

TOWN OF BOVINA COMPREHENSIVE PLAN

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And the
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I. Issues and Opportunities

Purpose

This plan was developed under the authority of 1999 Wisconsin Act 9, Wisconsin's Smart Growth Law. The law requires that a comprehensive plan, as defined in the law, be adopted by all units of government that wish to participate in land use decisions. The plan is to contain the nine required elements, which for the purposes of this plan are its nine chapters. The law also includes 14 statewide goals for planning, which are:

1. Promotion of the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, opens spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preservation of cultural, historical and archeological sites.
7. Encouragement of coordination and cooperation among nearby units of governments.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

It is the overall goal of this document to provide decision makers with a tool to help guide the development of the Town of Bovina over the next 20 years, based on the desires of its residents. Those desires were collected during the summer of 2008. The Town of Bovina mailed out a survey to its residents in an effort to gather direction for this plan. Approximately 400 surveys were sent out and 193 were returned. A summary of the responses follows, while the complete results are included at the end of this report. Over 90 percent of the respondents agree that:

- Protecting and managing natural resources is important.
- Protecting lakes, streams, wetlands, and groundwater is important.
- Groundwater contamination is a concern.
- Protecting private property right is important (99%).
- Communities should work cooperatively to provide cost effective services.

Between 80 and 90 percent of respondents agree that:

- Protecting wildlife habitat is important.
- Controlling traffic congestion is important.
- We need to decrease water runoff from development.
- Future homes need to be informed of existing farms, quarries, etc.
- Development has a direct impact in community costs of services (taxes).

Population Characteristics

The Town of Bovina has experienced faster population growth than the County as a whole. Between 1980 and 2000, the Town's population has grown by 37 percent, while the County's population grew by 25 percent. The estimated 2008 population for the Town is 1,233, which is an increase of 9 percent since the last census. The exhibit below illustrates the Town's recent population trends.

Exhibit 1-1
Population Trends, 1980 – 2008

	Year				Percent Change		
	1980	1990	2000	2008	1980-90	1990-00	2000-08
Town of Bovina	822	957	1,130	1,233	16.4%	18.1%	9.1%
Outagamie County	128,730	140,510	161,091	174,778	9.2%	14.7%	8.5%

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

The population for the Town of Bovina is projected to continue to grow through the year 2025. That growth is shown in the following exhibit.

Exhibit 1-2
Bovina Population Projections 2010 – 2025

Year				Percent Change		
2010	2015	2020	2025	2010-15	2015-20	2020-25
1,330	1,428	1,527	1,620	7.4%	6.9%	6.1%

Source: Wisconsin Department of Administration, 2004.

The population characteristics of the Bovina citizens indicate that they are aging. This trend is similar to the overall trends for the County. Median age in the Town has increased from 30.6 years in 1990 to 36.4 years in 2000. The County's median age was 34.4 in 2000. Twenty percent of the Bovina's population was 55 years old or older in 2000, while that same group composed 19 percent of the County's population.

The 2000 census indicated that 74 percent of the Bovina population 16 years and older are in the labor force, compared to 73 percent for the County as a whole. Employment by industry shows that manufacturing leads the way with 29 percent, followed by construction (16%) and education, health, and social services (10%).

Educational attainment of the Town's population 25 years and over indicates that 87 percent have a high school degree or higher, which is comparable to the County's figure of 88 percent. However, the percent of the Town's population with a bachelor's degree or higher is significantly lower than the County figure – 11 percent for the Town and 23 percent for the County. This difference in higher educational attainment is not reflected in the income levels, as illustrated in the exhibit below.

Exhibit 1-3
1999 Income Levels

	Town of Bovina	Outagamie County
Median Household Income	\$54,453	\$49,613
Median Family Income	\$57,083	\$57,464
Per Capita Income	\$19,102	\$21,943

Source: U.S. Census Bureau

Detailed employment information is not available at the local level, so County data will be utilized. The top ten employing industries in the County account for approximately one-half of all payroll jobs. This ratio has held steady over the years and it is projected to continue to do so. However, there are changes coming in the order of these top ten industries over the next few decades. Healthcare, professional and business services, trade industries and other service providers will likely become more prominent. Below are the prominent industries by employment within the County as of 2005.

Exhibit 1-4
Top Ten Industries – Outagamie County

Industry Sector	Employment
Food Service & Drinking Places	7,360
Administrative & Support Services	6,474
Educational Services	6,296
Specialty Trade Contractors	6,141
Paper Manufacturing	5,590
Food Manufacturing	3,950
Professional & Technical Services	3,731
Ambulatory Health Care Services	3,469
General Merchandise Stores	3,026
Insurance Carriers & Related Services	2,805

Source: Wisconsin Department of Workforce Development, 2006.

