Regional Planning Commission. Neither entity assumes any liability for the accuracy of this data or any use or misuse of its content.

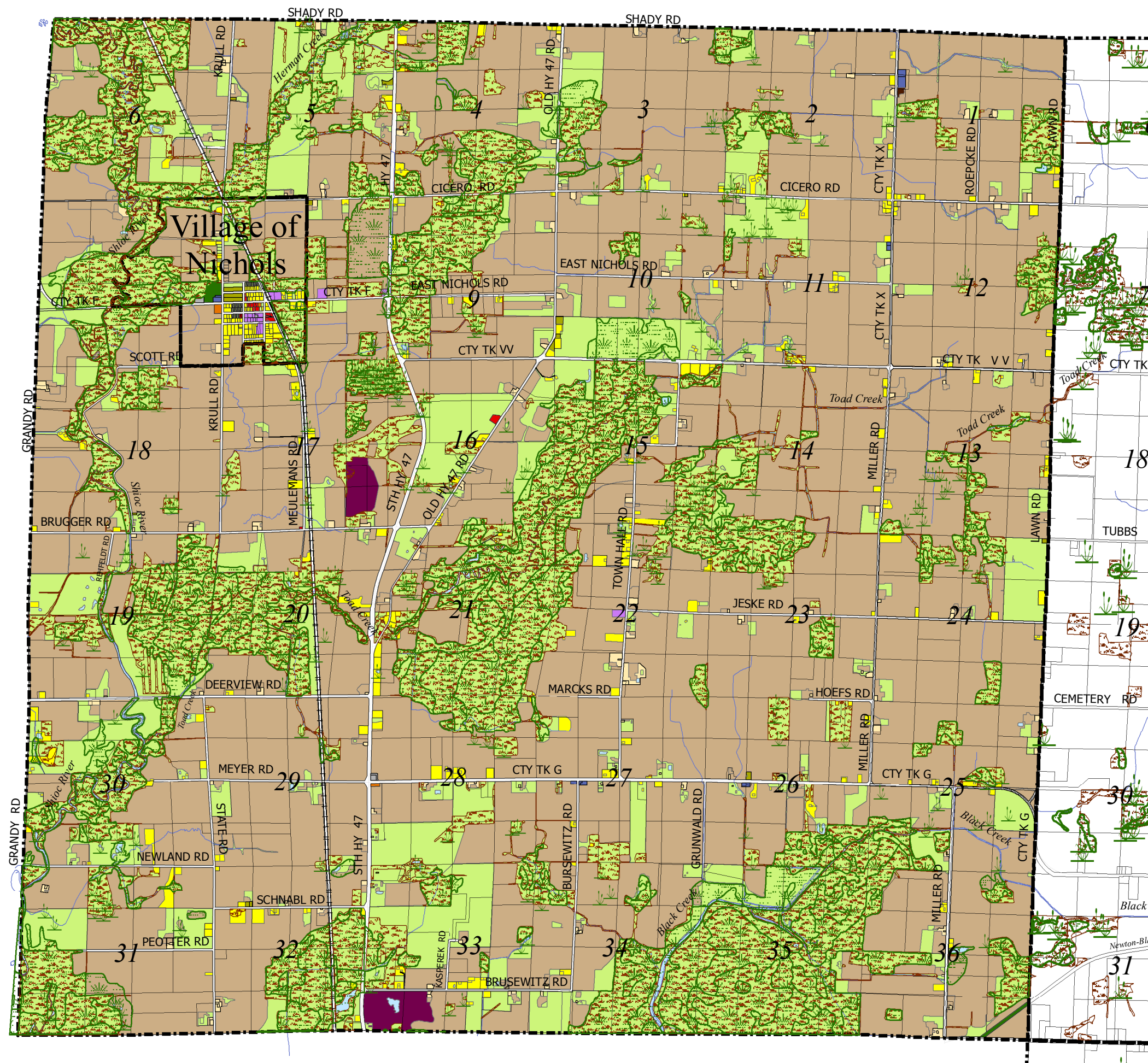
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Planning  
Environmental  
Surveying  
Engineering  
Architecture

pnarcgis156944lu.mxd\_12/10/2009





# Map 2

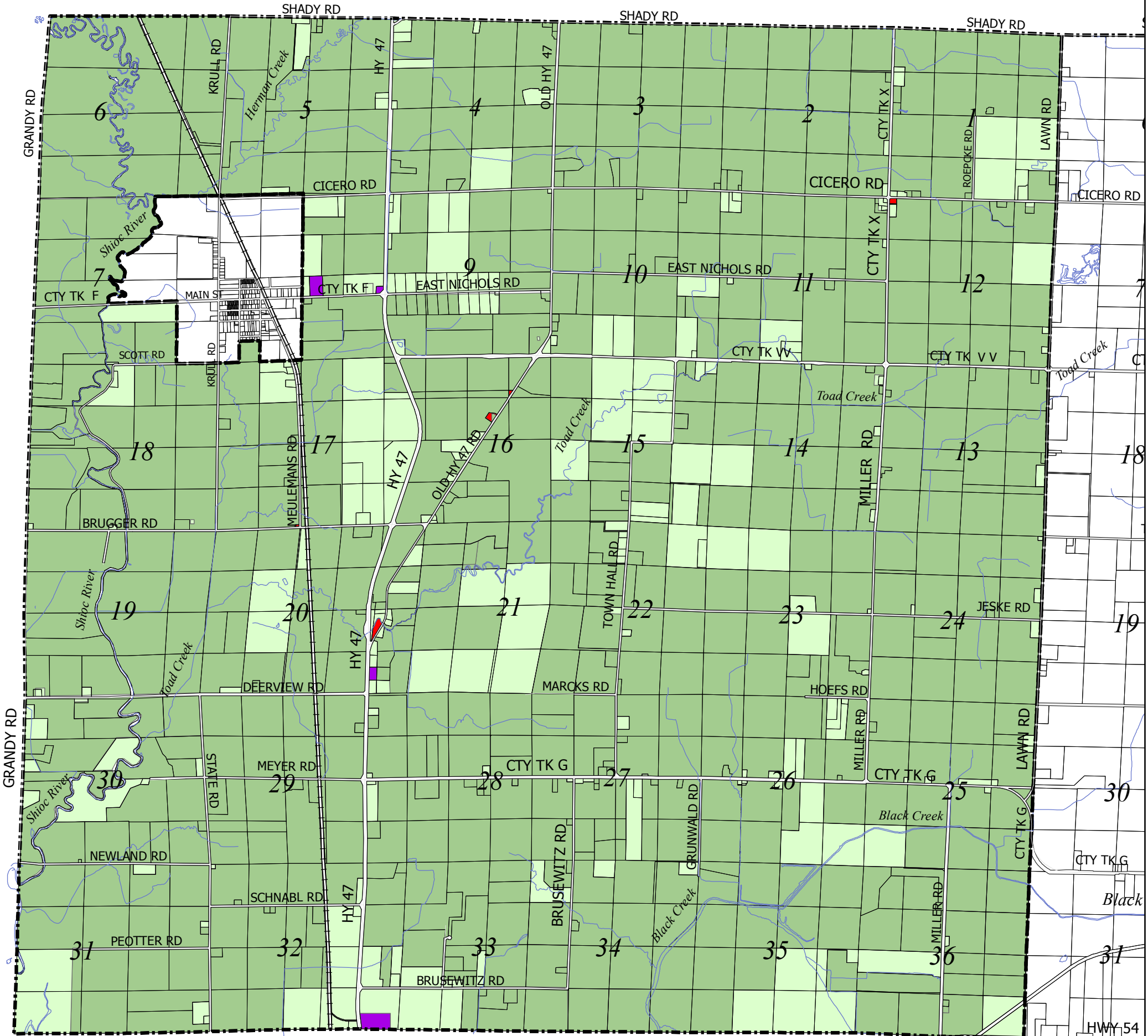
## Town of Cicero

### Zoning



#### Legend

- Zoning Distict
- Exclusive Agriculture
  - General Agriculture
  - Industrial
  - Local Commercial



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 920.731.0381 1.800.236.0381

Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

# Map 3

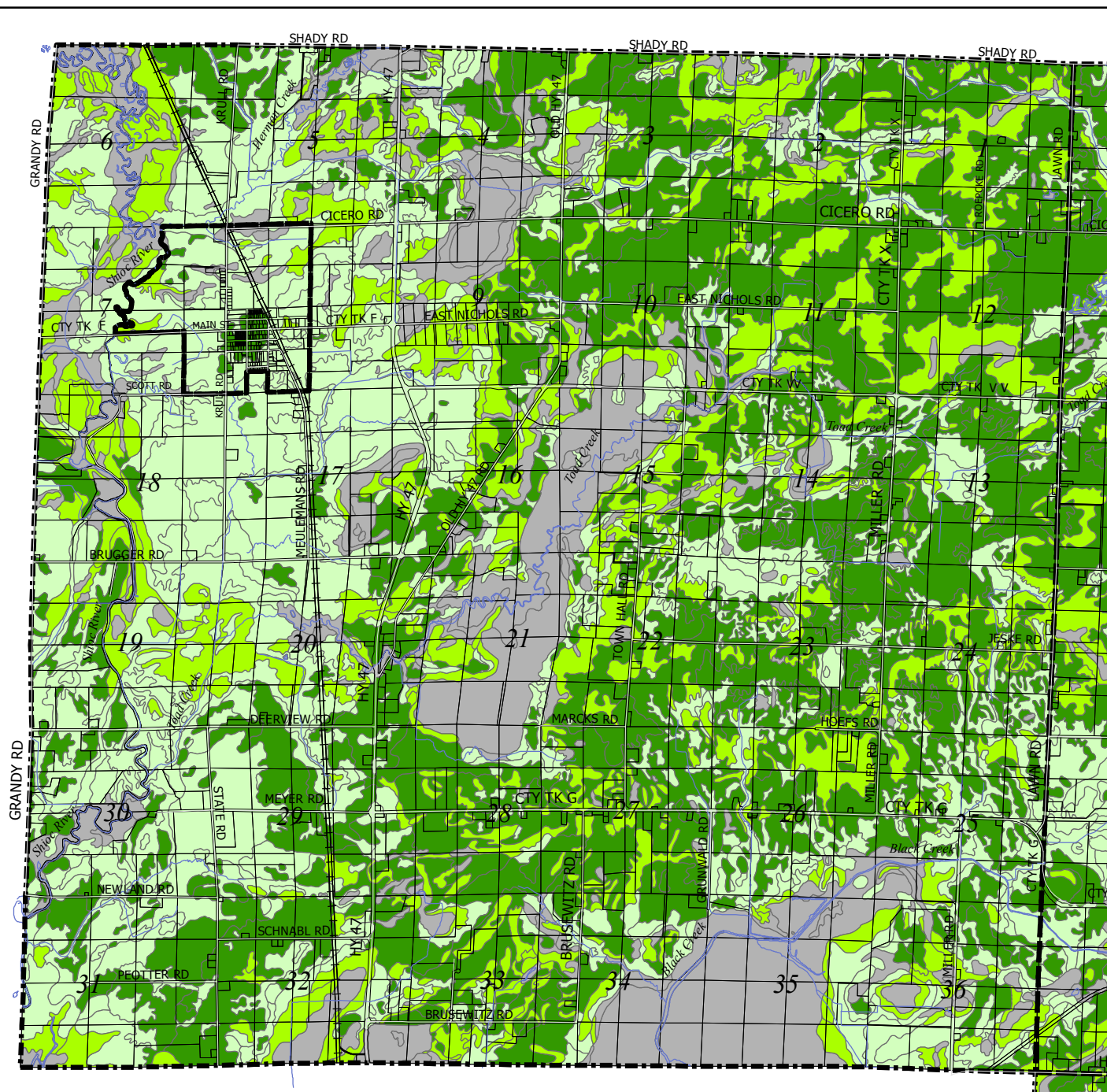
## Town of Cicero

### Prime Farmland



#### Legend

- Prime farmland
- Farmland of statewide importance
- Prime farmland if drained
- Not prime farmland



Soil Data extracted from Standard Soil Survey Database as provided by the USDA Natural Resources Conservation Service and is the best available information and is not field verified.

The base map was created by the Outagamie County Planning Department who in no event assumes any liability for the accuracy of this data or any use or misuse of its content.

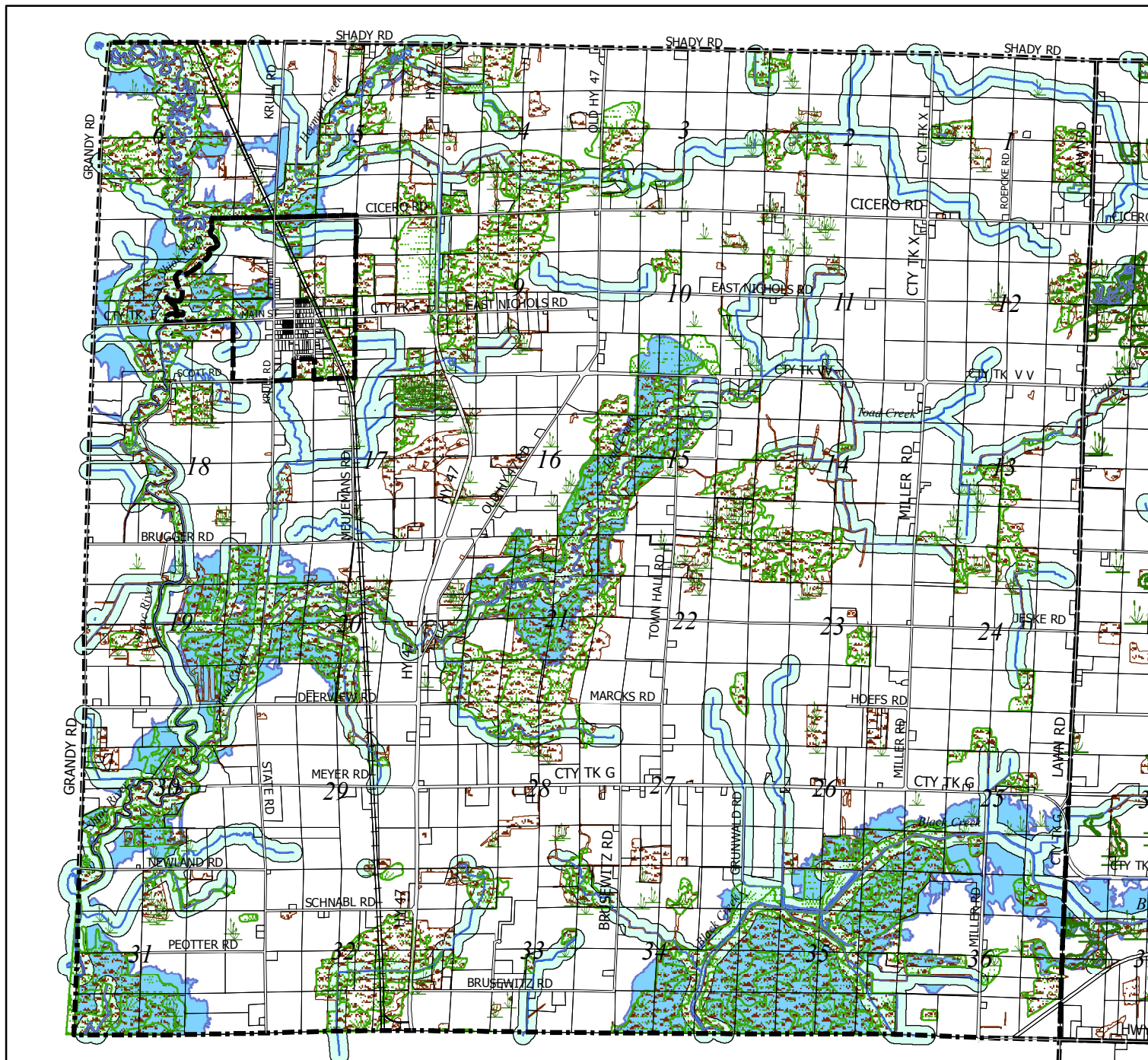
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Environmental  
Surveying  
Engineering  
Architecture





Map 4


# Town of Cicero Environmental Characteristics



## Legend

-  Wetlands < 2 acres
-  Wetlands
-  Woodlands
-  Shorelands
-  Waterways

## Preliminary Floodplain Zones

-  A - Areas of 100 year flood; base flood elevations and flood hazard factors not determined

-  Corporate Limits

The Preliminary Floodplain Data was created by FEMA and is only a representation of information and is not to be used to determine if Flood Insurance is available for that area.

The base map was created by the Outagamie County Planning Department who assumes no liability for the accuracy of this data or any use or misuse of its content.

## Martenson & Eisele, Inc.

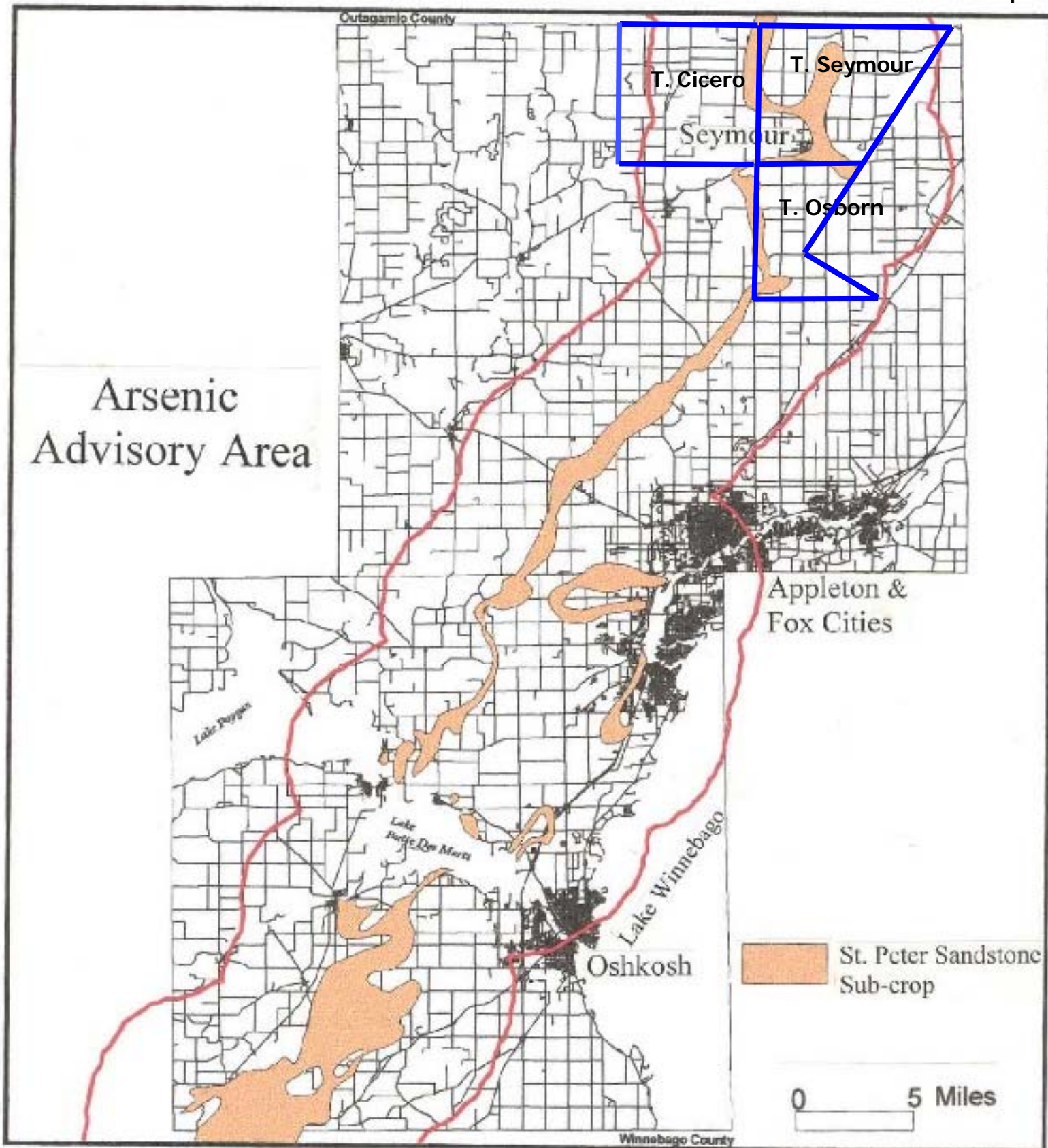


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Planning  
Environmental  
Surveying  
Engineering  
Architecture

pnarcgis156944lu.mxd\_12/10/2009

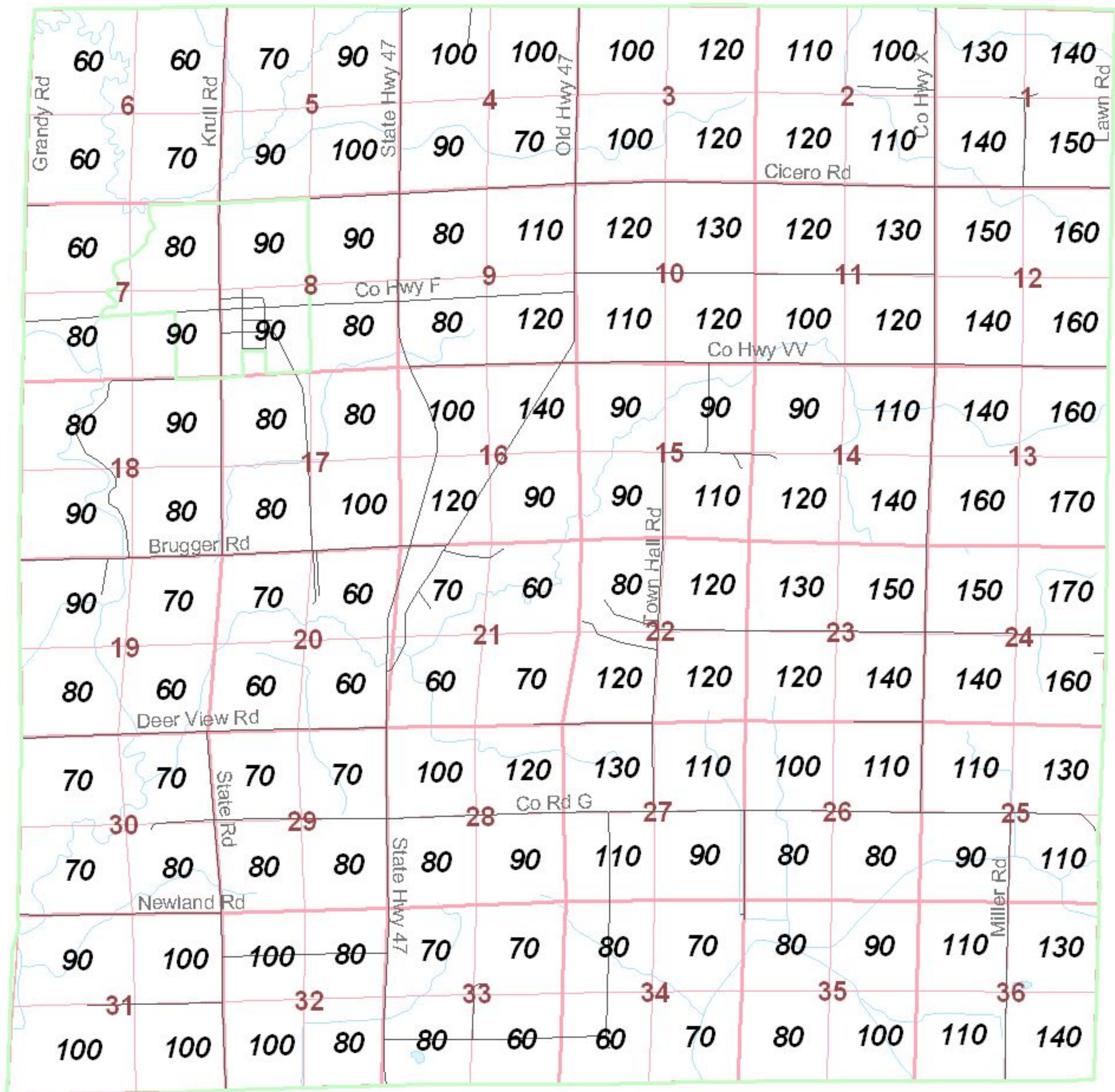






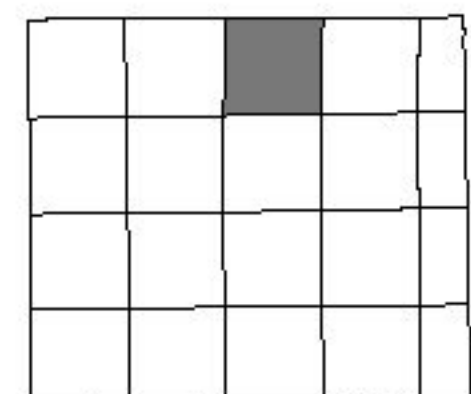
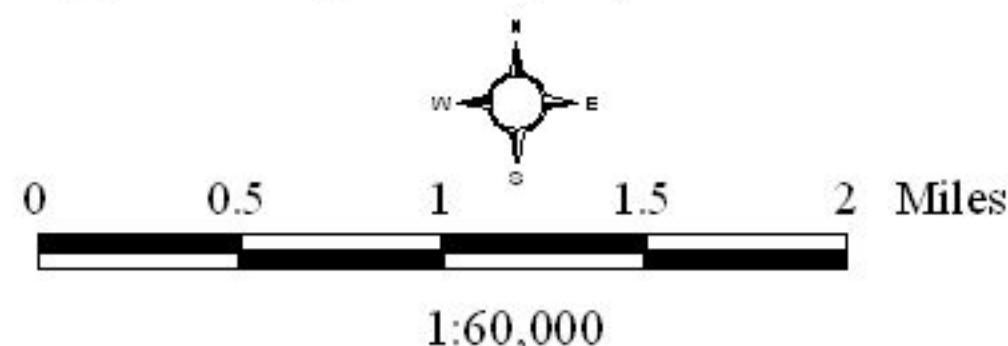
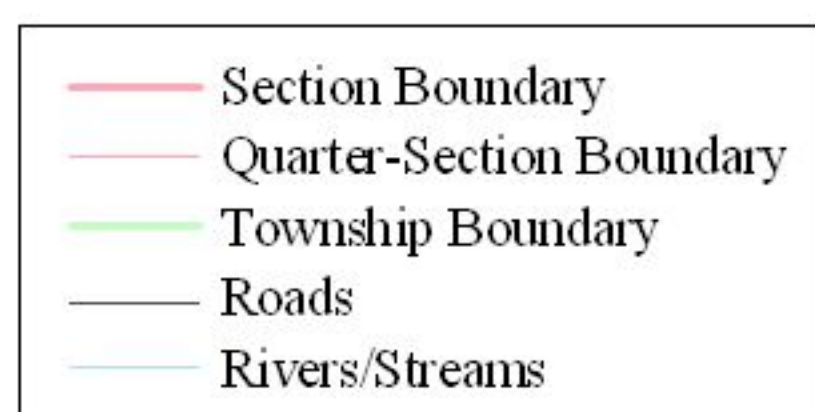
# Minimum Well Casing & Cement Grout Depth\* For Bedrock Wells Within the Arsenic "Special Well Casing Pipe Depth Area" Town of Cicero, Outagamie County T24N, R17E

Map 6



\*Within each quarter section the minimum depth of the upper-enlarged drillhole, casing pipe and cement grout is indicated by the number provided. Although unlikely, the minimum casing/grout depths provided above may not get you down to the Cambrian Sandstone. However, in any case, the casing and grout shall extend at least to the top of the Cambrian Sandstone.

Note: The first 10-15 feet of the Cambrian Sandstone is usually reddish in color and can produce water with a high iron content. You may want to also case and grout through this top layer.