II. Housing

As of the 2000 Census, the Town had 416 housing units. Single family dwellings, including mobile homes, make up 98 percent of the existing housing stock. Owner-occupied units represent 94 percent of the occupied dwellings, with rental units making up the balance. Approximately seven percent of the housing units were vacant, as of the last census. The median value of owner-occupied housing was \$125,000, while the median rent was \$490. The median value of owner-occupied dwellings for all of Outagamie County was \$106,000 and median rent was \$534. The Department of Housing and Urban Development (HUD) recommends that households should not spend more than 30 percent of their income on housing. In Bovina, approximately 87 percent of owner-occupied units spend less than 30 percent on housing and 70 percent of renters meet that standard. Conversely that means that 13 percent of home owners and 30 percent of renters may be spending too much of their household income on housing. This may put them at risk should they experience financial difficulties, such as major medical bills, job loss, or other significant change in income. The following exhibit provides a summary of the Town's housing characteristics from the 2000 census.

Exhibit 2-1
Town of Bovina Housing Characteristics

Characteristic	Number	Percent
Total Housing Units	416	
1-Unit Detached	356	86%
Mobile Homes	51	12%
Owner-Occupied	361	94%
Renter-Occupied	25	6%
Vacant	28	7%
Average Household Size	2.83	---
Built Between 1990-2000	119	29%
Built Between 1960-1990	161	39%
Built Prior to 1959	136	33%

Source: U.S. Census Bureau, 2000.

Building permit statistics from 2000 through 2007 indicate that an additional 68 residential units have been constructed in the Town since the last census. That averages to 8.5 units per year. A summary of the building permits is shown in the following exhibit.

Exhibit 2-2
Bovina Building Permits 2000-2007

Year	Total Permits	Residential Permits	Commercial Permits	Repair-Remodel Permits	Miscellaneous Permits	Value of Construction
2000	30	11	0	15	4	\$1,314,076
2001	32	17	0	5	10	\$2,070,303
2002	26	5	0	6	14	\$957,835
2003	29	10	0	5	24	\$1,456,777
2004	29	12	0	7	10	\$1,642,747
2005	9	6	0	3	0	\$944,000
2006	19	7	0	3	16	\$983,365
2007	7	0	0	0	7	\$122,750

Source: Outagamie County Zoning Department.

Based on the projected population growth of 490 persons between 2000 and 2025, and the current persons per household figure of 2.83, the Town of Bovina will need 173 additional housing units. Since 68 of those have already been constructed between 2000 and 2007, another 105 dwellings need to be planned for. There is ample land with the agricultural and woodland areas for future development to satisfy projected needs. The location of these new dwellings should reflect the desires of the residents, as stated in the community survey.

In addition to the desires to protect natural resources, controlling traffic, and decreasing surface water runoff from development, 76 percent of survey respondents also noted that the Town should develop policies and strategies for managing growth.

Another 74 percent stated that land use strategies are necessary to protect community interests.

Housing Recommendations

1. Promote the development of conservation subdivisions, especially in areas where unique agricultural, natural or cultural resources are present.
2. Promote the sharing of wells and septic systems in rural developments to gain economies of scale and to reduce costs. This is especially important for wells, given the new WDNR well casing regulations for the County regarding arsenic contamination.
3. Promote housing developments that provide choices to meet the needs of all income groups and age groups, as well as for persons with special needs.

III. Transportation

A safe, affordable, and cost-efficient transportation system is critical to the overall economic health and quality of life of the Town. It needs to include a complete network of roads, trails, rail, air, and water modes that will allow for easy accessibility to all citizens of the Town. That network needs to provide connectivity between residences, places of employment, schools, recreational areas, and all other points within the Town and beyond. A healthy transportation system is one of the keys to the continued vitality and growth and it needs to work in concert with all the other elements of this plan. An inventory of existing transportation facilities follows.

Highway Facilities

For most residents of Bovina, the personal automobile is the primary mode of transportation and they are therefore reliant on the existing highways and local roads for connections within the Town and beyond. These highways and roads are classified according to their primary function of either moving vehicles or serving as access to parcels of land. The Federal Highway Administration's rural functional classification system identifies roadways as arterials, collectors, and local roads. Each of those is defined as:

- Arterials – these roadways give full attention to traffic flow and are designed for longer distance vehicle trips between activity centers. They offer high mobility and little access. Arterials are further classified as principal or minor.

- Collectors – these facilities link the local streets with the arterial system. They literally collect traffic in local areas and serve as local through routes. These roadways are further broken down into major and minor collectors in rural areas.
- Local Streets – gives full attention to providing access to adjoining properties and are designed for low traffic volumes and speeds.