Effective Date: October 1, 2004

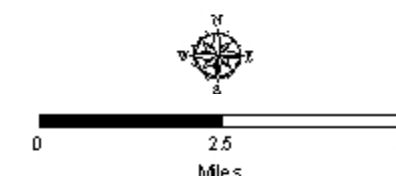
Wisconsin Department of Natural Resources  
Bureau of Drinking Water & Groundwater

Outagamie County



# Map 7 Outagamie County Mining Sites 2008

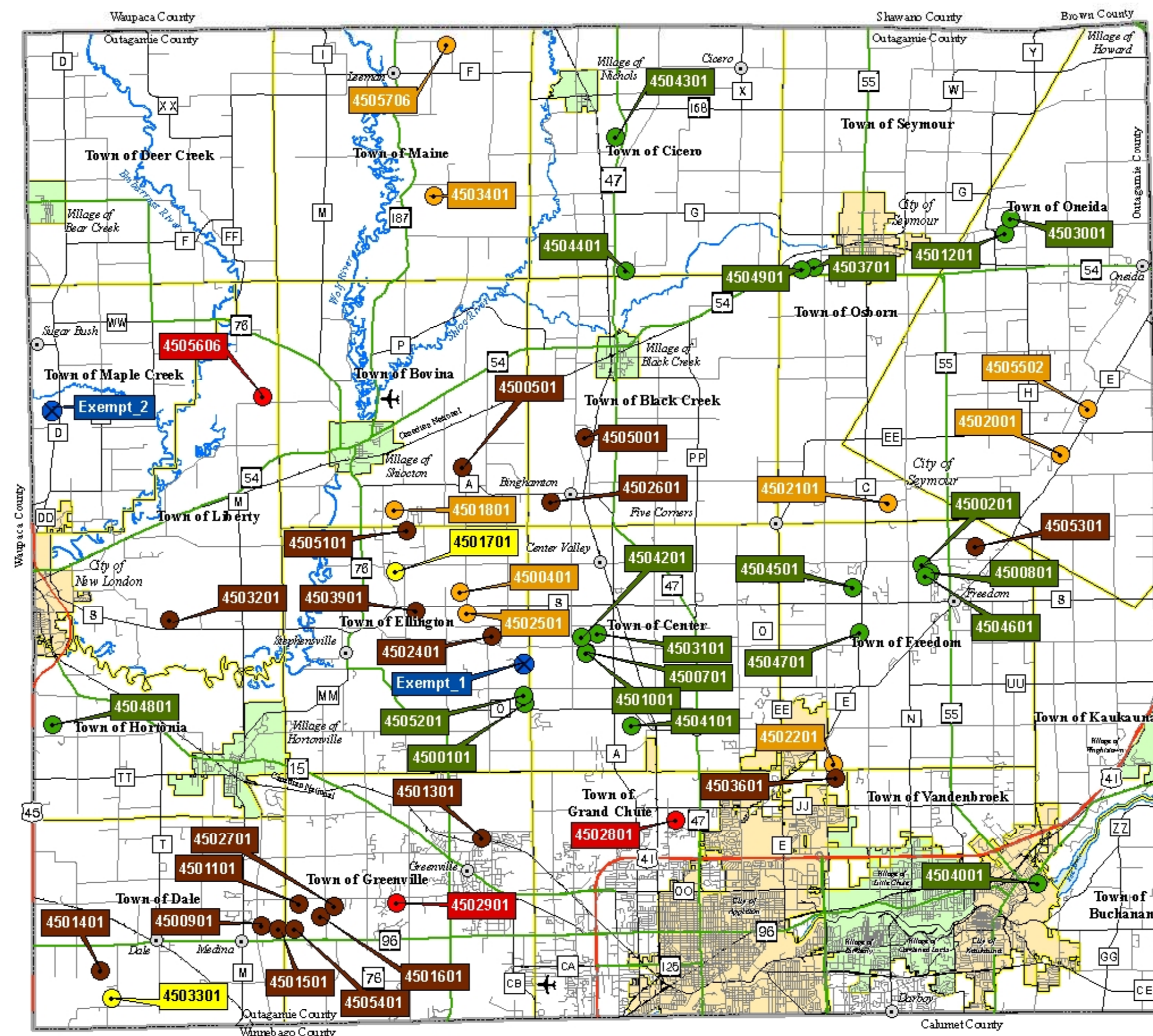
Legend	Pit Type
<span style="color: red;">●</span>	Clay
<span style="color: yellow;">●</span>	Gravel
<span style="color: green;">●</span>	Limestone
<span style="color: orange;">●</span>	Sand
<span style="color: brown;">●</span>	Sand & Gravel
<span style="color: blue;">●</span>	Exempt_Sites



SOURCES: Mining locations provided by ECWRPC and quarry owners.  
Base map provided by Outagamie County.

EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION  
400 ARMAIR STREET, SUITE 100  
MENASHA, WI 54952  
(920) 751-4770  
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Website: [www.ecwrc.org](http://www.ecwrc.org)  
Email: [staff@ecwrc.org](mailto:staff@ecwrc.org)

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use or application of this information is the responsibility of the user and such use or application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding the use of this information for any use other than for East Central Wisconsin Regional Planning Commission business.



# Map 8

## Town of Cicero

### Road Classifications and Traffic Counts



#### Legend

#### Classifications

- Principal Arterial
- Minor Arterial

#### Daily Traffic Counts

- 2000 Traffic Counts*
- 2004 Traffic Counts**
- 2007 Traffic Counts*

- Corporate Limits

Daily Traffic Counts are made available from the WI Department of Transportation and can be found at the following website;  
<http://www.dot.wisconsin.gov/travel/counts>

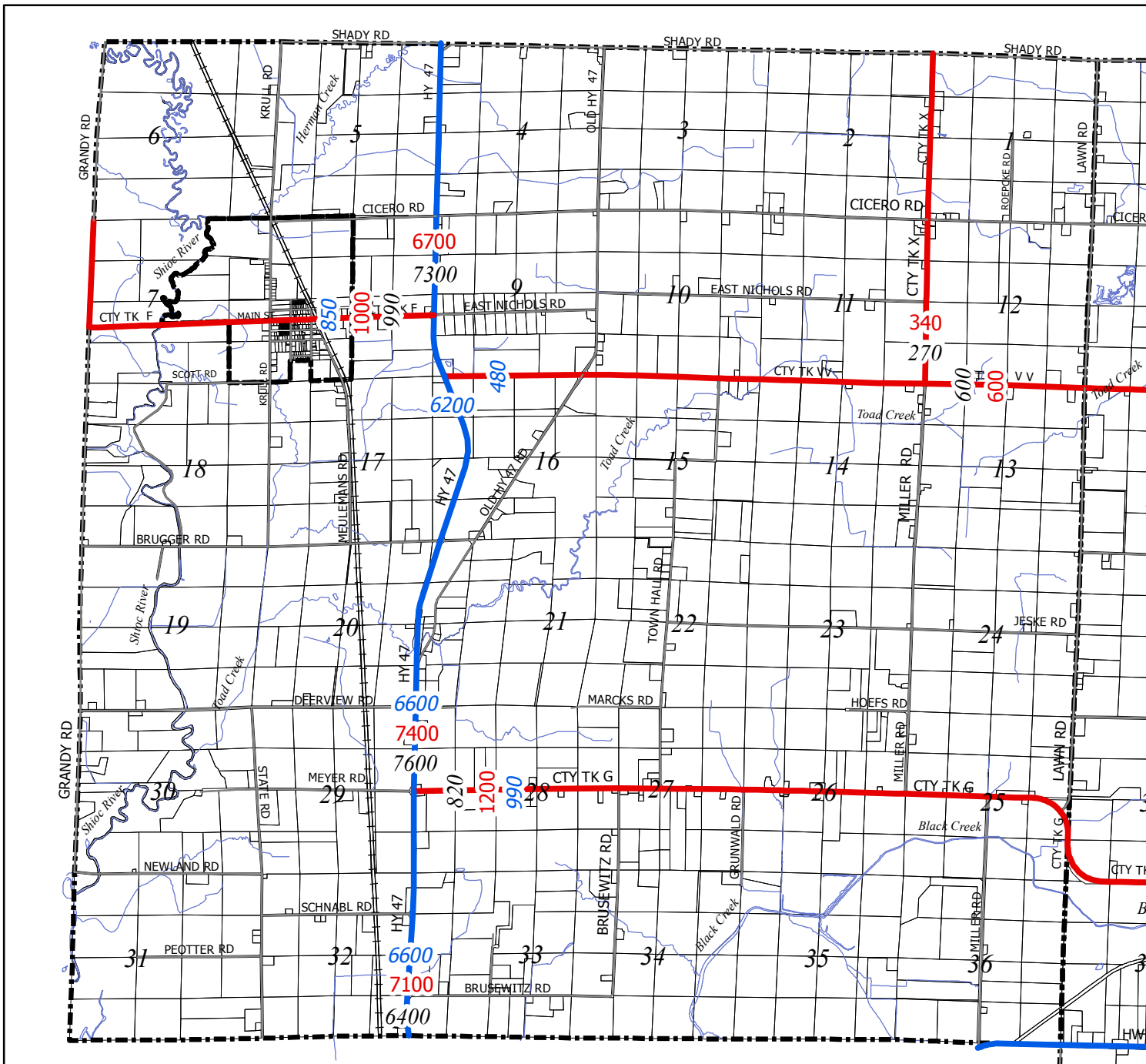
The base map was created by the Outagamie County Planning Department who assumes no liability for the accuracy of this data or any use or misuse of its content.

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 920.731.0381 1.800.236.0381

Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

pnarcgis156944lu.mxd\_12/10/2009



# Map 9

## Town of Cicero

### Contaminated Sites



#### Legend

- Environmental Repair Site
- Leaking Underground Storage Tank Site

Location of sites were extracted from the Wisconsin Department of Natural Resources website;  
<http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brts2>

The base map was created by the Outagamie County Planning Department who assumes no liability for the accuracy of this data or any use or misuse of its content.

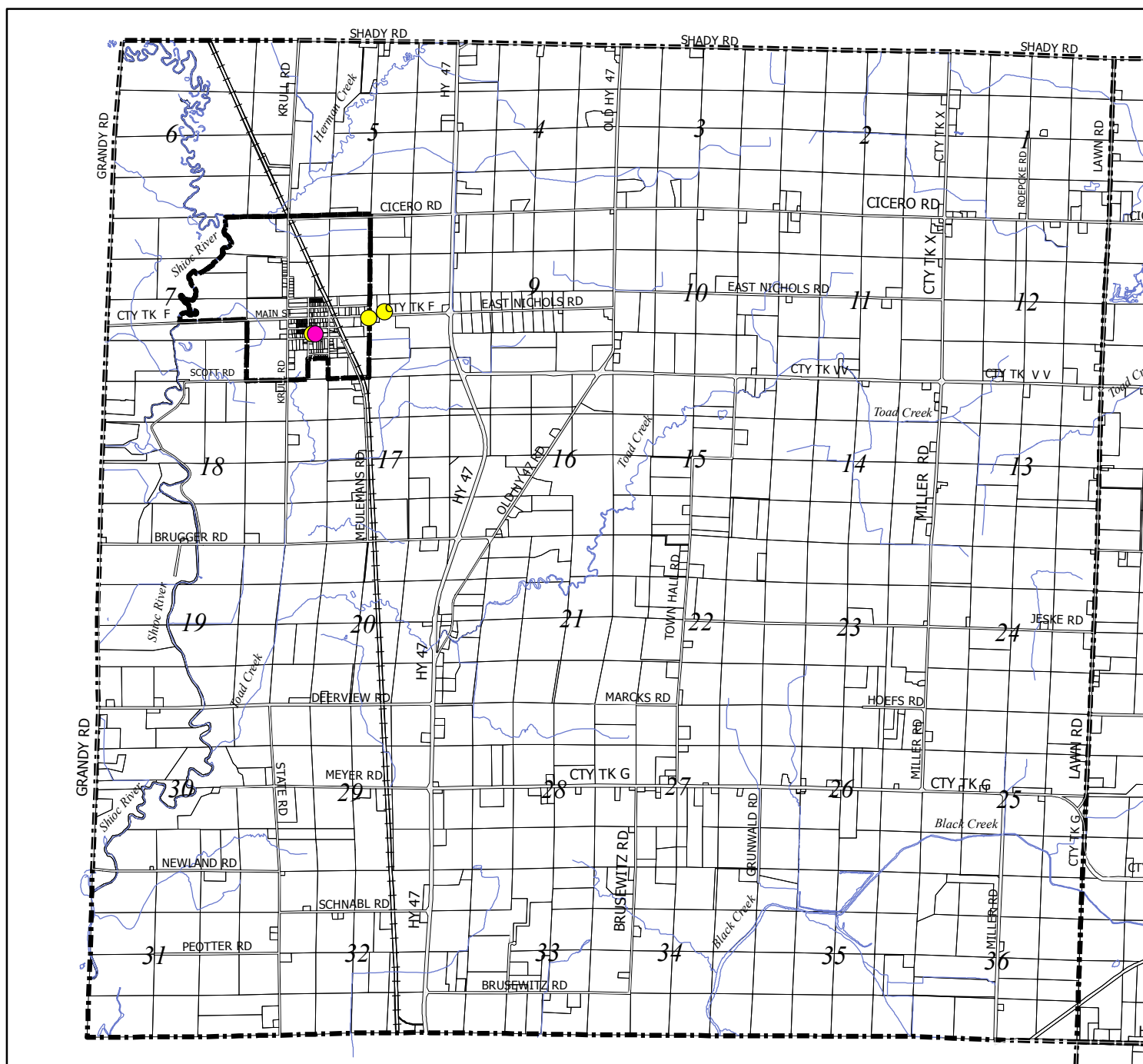
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 Architecture

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# Tables



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**Table 100 Population Change**

	<b>Town of Cicero</b>	<b>Village of Nichols</b>	<b>Town of Oneida</b>	<b>Town of Osborn</b>	<b>City of Seymour</b>	<b>Town of Seymour</b>	<b>Outagamie County</b>	<b>Wisconsin</b>
<b>1970</b>	1,079	207	2,624	724	2,194	1,135	119,398	4,417,821
<b>1980</b>	1,062	267	3,499	786	2,530	1,189	128,730	4,705,642
<b>1990</b>	1,126	254	3,858	784	2,782	1,217	140,510	4,891,769
<b>2000</b>	1,092	307	4,001	1,029	3,335	1,216	160,971	5,363,675
<b>2008*</b>	1,122	276	4,320	1,157	3,463	1,266	174,778	5,648,124
<b>Percent Change</b>								
<b>1970 to 1980</b>	-1.6%	29.0%	33.3%	8.6%	15.3%	4.8%	7.8%	6.5%
<b>1980 to 1990</b>	6.0%	-4.9%	10.3%	-0.3%	10.0%	2.4%	9.2%	4.0%
<b>1990 to 2000</b>	-3.0%	20.9%	3.7%	31.3%	19.9%	-0.1%	14.6%	9.6%
<b>1970 to 2000</b>	1.2%	48.3%	52.5%	42.1%	52.0%	7.1%	34.8%	21.4%
<b>2000 to 2008</b>	2.7%	-10.1%	8.0%	12.4%	3.8%	4.1%	8.6%	5.3%
<b>1970 to 2008</b>	4.0%	33.3%	64.6%	59.8%	57.8%	11.5%	46.4%	27.8%

\* Estimate by Wisconsin Department of Administration

Source: Wisconsin Department of Administration

Table 101 Population Race

		Total Persons	White (not incl. Hispanic)	Hispanics of All Origin	Black or African American	American Indian & Alaska Native	Asian and Pacific Islander	Some Other Race	Two or More Races
Town of Cicero	1990	1,126	1,118	1	0	7	0	0	N.A.
	% of Total		99.3%	0.1%	0.0%	0.6%	0.0%	0.0%	N.A.
	2000	1,092	1,081	5	0	1	2	0	3
	% of Total		99.0%	0.5%	0.0%	0.1%	0.2%	0.0%	0.3%
Village of Nichols	1990	280	280	0	0	0	0	0	N.A.
	% of Total		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	N.A.
	2000	307	280	4	1	14	1	0	7
	% of Total		91.2%	1.3%	0.3%	4.6%	0.3%	0.0%	2.3%
Town of Oneida	1990	3,858	2,467	28	15	1,343	5	0	N.A.
	% of Total		63.9%	0.7%	0.4%	34.8%	0.1%	0.0%	N.A.
	2000	4,001	2,299	126	10	1,439	6	0	121
	% of Total		57.5%	3.1%	0.2%	36.0%	0.1%	0.0%	3.0%
Town of Osborn	1990	784	778	0	0	6	0	0	N.A.
	% of Total		99.2%	0.0%	0.0%	0.8%	0.0%	0.0%	N.A.
	2000	1,029	1,014	0	0	9	1	0	5
	% of Total		98.5%	0.0%	0.0%	0.9%	0.1%	0.0%	0.5%
City of Seymour	1990	2,782	2,733	7	0	36	6	0	N.A.
	% of Total		98.2%	0.3%	0.0%	1.3%	0.2%	0.0%	N.A.
	2000	3,335	3,169	40	5	81	7	0	33
	% of Total		95.0%	1.2%	0.1%	2.4%	0.2%	0.0%	1.0%
Town of Seymour	1990	1,219	1,194	5	2	17	1	0	N.A.
	% of Total		97.9%	0.4%	0.2%	1.4%	0.1%	0.0%	N.A.
	2000	1,216	1,160	17	1	27	1	0	10
	% of Total		95.4%	1.4%	0.1%	2.2%	0.1%	0.0%	0.8%
Outagamie County	1990	140,510	135,505	987	191	1,935	1,865	27	N.A.
	% of Total		96.4%	0.7%	0.1%	1.4%	1.3%	0.0%	N.A.
	2000	160,971	149,644	3,207	846	2,308	3,615	50	1301
	% of Total		93.0%	2.0%	0.5%	1.4%	2.2%	0.0%	0.8%
Wisconsin	1990	4,891,769	4,464,677	93,194	241,697	37,769	52,284	2,148	N.A.
	% of Total		91.3%	1.9%	4.9%	0.8%	1.1%	0.0%	N.A.
	2000	5,363,675	4,681,630	192,921	300,245	43,980	89,341	3,637	51,921
	% of Total		87.3%	3.6%	5.6%	0.8%	1.7%	0.1%	1.0%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

**Table 102 Population Age and Median Age**

		Total Persons	<10	10 - 19	20 - 29	30 - 39	40 - 49	50 - 59	60 - 69	70 - 79	80 - 84	>85	Median Age in 2000
Town of Cicero	1990	1,179	167	246	177	181	144	99	80	65	16	4	
	% of Total		14.2%	20.9%	15.0%	15.4%	12.2%	8.4%	6.8%	5.5%	1.4%	0.3%	
	2000	1,092	161	192	130	163	172	134	69	48	14	9	33.9
	% of Total		14.7%	17.6%	11.9%	14.9%	15.8%	12.3%	6.3%	4.4%	1.3%	0.8%	
Village of Nichols	1990	259	46	43	62	30	27	12	14	21	4	0	
	% of Total		17.8%	16.6%	23.9%	11.6%	10.4%	4.6%	5.4%	8.1%	1.5%	0.0%	
	2000	307	50	51	48	66	37	28	11	9	6	1	30.9
	% of Total		16.3%	16.6%	15.6%	21.5%	12.1%	9.1%	3.6%	2.9%	2.0%	0.3%	
Town of Oneida	1990	4,039	743	806	684	648	469	289	205	121	46	28	
	% of Total		18.4%	20.0%	16.9%	16.0%	11.6%	7.2%	5.1%	3.0%	1.1%	0.7%	
	2000	4,001	656	810	384	612	659	464	211	149	32	24	33.1
	% of Total		16.4%	20.2%	9.6%	15.3%	16.5%	11.6%	5.3%	3.7%	0.8%	0.6%	
Town of Osborn	1990	823	142	158	143	126	108	54	42	37	9	4	
	% of Total		17.3%	19.2%	17.4%	15.3%	13.1%	6.6%	5.1%	4.5%	1.1%	0.5%	
	2000	1,029	185	169	76	214	165	127	48	23	15	7	34.6
	% of Total		18.0%	16.4%	7.4%	20.8%	16.0%	12.3%	4.7%	2.2%	1.5%	0.7%	
City of Seymour	1990	2,867	442	417	448	404	259	206	214	268	104	105	
	% of Total		15.4%	14.5%	15.6%	14.1%	9.0%	7.2%	7.5%	9.3%	3.6%	3.7%	
	2000	3,335	450	570	450	514	459	250	216	199	102	125	34.3
	% of Total		13.5%	17.1%	13.5%	15.4%	13.8%	7.5%	6.5%	6.0%	3.1%	3.7%	
Town of Seymour	1990	1,270	226	252	217	198	139	87	92	46	8	5	
	% of Total		17.8%	19.8%	17.1%	15.6%	10.9%	6.9%	7.2%	3.6%	0.6%	0.4%	
	2000	1,216	189	219	104	202	222	119	85	55	16	5	35.4
	% of Total		15.5%	18.0%	8.6%	16.6%	18.3%	9.8%	7.0%	4.5%	1.3%	0.4%	
Outagamie County	1990	146,353	23,107	22,656	26,693	24,364	17,112	11,429	10,100	7,012	2,127	1,753	
	% of Total		15.8%	15.5%	18.2%	16.6%	11.7%	7.8%	6.9%	4.8%	1.5%	1.2%	
	2000	160,971	23,691	25,313	20,434	27,049	25,227	16,391	9,805	8,074	2,625	2,362	34.4
	% of Total		14.7%	15.7%	12.7%	16.8%	15.7%	10.2%	6.1%	5.0%	1.6%	1.5%	
Wisconsin	1990	5,117,159	737,033	777,339	913,671	810,378	595,613	423,025	404,188	294,406	87,213	74,293	
	% of Total		14.4%	15.2%	17.9%	15.8%	11.6%	8.3%	7.9%	5.8%	1.7%	1.5%	
	2000	5,363,675	721,824	810,269	691,205	807,510	837,960	587,355	387,118	319,863	104,946	95,625	36.0
	% of Total		13.5%	15.1%	12.9%	15.1%	15.6%	11.0%	7.2%	6.0%	2.0%	1.8%	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

**Table 103 Population Projections**

Municipality	Census 2000	Estimate 2008	Estimating Agency	Projection					Change 2008 to 2030	
				2010	2015	2020	2025	2030		
Town of Cicero	1,092		ECWRPC	1,130	1,133	1,131	1,120	1,120	-2	-0.2%
		1,122	WDOA	1,121	1,136	1,150	1,162	1,168	46	4.1%
Village of Nichols	307		ECWRPC	305	307	309	308	305	29	10.5%
		276	WDOA	293	295	297	298	298	22	8.0%
Town of Oneida	4,001		ECWRPC	4,532	4,694	4,852	4,984	5,098	778	18.0%
		4,320	WDOA	4,448	4,619	4,794	4,955	5,097	777	18.0%
Town of Osborn	1,029		ECWRPC	1,207	1,296	1,388	1,478	1,566	409	35.4%
		1,157	WDOA	1,208	1,302	1,397	1,488	1,573	416	36.0%
City of Seymour	3,335		ECWRPC	3,619	3,779	3,938	4,080	4,210	747	21.6%
		3,463	WDOA	3,584	3,761	3,943	4,114	4,267	804	23.2%
Town of Seymour	1,216		ECWRPC	1,278	1,291	1,300	1,299	1,291	25	2.0%
		1,266	WDOA	1,282	1,311	1,342	1,368	1,389	123	9.7%
Outagamie County	160,971		ECWRPC	181,224	190,570	200,012	208,688	216,874	42,096	24.1%
		174,778	WDOA	180,468	190,764	201,226	211,172	220,229	45,451	26.0%
Wisconsin	5,363,675		ECWRPC	5,751,470	5,931,386	6,110,878	6,274,867	6,354,883	706,759	12.5%
		5,648,124	WDOA	5,772,370	5,988,420	6,202,810	6,390,900	6,541,180	893,056	15.8%

Source: East Central Wisconsin Regional Planning Commission (ECWRPC); Wisconsin Department of Administration (WDOA)

**Table 104 Household Projections**

	Town of Cicero	Village of Nichols	Town of Oneida	Town of Osborn	City of Seymour	Town of Seymour	Outagamie County	Wisconsin
2000 Actual	370	122	1,267	334	1,305	406	60,530	2,084,556
2010	394	120	1,407	406	1,456	444	70,175	2,322,062
2015	405	124	1,482	445	1,551	461	75,193	2,442,354
2020	415	126	1,556	483	1,645	478	80,206	2,557,504
2025	423	127	1,622	518	1,730	490	84,784	2,654,905
2030	429	129	1,686	554	1,813	503	89,291	2,738,477
Change 2010 to 2030	8.9%	7.5%	19.8%	36.5%	24.5%	13.3%	27.2%	17.9%

Source: Wisconsin Department of Administration Demographic Services Center Data

**Table 105 Median Income**

	Town of Cicero	Village of Nichols	Town of Oneida	Town of Osborn	City of Seymour	Town of Seymour	Outagamie County	Wisconsin
Median Household Income - 1989	\$32,794	\$23,000	\$31,316	\$35,893	\$28,462	\$35,417	\$33,770	\$29,442
Median Household Income - 1999	\$49,625	\$36,042	\$51,275	\$64,375	\$44,135	\$48,264	\$49,613	\$43,791
Percent Change	51%	57%	64%	79%	55%	36%	47%	49%
Median Family Income - 1989	\$35,147	\$24,250	\$33,378	\$37,656	\$32,831	\$39,091	\$38,286	\$35,082
Median Family Income - 1999	\$53,500	\$45,000	\$54,341	\$67,000	\$50,746	\$49,861	\$57,464	\$52,911
Percent Change	52%	86%	63%	78%	55%	28%	50%	51%

Source: US Census Bureau, American FactFinder

Table 106 Household Income

		Town of Cicero	Village of Nichols	Town of Oneida	Town of Osborn	City of Seymour	Town of Seymour	Outagamie County	Wisconsin
<b>Total Households - 1990</b>		334	90	1,100	228	1,012	382	50,615	1,824,252
<b>Total Households - 2000</b>		356	123	1,266	334	1,314	389	60,578	2,086,304
<b>&lt;\$10,000</b>	<b>1990</b>	43	12	147	21	162	35	4,883	255,413
	<b>% of Hshlds</b>	12.9%	13.3%	13.4%	9.2%	16.0%	9.2%	9.6%	14.0%
	<b>2000</b>	14	4	84	8	69	18	2,774	148,964
	<b>% of Hshlds</b>	3.9%	3.3%	6.6%	2.4%	5.3%	4.6%	4.6%	7.1%
	<b>% Change '90-'00</b>	-67%	-67%	-43%	-62%	-57%	-49%	-43%	-42%
<b>\$10,000 to \$14,999</b>	<b>1990</b>	17	5	105	20	105	19	3,777	170,828
	<b>% of Hshlds</b>	5.1%	5.6%	9.5%	8.8%	10.4%	5.0%	7.5%	9.4%
	<b>2000</b>	10	12	44	10	58	11	2,713	121,366
	<b>% of Hshlds</b>	2.8%	9.8%	3.5%	3.0%	4.4%	2.8%	4.5%	5.8%
	<b>% Change '90-'00</b>	-41%	140%	-58%	-50%	-45%	-42%	-28%	-29%
<b>\$15,000 to \$24,999</b>	<b>1990</b>	41	32	169	45	164	63	8,438	341,433
	<b>% of Hshlds</b>	12.3%	35.6%	15.4%	19.7%	16.2%	16.5%	16.7%	18.7%
	<b>2000</b>	32	19	108	10	161	34	6,272	264,897
	<b>% of Hshlds</b>	9.0%	15.4%	8.5%	3.0%	12.3%	8.7%	10.4%	12.7%
	<b>% Change '90-'00</b>	-22%	-41%	-36%	-78%	-2%	-46%	-26%	-22%
<b>\$25,000 to \$34,999</b>	<b>1990</b>	81	16	206	23	206	72	9,303	317,699
	<b>% of Hshlds</b>	24.3%	17.8%	18.7%	10.1%	20.4%	18.8%	18.4%	17.4%
	<b>2000</b>	33	24	148	30	208	59	7,327	276,033
	<b>% of Hshlds</b>	9.3%	19.5%	11.7%	9.0%	15.8%	15.2%	12.1%	13.2%
	<b>% Change '90-'00</b>	-59%	50%	-28%	30%	1%	-18%	-21%	-13%
<b>\$35,000 to \$49,999</b>	<b>1990</b>	90	18	248	57	233	101	12,323	368,148
	<b>% of Hshlds</b>	26.9%	20.0%	22.5%	25.0%	23.0%	26.4%	24.3%	20.2%
	<b>2000</b>	92	31	223	49	285	85	11,464	377,749
	<b>% of Hshlds</b>	25.8%	25.2%	17.6%	14.7%	21.7%	21.9%	18.9%	18.1%
	<b>% Change '90-'00</b>	2%	72%	-10%	-14%	22%	-16%	-7%	3%
<b>\$50,000 to \$74,999</b>	<b>1990</b>	47	5	170	50	114	57	8,584	257,090
	<b>% of Hshlds</b>	14.1%	5.6%	15.5%	21.9%	11.3%	14.9%	17.0%	14.1%
	<b>2000</b>	103	26	342	97	326	104	16,298	474,299
	<b>% of Hshlds</b>	28.9%	21.1%	27.0%	29.0%	24.8%	26.7%	26.9%	22.7%
	<b>% Change '90-'00</b>	119%	420%	101%	94%	186%	82%	90%	84%
<b>\$75,000 to \$99,999</b>	<b>1990</b>	9	2	30	12	20	14	1,963	65,362
	<b>% of Hshlds</b>	2.7%	2.2%	2.7%	5.3%	2.0%	3.7%	3.9%	3.6%
	<b>2000</b>	46	5	227	85	128	47	7,728	226,374
	<b>% of Hshlds</b>	12.9%	4.1%	17.9%	25.4%	9.7%	12.1%	12.8%	10.9%
	<b>% Change '90-'00</b>	411%	150%	657%	608%	540%	236%	294%	246%
<b>\$100,000 to \$149,999</b>	<b>1990</b>	6	0	8	0	8	15	861	30,544
	<b>% of Hshlds</b>	1.8%	0.0%	0.7%	0.0%	0.8%	3.9%	1.7%	1.7%
	<b>2000</b>	19	0	72	36	67	23	4,191	133,719
	<b>% of Hshlds</b>	5.3%	0.0%	5.7%	10.8%	5.1%	5.9%	6.9%	6.4%
	<b>% Change '90-'00</b>	217%	NA	800%	NA	738%	53%	387%	338%
<b>\$150,000 or more</b>	<b>1990</b>	0	0	17	0	0	6	483	17,735
	<b>% of Hshlds</b>	0.0%	0.0%	1.5%	0.0%	0.0%	1.6%	1.0%	1.0%
	<b>2000</b>	7	2	18	9	12	8	1,811	62,903
	<b>% of Hshlds</b>	2.0%	1.6%	1.4%	2.7%	0.9%	2.1%	3.0%	3.0%
	<b>% Change '90-'00</b>	NA	NA	6%	NA	NA	33%	275%	255%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

**Table 107 Per Capita Income**

	Town of Cicero	Village of Nichols	Town of Oneida	Town of Osborn	City of Seymour	Town of Seymour	Outagamie County	Wisconsin
<b>Per Capita Income - 1989</b>	\$10,321	\$9,605	\$10,499	\$10,673	\$11,531	\$13,099	\$13,893	\$13,276
<b>Per Capita Income - 1999</b>	\$19,783	\$15,898	\$17,516	\$22,095	\$19,073	\$18,327	\$21,943	\$21,271
<b>Percent Change</b>	92%	66%	67%	107%	65%	40%	58%	60%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

**Table 108 Poverty Status**

	Town of Cicero	Village of Nichols	Town of Oneida	Town of Osborn	City of Seymour	Town of Seymour	Outagamie County	Wisconsin
<b>1989</b>								
<b>Persons</b>								
Total Persons	1,124	249	3,707	767	2,679	1,229	137,496	4,754,103
Total Persons Below Poverty	105	38	546	72	234	66	8,528	508,545
Percent Below Poverty	9.3%	15.3%	14.7%	9.4%	8.7%	5.4%	6.2%	10.7%
<b>Families</b>								
Total Families	292	75	929	202	709	338	37,454	1,284,297
Total Families Below Poverty	25	12	111	18	57	11	1,715	97,466
Percent Below Poverty	8.6%	16.0%	11.9%	8.9%	8.0%	3.3%	4.6%	7.6%
<b>1999</b>								
<b>Persons</b>								
Total Persons	1,079	302	3,949	1,013	3,297	1,156	157,981	5,211,603
Total Persons Below Poverty	45	11	288	24	120	38	7,417	451,538
Percent Below Poverty	4.2%	3.6%	7.3%	2.4%	3.6%	3.3%	4.7%	8.7%
<b>Percent Change, 1989 to 1999</b>	<b>-55.4%</b>	<b>-76.1%</b>	<b>-50.5%</b>	<b>-74.8%</b>	<b>-58.3%</b>	<b>-38.8%</b>	<b>-24.3%</b>	<b>-19.0%</b>
<b>Families</b>								
Total Families	290	76	1,065	284	862	340	42,489	1,395,037
Total Families Below Poverty	7	3	66	2	36	8	1,215	78,188
Percent Below Poverty	2.4%	3.9%	6.2%	0.7%	4.2%	2.4%	2.9%	5.6%
<b>Percent Change, 1989 to 1999</b>	<b>-71.8%</b>	<b>-75.3%</b>	<b>-48.1%</b>	<b>-92.1%</b>	<b>-48.1%</b>	<b>-27.7%</b>	<b>-37.5%</b>	<b>-26.1%</b>

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

**Table 109 Labor Force**

	1990	2000	2007	% Change 1990 to 2000	% Change 2000 to 2007
<b>Outagamie County</b>					
Labor Force	84,570	93,563	96,412	10.6%	3.0%
Employed	81,862	90,868	91,899	11.0%	1.1%
Unemployed	2,708	2,695	4,513	-0.5%	67.5%
Unemployment Rate	3.2%	2.9%	4.7%	-9.4%	62.1%
<b>Wisconsin</b>					
Labor Force	2,598,898	2,996,091	3,089,321	15.3%	3.1%
Employed	2,486,129	2,894,884	2,937,903	16.4%	1.5%
Unemployed	112,769	101,207	151,418	-10.3%	49.6%
Unemployment Rate	4.3%	3.4%	4.9%	-20.9%	44.1%

Source: Wisconsin Department of Workforce Development, Wisconsin Worknet



**Table 110 Employment of Residents Age 16 and Over by Type of Industry**

Industry	Town of Cicero		Village of Nichols		Town of Oneida		Town of Osborn		City of Seymour		Town of Seymour		Outagamie County		Wisconsin	
	No.	% of Total	No.	% of Total	No.	% of Total	No.	% of Total	No.	% of Total	No.	% of Total	No.	% of Total	No.	% of Total
Agriculture, Forestry, Fishing, Mining - 1990	124	23.5%	10	8.7%	168	9.9%	111	28.9%	54	4.2%	160	23.5%	2,439	3.4%	112,035	4.7%
Agriculture, Forestry, Fishing, Mining - 2000	102	16.9%	1	0.7%	120	6.1%	76	13.0%	40	2.2%	92	14.6%	1,636	1.9%	75,418	2.8%
Percent Change	-17.7%	-28.0%	-90.0%	-92.3%	-28.6%	-38.1%	-31.5%	-55.0%	-25.9%	-47.9%	-42.5%	-37.9%	-32.9%	-44.3%	-32.7%	-41.3%
Construction - 1990	57	10.8%	6	5.2%	132	7.8%	26	6.8%	84	6.6%	40	5.9%	4,106	5.8%	117,732	4.9%
Construction - 2000	86	14.3%	21	14.1%	255	13.0%	85	14.6%	160	8.8%	56	8.9%	6,171	7.2%	161,625	5.9%
Percent Change	50.9%	32.1%	250.0%	170.1%	93.2%	67.4%	226.9%	115.0%	90.5%	34.0%	40.0%	51.3%	50.3%	24.9%	37.3%	19.8%
Manufacturing - 1990	105	19.9%	39	33.9%	351	20.6%	85	22.1%	264	20.7%	178	26.1%	20,755	29.2%	584,143	24.5%
Manufacturing - 2000	150	24.9%	48	32.2%	329	16.8%	139	23.8%	318	17.6%	131	20.8%	23,197	27.1%	606,845	22.2%
Percent Change	42.9%	25.1%	23.1%	-5.0%	-6.3%	-18.8%	63.5%	7.5%	20.5%	-15.2%	-26.4%	-20.5%	11.8%	-7.1%	3.9%	-9.4%
Transportation and Utilities - 1990	42	8.0%	8	7.0%	130	7.6%	24	6.3%	112	8.8%	27	4.0%	3,331	4.7%	137,248	5.8%
Transportation and Utilities - 2000	27	4.5%	9	6.0%	127	6.5%	33	5.7%	138	7.6%	15	2.4%	3,318	3.9%	123,657	4.5%
Percent Change	-35.7%	-43.7%	12.5%	-13.2%	-2.3%	-15.4%	37.5%	-9.6%	23.2%	-13.3%	-44.4%	-40.0%	-0.4%	-17.2%	-9.9%	-21.4%
Wholesale trade - 1990	19	3.6%	8	7.0%	62	3.6%	10	2.6%	68	5.3%	31	4.5%	2,977	4.2%	96,532	4.0%
Wholesale trade - 2000	32	5.3%	3	2.0%	60	3.1%	17	2.9%	98	5.4%	40	6.3%	2,890	3.4%	87,979	3.2%
Percent Change	68.4%	47.4%	-62.5%	-71.1%	-3.2%	-16.1%	70.0%	11.8%	44.1%	1.4%	29.0%	39.5%	-2.9%	-19.3%	-8.9%	-20.5%
Retail trade - 1990	73	13.9%	25	21.7%	267	15.7%	50	13.0%	253	19.9%	99	14.5%	12,667	17.8%	408,937	17.1%
Retail trade - 2000	44	7.3%	19	12.8%	174	8.9%	45	7.7%	224	12.4%	60	9.5%	9,381	11.0%	317,881	11.6%
Percent Change	-39.7%	-47.2%	-24.0%	-41.3%	-34.8%	-43.5%	-10.0%	-40.8%	-11.5%	-37.7%	-39.4%	-34.5%	-25.9%	-38.5%	-22.3%	-32.2%
Finance, insurance, and real estate - 1990	27	5.1%	0	0.0%	48	2.8%	14	3.6%	72	5.7%	30	4.4%	4,803	6.8%	139,550	5.8%
Finance, insurance, and real estate - 2000	41	6.8%	10	6.7%	111	5.7%	43	7.4%	136	7.5%	42	6.7%	6,905	8.1%	168,060	6.1%
Percent Change	51.9%	32.9%	NA	NA	131.3%	100.4%	207.1%	102.0%	88.9%	32.9%	40.0%	51.3%	43.8%	19.5%	20.4%	5.1%
Services - 1990	74	14.0%	15	13.0%	455	26.8%	60	15.6%	342	26.9%	108	15.8%	18,810	26.4%	713,295	29.9%
Services - 2000	110	18.3%	36	24.2%	644	32.8%	131	22.4%	657	36.3%	185	29.3%	30,430	35.6%	1,097,312	40.1%
Percent Change	48.6%	30.1%	140.0%	85.2%	41.5%	22.6%	118.3%	43.6%	92.1%	35.2%	71.3%	85.1%	61.8%	34.4%	53.8%	34.2%
Government - 1990	6	1.1%	4	3.5%	87	5.1%	4	1.0%	24	1.9%	9	1.3%	1,242	1.7%	76,967	3.2%
Government - 2000	10	1.7%	2	1.3%	142	7.2%	15	2.6%	38	2.1%	10	1.6%	1,668	1.9%	96,148	3.5%
Percent Change	66.7%	45.9%	-50.0%	-61.4%	63.2%	41.4%	275.0%	146.6%	58.3%	11.4%	11.1%	20.1%	34.3%	11.6%	24.9%	9.0%
Employed persons 16 years and over - 1990	527		115		1,700		384		1,273		682		71,130		2,386,439	
Employed persons 16 years and over - 2000	602		149		1,962		584		1,809		631		85,596		2,734,925	
Percent Change	14.2%		29.6%		15.4%		52.1%		42.1%		-7.5%		20.3%		14.6%	

Source: US Census Bureau, American FactFinder

**Table 111 Employment of Residents Age 16 and Over by Type of Occupation**

	Town of Cicero		Village of Nichols		Town of Oneida		Town of Osborn		City of Seymour		Town of Seymour		Outagamie County		Wisconsin	
	No.	% of Total	No.	% of Total	No.	% of Total	No.	% of Total	No.	% of Total	No.	% of Total	No.	% of Total	No.	% of Total
<b>1990</b>																
Executive, administrative, and managerial occupations	29	5.5%	7	6.1%	88	5.2%	26	6.8%	74	5.8%	48	7.0%	7,303	10.3%	244,487	10.2%
Professional specialty occupations	14	2.7%	5	4.3%	123	7.2%	21	5.5%	134	10.5%	32	4.7%	8,280	11.6%	304,121	12.7%
Technicians and related support occupations	6	1.1%	0	0.0%	65	3.8%	8	2.1%	28	2.2%	11	1.6%	2,544	3.6%	80,728	3.4%
Sales occupations	29	5.5%	10	8.7%	132	7.8%	14	3.6%	121	9.5%	45	6.6%	8,437	11.9%	253,086	10.6%
Administrative support occupations, including clerical	61	11.6%	9	7.8%	242	14.2%	40	10.4%	223	17.5%	75	11.0%	10,757	15.1%	365,310	15.3%
Private household occupations	4	0.8%	0	0.0%	0	0.0%	0	0.0%	5	0.4%	3	0.4%	102	0.1%	5,713	0.2%
Protective service occupations	0	0.0%	2	1.7%	21	1.2%	4	1.0%	12	0.9%	0	0.0%	709	1.0%	29,589	1.2%
Service occupations, except protective and household	51	9.7%	20	17.4%	243	14.3%	40	10.4%	152	11.9%	73	10.7%	7,671	10.8%	290,406	12.2%
Farming, forestry, and fishing occupations	117	22.2%	5	4.3%	177	10.4%	101	26.3%	54	4.2%	156	22.9%	2,205	3.1%	102,320	4.3%
Precision production, craft, and repair occupations	72	13.7%	18	15.7%	214	12.6%	58	15.1%	182	14.3%	100	14.7%	8,815	12.4%	274,598	11.5%
Machine operators, assemblers, and inspectors	49	9.3%	21	18.3%	181	10.6%	39	10.2%	104	8.2%	63	9.2%	7,966	11.2%	232,068	9.7%
Transportation and material moving occupations	70	13.3%	6	5.2%	123	7.2%	20	5.2%	85	6.7%	47	6.9%	2,910	4.1%	100,517	4.2%
Handlers, equipment cleaners, helpers, and laborers	25	4.7%	12	10.4%	91	5.4%	13	3.4%	99	7.8%	29	4.3%	3,431	4.8%	103,496	4.3%
<b>Total Employed persons 16 years and over</b>	<b>527</b>		<b>115</b>		<b>1,700</b>		<b>384</b>		<b>1,273</b>		<b>682</b>		<b>71,130</b>		<b>2,386,439</b>	
<b>2000</b>																
Management, professional, and related occupations	165	27.4%	22	14.8%	485	24.7%	188	32.2%	533	29.5%	141	22.3%	26,070	30.5%	857,205	31.3%
Service occupations	53	8.8%	17	11.4%	242	12.3%	27	4.6%	284	15.7%	103	16.3%	9,889	11.6%	383,619	14.0%
Sales and office occupations	120	19.9%	29	19.5%	531	27.1%	125	21.4%	414	22.9%	120	19.0%	22,224	26.0%	690,360	25.2%
Farming, fishing, and forestry occupations	27	4.5%	0	0.0%	47	2.4%	20	3.4%	24	1.3%	29	4.6%	602	0.7%	25,725	0.9%
Construction, extraction, and maintenance occupations	81	13.5%	22	14.8%	314	16.0%	100	17.1%	174	9.6%	96	15.2%	8,646	10.1%	237,086	8.7%
Production, transportation, and material moving occupations	156	25.9%	59	39.6%	343	17.5%	124	21.2%	380	21.0%	142	22.5%	18,165	21.2%	540,930	19.8%
<b>Total Employed persons 16 years and over</b>	<b>602</b>		<b>149</b>		<b>1,962</b>		<b>584</b>		<b>1,809</b>		<b>631</b>		<b>85,596</b>		<b>2,734,925</b>	

Source: US Census Bureau, American FactFinder

**Table 112 Industry of Employed Persons in Outagamie County and Wisconsin**

	1990		2000		Change 1990-2000	
	No.	% of Total	No.	% of Total	No.	% of Change
<b>OUTAGAMIE COUNTY</b>						
Natural Resources & Mining	599	0.8%	757	0.8%	158	26.4%
Construction	5,007	7.0%	8,121	8.8%	3,114	62.2%
Manufacturing	18,604	25.9%	20,710	22.4%	2,106	11.3%
Trade, Transportation, Utilities	16,530	23.0%	21,158	22.8%	4,628	28.0%
Information	NA	NA	NA	NA	NA	NA
Financial Activities	4,980	6.9%	5,991	6.5%	1,011	20.3%
Professional & Business Services	4,826	6.7%	9,165	9.9%	4,339	89.9%
Education & Health Services	10,010	14.0%	12,908	13.9%	2,898	29.0%
Leisure & Hospitality	5,985	8.3%	7,865	8.5%	1,880	31.4%
Other Services	3,248	4.5%	3,271	3.5%	23	0.7%
Public Administration	1,960	2.7%	2,710	2.9%	750	38.3%
Unclassified	NA	NA	NA	NA	NA	NA
<b>All Industries</b>	<b>71,749</b>		<b>92,656</b>		<b>20,907</b>	
<b>WISCONSIN</b>						
Natural Resources & Mining	16,636	0.8%	19,326	0.7%	2,690	16.2%
Construction	88,992	4.0%	127,846	4.7%	38,854	43.7%
Manufacturing	532,274	24.0%	594,389	21.7%	62,115	11.7%
Trade, Transportation, Utilities	475,781	21.5%	570,186	20.8%	94,405	19.8%
Information	48,444	2.2%	55,196	2.0%	6,752	13.9%
Financial Activities	122,868	5.5%	146,844	5.4%	23,976	19.5%
Professional & Business Services	148,495	6.7%	247,504	9.0%	99,009	66.7%
Education & Health Services	388,104	17.5%	502,749	18.4%	114,645	29.5%
Leisure & Hospitality	199,906	9.0%	246,327	9.0%	46,421	23.2%
Other Services	71,638	3.2%	81,794	3.0%	10,156	14.2%
Public Administration	122,303	5.5%	144,024	5.3%	21,721	17.8%
Unclassified	2,065	0.1%	1,197	0.0%	-868	-42.0%
<b>All Industries</b>	<b>2,217,506</b>		<b>2,737,382</b>		<b>519,876</b>	

Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000, 2001.

**Table 113 Fox Valley Wisconsin Workforce Development Area Industry Employment Projections, 2006-2016**

(Calumet, Fond du Lac, Green Lake, Outagamie, Waupaca, Waushara, and Winnebago counties)

NAICS	Industry Title	Estimated Employment <sup>(1)</sup>			
		2006	2016	Change	% Change
	<b>Total, All Nonfarm Industries</b>	<b>281,240</b>	<b>299,800</b>	<b>18,560</b>	<b>6.6%</b>
1133, 21, 23	Construction/Mining/Natural Resources	16,530	18,140	1,610	9.7%
31-33	Manufacturing	59,490	57,270	-2,220	-3.7%
322	Paper Manufacturing	11,830	11,070	-760	-6.4%
332	Fabricated Metal Product Manufacturing	4,790	4,850	60	1.3%
336	Transportation Equipment Manufacturing	5,530	5,490	-40	-0.7%
42, 44-45	Trade	38,560	39,420	860	2.2%
452	General Merchandise Stores	6,300	6,530	230	3.7%
48-49, 22	Transportation and Utilities (Including US Postal)	9,890	10,950	1,060	10.7%
52-53	Financial Activities	13,520	15,080	1,560	11.5%
61-62	Education and Health Services (Including State and Local Government)	42,860	49,280	6,420	15.0%
611	Educational Services (Including State and Local Government)	16,230	16,920	690	4.3%
621	Ambulatory Health Care Services	8,280	10,530	2,250	27.2%
71-72	Leisure and Hospitality	22,610	25,190	2,580	11.4%
51, 54-56, 81	Information/Prof. Services/Other Services <sup>(2)</sup>	42,930	48,560	5,630	13.1%
	Government (Excluding US Postal, State and Local Education and Hospitals)	34,860	35,910	1,050	3.0%

**Notes:**

(1) Employment is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs. Employment does not include jobs among self-employed, unpaid family, or railroad workers. Employment is rounded to the nearest ten, with employment less than five rounded to zero. Totals may not add due to rounding.

(2) An estimate of non-covered employment is included in NAICS 8131 (Religious Organizations), but not in any other industries.

(3) Government employment includes tribal owned operations, which are part of Local Government employment.

Information is derived using 2006 CES and 2006 QCEW data. Unpublished data from the US Bureau of Labor Statistics and the US Census Bureau is also used.

To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2006 to 2016. It is important to note that unanticipated events may affect the accuracy of the projections.

**Source:** Office of Economic Advisors, Wisconsin Department of Workforce Development, November 2008

**Table 114 Average Weekly Wages**

	<b>Actual 1990</b>	<b>Actual 2000</b>	<b>Difference</b>	<b>% Change 1990-2000</b>
<b>Outagamie County</b>				
Natural Resources and Mining	\$447	\$573	\$126	28.2%
Construction	\$543	\$765	\$222	40.9%
Manufacturing	\$564	\$753	\$189	33.5%
Trade, Transportation, Utilities	\$380	\$503	\$123	32.4%
Information	NA	NA	NA	NA
Financial Activities	\$470	\$793	\$323	68.7%
Professional & Business Services	\$348	\$537	\$189	54.3%
Education & Health Services	\$428	\$609	\$181	42.3%
Leisure & Hospitality	\$131	\$183	\$52	39.7%
Other Services	\$248	\$340	\$92	37.1%
Public Administration	\$395	\$620	\$225	57.0%
Unclassified	NA	NA	NA	NA
<b>Wisconsin</b>				
Natural Resources and Mining	\$361	\$466	\$105	29.1%
Construction	\$511	\$729	\$218	42.7%
Manufacturing	\$522	\$743	\$221	42.3%
Trade, Transportation, Utilities	\$357	\$525	\$168	47.1%
Information	\$448	\$705	\$257	57.4%
Financial Activities	\$443	\$727	\$284	64.1%
Professional & Business Services	\$417	\$616	\$199	47.7%
Education & Health Services	\$426	\$606	\$180	42.3%
Leisure & Hospitality	\$140	\$214	\$74	52.9%
Other Services	\$245	\$356	\$111	45.3%
Public Administration	\$421	\$607	\$186	44.2%
Unclassified	\$398	\$682	\$284	71.4%

*Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000, 2001.*

**Table 115 Travel Time to Work**

		Did Not Work at Home	Minutes								Work at Home	% Who Work at Home
			< 5	5 to 9	10 to 14	15 to 19	20 to 29	30 to 39	40 to 59	> 60		
Town of Cicero	<b>1990</b>	420	19	64	58	54	54	111	48	12	101	19%
	% of Employed Residents Who Traveled to Work		4.5%	15.2%	13.8%	12.9%	12.9%	26.4%	11.4%	2.9%		
	<b>2000</b>	525	16	34	66	49	71	177	80	32	73	12%
	% of Employed Residents Who Traveled to Work		3.0%	6.5%	12.6%	9.3%	13.5%	33.7%	15.2%	6.1%		
Village of Nichols	<b>1990</b>	107	18	18	3	6	27	24	11	0	6	5%
	% of Employed Residents Who Traveled to Work		16.8%	16.8%	2.8%	5.6%	25.2%	22.4%	10.3%	0.0%		
	<b>2000</b>	148	5	11	10	13	16	51	32	10	0	0%
	% of Employed Residents Who Traveled to Work		3.4%	7.4%	6.8%	8.8%	10.8%	34.5%	21.6%	6.8%		
Town of Oneida	<b>1990</b>	1,504	52	146	301	319	430	178	50	28	176	10%
	% of Employed Residents Who Traveled to Work		3.5%	9.7%	20.0%	21.2%	28.6%	11.8%	3.3%	1.9%		
	<b>2000</b>	1,838	73	211	303	357	521	294	47	32	115	6%
	% of Employed Residents Who Traveled to Work		4.0%	11.5%	16.5%	19.4%	28.3%	16.0%	2.6%	1.7%		
Town of Osborn	<b>1990</b>	287	22	31	24	35	96	69	6	4	94	25%
	% of Employed Residents Who Traveled to Work		7.7%	10.8%	8.4%	12.2%	33.4%	24.0%	2.1%	1.4%		
	<b>2000</b>	510	25	45	49	56	197	91	31	16	69	12%
	% of Employed Residents Who Traveled to Work		4.9%	8.8%	9.6%	11.0%	38.6%	17.8%	6.1%	3.1%		
City of Seymour	<b>1990</b>	1,219	227	355	115	62	212	198	45	5	29	2%
	% of Employed Residents Who Traveled to Work		18.6%	29.1%	9.4%	5.1%	17.4%	16.2%	3.7%	0.4%		
	<b>2000</b>	1,742	247	260	177	107	480	374	68	29	27	2%
	% of Employed Residents Who Traveled to Work		14.2%	14.9%	10.2%	6.1%	27.6%	21.5%	3.9%	1.7%		
Town of Seymour	<b>1990</b>	600	60	115	88	59	97	128	33	20	124	17%
	% of Employed Residents Who Traveled to Work		10.0%	19.2%	14.7%	9.8%	16.2%	21.3%	5.5%	3.3%		
	<b>2000</b>	523	23	68	69	63	132	130	21	17	93	15%
	% of Employed Residents Who Traveled to Work		4.4%	13.0%	13.2%	12.0%	25.2%	24.9%	4.0%	3.3%		
Outagamie County	<b>1990</b>	67,360	3,729	12,479	15,507	12,957	13,283	5,936	2,160	1,309	2,775	4%
	% of Employed Residents Who Traveled to Work		5.5%	18.5%	23.0%	19.2%	19.7%	8.8%	3.2%	1.9%		
	<b>2000</b>	81,895	3,798	12,709	17,886	16,698	18,232	7,637	2,936	1,999	2,676	3%
	% of Employed Residents Who Traveled to Work		4.6%	15.5%	21.8%	20.4%	22.3%	9.3%	3.6%	2.4%		
Wisconsin	<b>1990</b>	2,157,436	130,968	386,108	439,464	320,572	443,436	240,456	125,253	71,179	114,167	5%
	% of Employed Residents Who Traveled to Work		6.1%	17.9%	20.4%	14.9%	20.6%	11.1%	5.8%	3.3%		
	<b>2000</b>	2,585,309	135,194	398,697	476,569	440,637	531,628	307,835	181,568	113,181	105,395	4%
	% of Employed Residents Who Traveled to Work		5.2%	15.4%	18.4%	17.0%	20.6%	11.9%	7.0%	4.4%		

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

**Table 116 Educational Attainment of Residents Age 25 and Over**

		Less than 9th Grade	9th - 12th Grade	High School Graduate	No College Degree	College Degree	Total Age 25 or Older
Town of Cicero	<b>1990</b>	128	79	341	90	18	656
	% of Total	19.5%	12.0%	52.0%	13.7%	2.7%	
	<b>2000</b>	47	79	334	155	60	675
	% of Total	7.0%	11.7%	49.5%	23.0%	8.9%	
Village of Nichols	<b>1990</b>	16	29	82	11	8	146
	% of Total	11.0%	19.9%	56.2%	7.5%	5.5%	
	<b>2000</b>	4	30	107	24	15	180
	% of Total	2.2%	16.7%	59.4%	13.3%	8.3%	
Town of Oneida	<b>1990</b>	280	286	983	437	120	2,106
	% of Total	13.3%	13.6%	46.7%	20.8%	5.7%	
	<b>2000</b>	138	259	1007	669	259	2,332
	% of Total	5.9%	11.1%	43.2%	28.7%	11.1%	
Town of Osborn	<b>1990</b>	46	27	224	90	35	422
	% of Total	10.9%	6.4%	53.1%	21.3%	8.3%	
	<b>2000</b>	17	59	279	178	113	646
	% of Total	2.6%	9.1%	43.2%	27.6%	17.5%	
City of Seymour	<b>1990</b>	379	147	661	369	234	1,790
	% of Total	21.2%	8.2%	36.9%	20.6%	13.1%	
	<b>2000</b>	149	181	860	466	454	2,110
	% of Total	7.1%	8.6%	40.8%	22.1%	21.5%	
Town of Seymour	<b>1990</b>	111	70	393	86	40	700
	% of Total	15.9%	10.0%	56.1%	12.3%	5.7%	
	<b>2000</b>	57	81	401	166	132	837
	% of Total	6.8%	9.7%	47.9%	19.8%	15.8%	
Outagamie County	<b>1990</b>	7,874	8,135	37,028	19,180	14,472	86,689
	% of Total	9.1%	9.4%	42.7%	22.1%	16.7%	
	<b>2000</b>	4,834	8,021	38,594	28,478	23,016	102,943
	% of Total	4.7%	7.8%	37.5%	27.7%	22.4%	
Wisconsin	<b>1990</b>	294,862	367,210	1,147,697	735,487	548,970	3,094,226
	% of Total	9.5%	11.9%	37.1%	23.8%	17.7%	
	<b>2000</b>	186,125	332,292	1,201,813	976,375	779,273	3,475,878
	% of Total	5.4%	9.6%	34.6%	28.1%	22.4%	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension



**Table 117 Age of Housing**

	<b>T. Cicero</b>	<b>V. Nichols</b>	<b>T. Oneida</b>	<b>T. Osborn</b>	<b>C. Seymour</b>	<b>T. Seymour</b>	<b>Outagamie County</b>	<b>Wisconsin</b>
<b>Built in the 1990s</b>	69	36	321	125	327	91	13,144	389,792
% of Total	18.1%	27.7%	24.4%	37.5%	23.4%	22.3%	21.0%	16.8%
<b>Built in the 1980s</b>	44	11	211	42	110	26	8,556	249,789
% of Total	11.5%	8.5%	16.0%	12.6%	7.9%	6.4%	13.7%	10.8%
<b>Built in the 1970s</b>	43	13	360	43	232	51	10,467	391,349
% of Total	11.3%	10.0%	27.4%	12.9%	16.6%	12.5%	16.7%	16.9%
<b>Built in the 1960s</b>	19	25	127	25	105	37	6,703	276,188
% of Total	5.0%	19.2%	9.7%	7.5%	7.5%	9.1%	10.7%	11.9%
<b>Built before 1960</b>	207	45	297	98	623	203	23,744	1,014,026
% of Total	54.2%	34.6%	22.6%	29.4%	44.6%	49.8%	37.9%	43.7%
<b>Total</b>	382	130	1,316	333	1,397	408	62,614	2,321,144

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

**Table 118 Median Housing Values**

	<b>T. Cicero</b>	<b>V. Nichols</b>	<b>T. Oneida</b>	<b>T. Osborn</b>	<b>C. Seymour</b>	<b>T. Seymour</b>	<b>Outagamie County</b>	<b>Wisconsin</b>
<b>1990 Actual</b>	\$52,100	\$33,600	\$62,000	\$68,600	\$53,900	\$67,100	\$63,900	\$62,100
<b>2000 CPI Adjusted</b>	\$84,402	\$54,432	\$100,440	\$111,132	\$87,318	\$108,702	\$103,518	\$100,602
<b>2000 Actual</b>	\$95,400	\$71,700	\$121,100	\$150,300	\$92,100	\$104,500	\$106,000	\$112,200
<b>1990-2000 CPI</b>	62.0%	62.0%	62.0%	62.0%	62.0%	62.0%	62.0%	62.0%
<b>% Change 1990-2000 Actual</b>	83.1%	113.4%	95.3%	119.1%	70.9%	55.7%	65.9%	80.7%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

**Table 119 Housing Values**

		Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 or More	Total Units
T. Cicero	<b>1990</b>	58	69	0	0	0	0	127
	% of Total	45.7%	54.3%	0.0%	0.0%	0.0%	0.0%	
	<b>2000</b>	17	126	78	40	42	28	331
	% of Total	5.1%	38.1%	23.6%	12.1%	12.7%	8.5%	
V. Nichols	<b>1990</b>	27	7	0	0	0	0	34
	% of Total	79.4%	20.6%	0.0%	0.0%	0.0%	0.0%	
	<b>2000</b>	40	36	8	5	0	2	91
	% of Total	44.0%	39.6%	8.8%	5.5%	0.0%	2.2%	
T. Oneida	<b>1990</b>	148	339	12	0	0	0	499
	% of Total	29.7%	67.9%	2.4%	0.0%	0.0%	0.0%	
	<b>2000</b>	68	331	420	192	50	34	1,095
	% of Total	6.2%	30.2%	38.4%	17.5%	4.6%	3.1%	
T. Osborn	<b>1990</b>	23	71	9	3	0	0	106
	% of Total	21.7%	67.0%	8.5%	2.8%	0.0%	0.0%	
	<b>2000</b>	2	47	99	86	57	16	307
	% of Total	0.7%	15.3%	32.2%	28.0%	18.6%	5.2%	
C. Seymour	<b>1990</b>	279	353	19	3	0	0	654
	% of Total	42.7%	54.0%	2.9%	0.5%	0.0%	0.0%	
	<b>2000</b>	52	485	213	93	20	0	863
	% of Total	6.0%	56.2%	24.7%	10.8%	2.3%	0.0%	
T. Seymour	<b>1990</b>	38	95	21	0	0	0	154
	% of Total	24.7%	61.7%	13.6%	0.0%	0.0%	0.0%	
	<b>2000</b>	27	102	135	53	35	14	366
	% of Total	7.4%	27.9%	36.9%	14.5%	9.6%	3.8%	
Out. Co.	<b>1990</b>	7,613	19,357	2,715	620	218	56	30,579
	% of Total	24.9%	63.3%	8.9%	2.0%	0.7%	0.2%	
	<b>2000</b>	1,457	18,570	14,104	6,024	2,760	931	43,846
	% of Total	3.3%	42.4%	32.2%	13.7%	6.3%	2.1%	
Wisconsin	<b>1990</b>	294,441	496,895	95,891	24,030	12,310	4,927	928,494
	% of Total	31.7%	53.5%	10.3%	2.6%	1.3%	0.5%	
	<b>2000</b>	142,047	482,614	410,673	210,917	123,606	56,803	1,426,660
	% of Total	10.0%	33.8%	28.8%	14.8%	8.7%	4.0%	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

**Tabel 120 Types of Housing Units**

		<b>Single Family</b>	<b>2 to 4 Units</b>	<b>5 or more Units</b>	<b>Mobile Home or Other</b>	<b>Total Units</b>
<b>T. Cicero</b>	<b>1990</b>	292	1	5	43	341
	% of Total	85.6%	0.3%	1.5%	12.6%	
	<b>2000</b>	359	3	4	16	382
	% of Total	94.0%	0.8%	1.0%	4.2%	
	<b>% Change</b>	22.9%	200.0%	-20.0%	-62.8%	12.0%
<b>V. Nichols</b>	<b>1990</b>	45	5	0	33	83
	% of Total	54.2%	6.0%	0.0%	39.8%	
	<b>2000</b>	76	2	15	37	130
	% of Total	58.5%	1.5%	11.5%	28.5%	
	<b>% Change</b>	68.9%	-60.0%	NA	12.1%	56.6%
<b>T. Oneida</b>	<b>1990</b>	916	2	29	204	1,151
	% of Total	79.6%	0.2%	2.5%	17.7%	
	<b>2000</b>	1,180	23	15	98	1,316
	% of Total	89.7%	1.7%	1.1%	7.4%	
	<b>% Change</b>	28.8%	1050.0%	-48.3%	-52.0%	14.3%
<b>T. Osborn</b>	<b>1990</b>	219	2	0	21	242
	% of Total	90.5%	0.8%	0.0%	8.7%	
	<b>2000</b>	316	2	0	15	333
	% of Total	94.9%	0.6%	0.0%	4.5%	
	<b>% Change</b>	44.3%	0.0%	NA	-28.6%	37.6%
<b>C. Seymour</b>	<b>1990</b>	779	160	103	17	1,059
	% of Total	73.6%	15.1%	9.7%	1.6%	
	<b>2000</b>	972	206	216	3	1,397
	% of Total	69.6%	14.7%	15.5%	0.2%	
	<b>% Change</b>	24.8%	28.8%	109.7%	-82.4%	31.9%
<b>T. Seymour</b>	<b>1990</b>	325	7	0	35	367
	% of Total	88.6%	1.9%	0.0%	9.5%	
	<b>2000</b>	380	6	0	22	408
	% of Total	93.1%	1.5%	0.0%	5.4%	
	<b>% Change</b>	16.9%	-14.3%	NA	-37.1%	11.2%
<b>Out. Co.</b>	<b>1990</b>	37,894	6,951	5,148	1,930	51,923
	% of Total	73.0%	13.4%	9.9%	3.7%	
	<b>2000</b>	46,548	6,856	7,990	1,220	62,614
	% of Total	74.3%	10.9%	12.8%	1.9%	
	<b>% Change</b>	22.8%	-1.4%	55.2%	-36.8%	20.6%
<b>Wisconsin</b>	<b>1990</b>	1,391,046	278,441	258,847	127,440	2,055,774
	% of Total	67.7%	13.5%	12.6%	6.2%	
	<b>2000</b>	1,609,407	281,936	325,633	104,168	2,321,144
	% of Total	69.3%	12.1%	14.0%	4.5%	
	<b>% Change</b>	15.7%	1.3%	25.8%	-18.3%	12.9%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

**Table 121 Housing Occupancy**

		<b>Owner-Occupied</b>	<b>Renter-Occupied</b>	<b>Total Occupied Units</b>	<b>Vacant Units</b>	<b>Seasonal Units</b>	<b>Total Units</b>
<b>T. Cicero</b>	<b>1990</b>	310	37	347	5	1	353
	% of Total	87.8%	10.5%	98.3%	1.4%	0.3%	
	<b>2000</b>	333	37	370	14	3	387
	% of Total	86.0%	9.6%	95.6%	3.6%	0.8%	
<b>V. Nichols</b>	<b>1990</b>	76	12	88	4	0	92
	% of Total	82.6%	13.0%	95.7%	4.3%	0.0%	
	<b>2000</b>	89	33	122	8	3	133
	% of Total	66.9%	24.8%	91.7%	6.0%	2.3%	
<b>T. Oneida</b>	<b>1990</b>	907	191	1,098	53	4	1,155
	% of Total	78.5%	16.5%	95.1%	4.6%	0.3%	
	<b>2000</b>	1,095	172	1267	49	5	1,321
	% of Total	82.9%	13.0%	95.9%	3.7%	0.4%	
<b>T. Osborn</b>	<b>1990</b>	219	28	247	2	0	249
	% of Total	88.0%	11.2%	99.2%	0.8%	0.0%	
	<b>2000</b>	314	20	334	6	0	340
	% of Total	92.4%	5.9%	98.2%	1.8%	0.0%	
<b>C. Seymour</b>	<b>1990</b>	735	292	1,027	32	1	1,060
	% of Total	69.3%	27.5%	96.9%	3.0%	0.1%	
	<b>2000</b>	840	465	1,305	72		1,377
	% of Total	61.0%	33.8%	94.8%	5.2%	0.0%	
<b>T. Seymour</b>	<b>1990</b>	310	42	352	8	0	360
	% of Total	86.1%	11.7%	97.8%	2.2%	0.0%	
	<b>2000</b>	378	28	406	15	1	422
	% of Total	89.6%	6.6%	96.2%	3.6%	0.2%	
<b>Out. Co.</b>	<b>1990</b>	36,507	14,020	50,527	1,396	178	52,101
	% of Total	70.1%	26.9%	97.0%	2.7%	0.3%	
	<b>2000</b>	43,830	16,700	60,530	2,084	237	62,851
	% of Total	69.7%	26.6%	96.3%	3.3%	0.4%	
<b>Wisconsin</b>	<b>1990</b>	1,215,350	606,768	1,822,118	233,656	150,601	2,206,375
	% of Total	55.1%	27.5%	82.6%	10.6%	6.8%	
	<b>2000</b>	1,426,361	658,183	2,084,544	236,600	142,313	2,463,457
	% of Total	57.9%	26.7%	84.6%	9.6%	5.8%	

Source: US Census Bureau, American FactFinder

**Table 122 Vacancy Status**

		For Sale	For Rent	Seasonal Units	Other Units	Total Vacant Units	Owner Vacancy Rate	Renter Vacancy Rate
T. Cicero	<b>1990</b>	1	0	1	3	5	0.3%	0.0%
	% of All Vacant Units	20.0%	0.0%	20.0%	60.0%			
	<b>2000</b>	3	0	3	8	14	0.9%	0.0%
	% of All Vacant Units	21.4%	0.0%	21.4%	57.1%			
V. Nichols	<b>1990</b>	2	1	0	1	4	2.6%	1.3%
	% of All Vacant Units	50.0%	25.0%	0.0%	25.0%			
	<b>2000</b>	3	0	3	2	8	3.4%	0.0%
	% of All Vacant Units	37.5%	0.0%	37.5%	25.0%			
T. Oneida	<b>1990</b>	3	10	4	36	53	0.3%	1.1%
	% of All Vacant Units	5.7%	18.9%	7.5%	67.9%			
	<b>2000</b>	5	8	5	31	49	0.5%	4.7%
	% of All Vacant Units	10.2%	16.3%	10.2%	63.3%			
T. Osborn	<b>1990</b>	0	0	0	2	2	0.0%	0.0%
	% of All Vacant Units	0.0%	0.0%	0.0%	100.0%			
	<b>2000</b>	1	1	0	4	6	0.3%	5.0%
	% of All Vacant Units	16.7%	16.7%	0.0%	66.7%			
C. Seymour	<b>1990</b>	6	6	1	19	32	0.8%	0.8%
	% of All Vacant Units	18.8%	18.8%	3.1%	59.4%			
	<b>2000</b>	11	33	2	26	72	1.3%	7.1%
	% of All Vacant Units	15.3%	45.8%	2.8%	36.1%			
T. Seymour	<b>1990</b>	3	0	0	5	8	1.0%	0.0%
	% of All Vacant Units	37.5%	0.0%	0.0%	62.5%			
	<b>2000</b>	6	1	1	7	15	1.6%	3.6%
	% of All Vacant Units	40.0%	6.7%	6.7%	46.7%			
Out. Co.	<b>1990</b>	331	356	178	531	1,396	0.9%	1.0%
	% of All Vacant Units	23.7%	25.5%	12.8%	38.0%			
	<b>2000</b>	418	860	237	569	2,084	0.4%	5.1%
	% of All Vacant Units	20.1%	41.3%	11.4%	27.3%			
Wisconsin	<b>1990</b>	14,692	29,795	150,601	38,568	233,656	1.2%	2.5%
	% of Total	6.3%	12.8%	64.5%	16.5%			
	<b>2000</b>	17,172	38,714	142,313	38,401	236,600	1.2%	5.9%
	% of Total	7.3%	16.4%	60.1%	16.2%			

Source: US Census Bureau, American FactFinder

**Table 123 Household Types**

		Total Households	Total Family	Total Nonfamily	With Children	Without Children	With Married Couple	Living Alone	Female Headed	With Occupant(s) 65+
T. Cicero	<b>1990</b>	347	293	54	163	184	269	44	38	84
	% of Total		84.4%	15.6%	47.0%	53.0%	77.5%	12.7%	11.0%	24.2%
	<b>2000</b>	370	305	65	163	207	275	53	36	79
	% of Total		82.4%	17.6%	44.1%	55.9%	74.3%	14.3%	9.7%	21.4%
V. Nichols	<b>1990</b>	88	77	11	50	38	52	10	21	22
	% of Total		87.5%	12.5%	56.8%	43.2%	59.1%	11.4%	23.9%	25.0%
	<b>2000</b>	122	75	47	48	74	52	35	32	17
	% of Total		61.5%	38.5%	39.3%	60.7%	42.6%	28.7%	26.2%	13.9%
T. Oneida	<b>1990</b>	1,098	929	169	611	487	739	135	216	183
	% of Total		84.6%	15.4%	55.6%	44.4%	67.3%	12.3%	19.7%	16.7%
	<b>2000</b>	1,267	1,056	211	605	662	817	167	278	305
	% of Total		83.3%	16.7%	47.8%	52.2%	64.5%	13.2%	21.9%	24.1%
T. Osborn	<b>1990</b>	247	210	37	123	124	191	30	29	45
	% of Total		85.0%	15.0%	49.8%	50.2%	77.3%	12.1%	11.7%	18.2%
	<b>2000</b>	334	270	64	153	181	248	40	36	47
	% of Total		80.8%	19.2%	45.8%	54.2%	74.3%	12.0%	10.8%	14.1%
C. Seymour	<b>1990</b>	1,027	728	299	372	655	634	276	264	351
	% of Total		70.9%	29.1%	36.2%	63.8%	61.7%	26.9%	25.7%	34.2%
	<b>2000</b>	1,157	737	420	516	789	687	355	376	332
	% of Total		63.7%	36.3%	44.6%	68.2%	59.4%	30.7%	32.5%	28.7%
T. Seymour	<b>1990</b>	352	315	37	185	167	292	25	28	73
	% of Total		89.5%	10.5%	52.6%	47.4%	83.0%	7.1%	8.0%	20.7%
	<b>2000</b>	406	348	58	177	229	311	47	51	79
	% of Total		85.7%	14.3%	43.6%	56.4%	76.6%	11.6%	12.6%	19.5%
Out. Co.	<b>1990</b>	50,527	37,232	13,295	20,062	30,465	32,212	10,797	11,029	10,620
	% of Total		73.7%	26.3%	39.7%	60.3%	63.8%	21.4%	21.8%	21.0%
	<b>2000</b>	60,530	42,219	18,311	22,629	37,901	35,622	14,623	14,142	11,862
	% of Total		69.7%	30.3%	37.4%	62.6%	58.9%	24.2%	23.4%	19.6%
Wisconsin	<b>1990</b>	1,822,118	1,275,172	546,946	658,047	1,164,071	1,048,010	443,673	481,409	446,890
	% of Total		70.0%	30.0%	36.1%	63.9%	57.5%	24.3%	26.4%	24.5%
	<b>2000</b>	2,084,544	1,386,815	697,729	706,399	1,378,145	1,108,597	557,875	569,317	479,787
	% of Total		66.5%	33.5%	33.9%	66.1%	53.2%	26.8%	27.3%	23.0%

Source: US Census Bureau, American FactFinder

**Table 124 Persons Per Household**

Location		1990	2000	% Change '90 to '00	Projections					% Change '00 to '30
					2010	2015	2020	2025	2030	
T. Cicero	Population	1,126	1,092	-3.0%	1,121	1,136	1,150	1,162	1,168	7.0%
	Households	347	370	6.6%	394	405	415	423	429	15.9%
	Persons/Household	3.24	2.95	-9.0%	2.85	2.80	2.77	2.75	2.72	-7.8%
V. Nichols	Population	254	307	20.9%	293	295	297	298	298	-2.9%
	Households	88	122	38.6%	120	124	126	127	129	5.7%
	Persons/Household	2.89	2.52	-12.8%	2.44	2.38	2.36	2.35	2.31	-8.2%
T. Oneida	Population	3,858	4,001	3.7%	4,448	4,619	4,794	4,955	5,097	27.4%
	Households	1,098	1,267	15.4%	1,407	1,482	1,556	1,622	1,686	33.1%
	Persons/Household	3.51	3.16	-10.1%	3.16	3.12	3.08	3.05	3.02	-4.3%
T. Osborn	Population	784	1,029	31.3%	1,208	1,302	1,397	1,488	1,573	52.9%
	Households	247	334	35.2%	406	445	483	518	554	65.9%
	Persons/Household	3.17	3.08	-2.9%	2.98	2.93	2.89	2.87	2.84	-7.8%
C. Seymour	Population	2,782	3,335	19.9%	3,584	3,761	3,943	4,114	4,267	27.9%
	Households	1,027	1,305	27.1%	1,456	1,551	1,645	1,730	1,813	38.9%
	Persons/Household	2.71	2.56	-5.7%	2.46	2.42	2.40	2.38	2.35	-7.9%
T. Seymour	Population	1,217	1,216	-0.1%	1,282	1,311	1,342	1,368	1,389	14.2%
	Households	352	406	15.3%	444	461	478	490	503	23.9%
	Persons/Household	3.46	3.00	-13.4%	2.89	2.84	2.81	2.79	2.76	-7.8%
Out. Co.	Population	140,510	160,971	14.6%	180,468	190,764	201,226	211,172	220,229	36.8%
	Households	50,527	60,530	19.8%	70,175	75,193	80,206	84,784	89,291	47.5%
	Persons/Household	2.78	2.66	-4.4%	2.57	2.54	2.51	2.49	2.47	-7.3%
Wisconsin	Population	4,891,769	5,363,675	9.6%	5,772,370	5,988,420	6,202,810	6,390,900	6,541,180	22.0%
	Households	1,822,118	2,084,544	14.4%	2,322,062	2,442,354	2,557,504	2,654,905	2,738,477	31.4%
	Persons/Household	2.68	2.57	-4.2%	2.49	2.45	2.43	2.41	2.39	-7.2%

Source: Wisconsin Department of Administration

**Table 125 Household Size**

		1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 or More Persons	Total Households
T. Cicero	<b>1990</b>	44	104	52	70	44	33	347
	% of Total	12.7%	30.0%	15.0%	20.2%	12.7%	9.5%	
	<b>2000</b>	53	123	58	81	39	16	370
V. Nichols	<b>1990</b>	10	28	23	19	6	2	88
	% of Total	11.4%	31.8%	26.1%	21.6%	6.8%	2.3%	
	<b>2000</b>	35	38	17	20	7	5	122
T. Oneida	<b>1990</b>	135	263	196	227	159	118	1,098
	% of Total	12.3%	24.0%	17.9%	20.7%	14.5%	10.7%	
	<b>2000</b>	167	369	234	252	144	101	1,267
T. Osborn	<b>1990</b>	30	69	47	53	34	14	247
	% of Total	12.1%	27.9%	19.0%	21.5%	13.8%	5.7%	
	<b>2000</b>	40	120	45	66	46	17	334
C. Seymour	<b>1990</b>	276	328	147	153	78	45	1,027
	% of Total	26.9%	31.9%	14.3%	14.9%	7.6%	4.4%	
	<b>2000</b>	355	425	217	196	77	35	1,305
T. Seymour	<b>1990</b>	25	104	64	78	43	38	352
	% of Total	7.1%	29.5%	18.2%	22.2%	12.2%	10.8%	
	<b>2000</b>	47	152	51	96	39	21	406
Out. Co.	<b>1990</b>	10,797	16,307	10,215	8,779	4,224	1,966	52,288
	% of Total	20.6%	31.2%	19.5%	16.8%	8.1%	3.8%	
	<b>2000</b>	14,623	20,422	9,352	9,816	4,299	2,018	60,530
Wisconsin	<b>1990</b>	443,673	596,883	302,563	284,151	129,821	65,027	1,822,118
	% of Total	24.3%	32.8%	16.6%	15.6%	7.1%	3.6%	
	<b>2000</b>	557,875	721,452	320,561	290,716	127,921	66,019	2,084,544
	% of Total	26.8%	34.6%	15.4%	13.9%	6.1%	3.2%	

Source: US Census Bureau, American FactFinder



**Table 126 Homeowner Affordability**

		Mortgage Payment as Percent of Income					Not Computed	Total Owner- Occupied Households
		< 20%	20% to 24%	25% to 29%	30% to 34%	> 34%		
<b>T. Cicero</b>	<b>1990</b>	94	9	13	4	7	0	127
	% of Total	74.0%	7.1%	10.2%	3.1%	5.5%	0.0%	
	<b>2000</b>	104	31	8	16	16	0	175
	% of Total	59.4%	17.7%	4.6%	9.1%	9.1%	0.0%	
<b>V. Nichols</b>	<b>1990</b>	23	8	3	0	0	0	34
	% of Total	67.6%	23.5%	8.8%	0.0%	0.0%	0.0%	
	<b>2000</b>	38	2	7	7	3	0	57
	% of Total	66.7%	3.5%	12.3%	12.3%	5.3%	0.0%	
<b>T. Oneida</b>	<b>1990</b>	306	92	57	13	28	3	499
	% of Total	61.3%	18.4%	11.4%	2.6%	5.6%	0.6%	
	<b>2000</b>	454	106	88	67	69	15	799
	% of Total	56.8%	13.3%	11.0%	8.4%	8.6%	1.9%	
<b>T. Osborn</b>	<b>1990</b>	66	19	6	8	5	2	106
	% of Total	62.3%	17.9%	5.7%	7.5%	4.7%	1.9%	
	<b>2000</b>	107	31	38	13	24	0	213
	% of Total	50.2%	14.6%	17.8%	6.1%	11.3%	0.0%	
<b>C. Seymour</b>	<b>1990</b>	385	82	49	36	83	19	654
	% of Total	58.9%	12.5%	7.5%	5.5%	12.7%	2.9%	
	<b>2000</b>	439	126	112	60	67	6	810
	% of Total	54.2%	15.6%	13.8%	7.4%	8.3%	0.7%	
<b>T. Seymour</b>	<b>1990</b>	74	45	22	2	11	0	154
	% of Total	48.1%	29.2%	14.3%	1.3%	7.1%	0.0%	
	<b>2000</b>	114	22	19	13	18	0	186
	% of Total	61.3%	11.8%	10.2%	7.0%	9.7%	0.0%	
<b>Outagamie County</b>	<b>1990</b>	18,725	5,028	2,903	1,494	2,267	162	30,579
	% of Total	61.2%	16.4%	9.5%	4.9%	7.4%	0.5%	
	<b>2000</b>	22,148	6,287	3,648	2,096	3,691	145	38,015
	% of Total	58.3%	16.5%	9.6%	5.5%	9.7%	0.4%	
<b>Wisconsin</b>	<b>1990</b>	547,349	147,944	89,914	48,581	91,445	3,261	928,494
	% of Total	59.0%	15.9%	9.7%	5.2%	9.8%	0.4%	
	<b>2000</b>	634,277	173,620	109,833	64,892	135,075	4,770	1,122,467
	% of Total	56.5%	15.5%	9.8%	5.8%	12.0%	0.4%	

Source: US Census Bureau, American FactFinder

Table 127 Renter Affordability

		Rent as Percent of Income					Not Computed	Total Rental Households
		< 20%	20% to 24%	25% to 29%	30% to 34%	> 34%		
T. Cicero	1990	4	6	0	0	4	0	14
	% of Total	28.6%	42.9%	0.0%	0.0%	28.6%	0.0%	
	2000	8	2	2	0	4	14	30
	% of Total	26.7%	6.7%	6.7%	0.0%	13.3%	46.7%	
V. Nichols	1990	3	5	0	0	2	0	10
	% of Total	30.0%	50.0%	0.0%	0.0%	20.0%	0.0%	
	2000	13	4	5	2	4	2	30
	% of Total	43.3%	13.3%	16.7%	6.7%	13.3%	6.7%	
T. Oneida	1990	61	15	36	12	27	15	166
	% of Total	36.7%	9.0%	21.7%	7.2%	16.3%	9.0%	
	2000	73	17	15	16	4	0	125
	% of Total	58.4%	13.6%	12.0%	12.8%	3.2%	0.0%	
T. Osborn	1990	10	0	2	0	4	6	22
	% of Total	45.5%	0.0%	9.1%	0.0%	18.2%	27.3%	
	2000	8	0	0	2	0	10	20
	% of Total	40.0%	0.0%	0.0%	10.0%	0.0%	50.0%	
C. Seymour	1990	144	23	39	0	54	6	266
	% of Total	54.1%	8.6%	14.7%	0.0%	20.3%	2.3%	
	2000	265	34	65	30	38	20	452
	% of Total	58.6%	7.5%	14.4%	6.6%	8.4%	4.4%	
T. Seymour	1990	6	0	3	2	4	4	19
	% of Total	31.6%	0.0%	15.8%	10.5%	21.1%	21.1%	
	2000	8	2	0	0	2	7	19
	% of Total	42.1%	10.5%	0.0%	0.0%	10.5%	36.8%	
Outagamie County	1990	5,745	2,137	1,380	982	3,072	411	13,727
	% of Total	41.9%	15.6%	10.1%	7.2%	22.4%	3.0%	
	2000	7,099	2,656	1,828	964	3,239	729	16,515
	% of Total	43.0%	16.1%	11.1%	5.8%	19.6%	4.4%	
Wisconsin	1990	195,669	84,800	68,905	43,812	165,626	23,559	582,371
	% of Total	33.6%	14.6%	11.8%	7.5%	28.4%	4.0%	
	2000	242,345	90,934	67,926	44,573	162,669	33,225	641,672
	% of Total	37.8%	14.2%	10.6%	6.9%	25.4%	5.2%	

Source: US Census Bureau, American FactFinder

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# Appendix

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