State highway 54 is classified as a rural principal arterial. Highways 76, 187, A, and S are classified as rural major collectors. Highway M is classified as a rural minor collector. All other roadways are considered local streets. Recent trends in average daily traffic on the major roadways are shown below.

Exhibit 3-1
Average Daily Traffic Counts 1994-2004

Road	Count Location	Traffic Volume		Percent Change
		1994	2004	
STH 54	East of Shiocton	3,500	3,900	11.4%
STH 54	West of Shiocton	4,400	4,700	6.8%
STH 76	North of Shiocton	1,600	1,900	18.8%
STH 187	North Town Line	1,300	1,400	7.7%
CTH A	North of STH 54	1,500	1,900	26.7%
CTH M	North of STH 76	470	590	25.5%

Source: Wisconsin Department of Transportation.

Although all of the major roadways in the Town have seen an increase in average daily traffic, none of the highways are experiencing capacity issues and none are foreseen.

The Town currently utilizes the PASER program to evaluate road surface conditions, through the Outagamie County Highway Department. The continuation of that process will take place over the life of this plan.

Transit

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. No other transit service is available and none is foreseen for the Town.

Intercity Bus Service

Greyhound Bus provides transportation across the country and has a full-service terminal in Appleton, located at 100 E. Washington Street. This location offers both

Greyhound Package Express service, as well as charter service. The City of New London is served by limited schedule bus stop, which as a rule provides no ticketing, baggage, or package express service.

Trucking Services

The Town of Bovina has no service providers within the Town. However, Outagamie County is served by many trucking and warehousing firms that furnish local and long distance trucking, transfer services, and storage of commercial goods.

Railroad Service

The rail facilities that did exist within the Town were abandoned by Canadian National Railroad and no service currently exists. Rail service is still available within the County.

Air Transportation

The Outagamie County Regional Airport in Greenville, as well as the Austin Straubel International Airport out of Green Bay, serves the air travel needs of the residents of Bovina. The Shiocton Airport is also available.

Water Transportation

Truck service links the Town to the ports of Green Bay, approximately 30 miles to the northeast, and to Milwaukee, roughly 100 miles to the south. Both ports offer access to the Great Lakes Seaway and both are capable of handling general cargo, heavy industrial machinery & equipment, and liquid & dry bulk product. Passenger ferry service on Lake Michigan is available between Manitowoc (approximately 50 miles east) and Ludington, Michigan from early May to mid-October. The Wolf River is a popular recreational waterway for canoes and kayaks that offers slow moving waters in a generally natural environment.

Pedestrian-Bicycle Facilities

To meet the needs of all the citizens of the Town, alternatives to the personal vehicle need to be explored. Walking and biking is the only alternative for many. Currently there are no trails or bike lanes designated within the Town. The Newton Blackmour Wildlife Trail is proposed along the abandoned railroad corridor that extends through the Town. However, funding for the development of that facility is not currently sufficient to complete the entire length from Seymour to New London. Development has begun at the eastern end and will proceed west, as money become available.

Existing Transportation Plans

The current Wisconsin Department of Transportation improvement program for the Northeast Region includes two projects located, at least in part, in the Town of Bovina. They are the roadway maintenance of STH 76 north out of Shiocton and STH 187 north out of Shiocton.

The current Outagamie County Capital Improvement Program includes no projects within the Town of Bovina from 2009 to 2013.

Transportation Recommendations

1. Promote land use patterns that do not negatively impact the region's transportation system.
2. Promote widened paved shoulders on state and county highways where they can serve as safe bicycle routes as part of the overall trail network.
3. Support the continued high level of maintenance of the existing county trunk highway system, including snow plowing.
4. Support and promote the consideration of bicycle and pedestrian travel be included in the preliminary planning, scoping and design stages of all highway projects.
5. Promote and support the development of a wholly connected network of trails and greenways within the region as a transportation alternative, as well as for recreational and other purposes.

IV. Utilities and Community Facilities

The quality of infrastructure within a community is one of the major reasons it is chosen as a place to reside and to open a business. Parks, quality water supply, energy supplies, police and fire service, among other services and facilities define a community's ability to satisfy the needs of its residents. This infrastructure supports a region's housing and economic development opportunities. The quality of these services adds to the quality of life within a community. An inventory of Bovina's utilities and community facilities follows.

Wastewater Treatment

The Town of Bovina has no public sewer, so all development within the Town must do so utilizing private on-site wastewater treatment systems (POWTS). Records from the Outagamie County Zoning Department indicate that 59 permits for new systems have been issued from 2000 to June of 2008. The exhibit below provides a summary of recent sanitary permit activity within the Town.

Exhibit 4-1
Bovina Sanitary Permit Trends 2000-2008

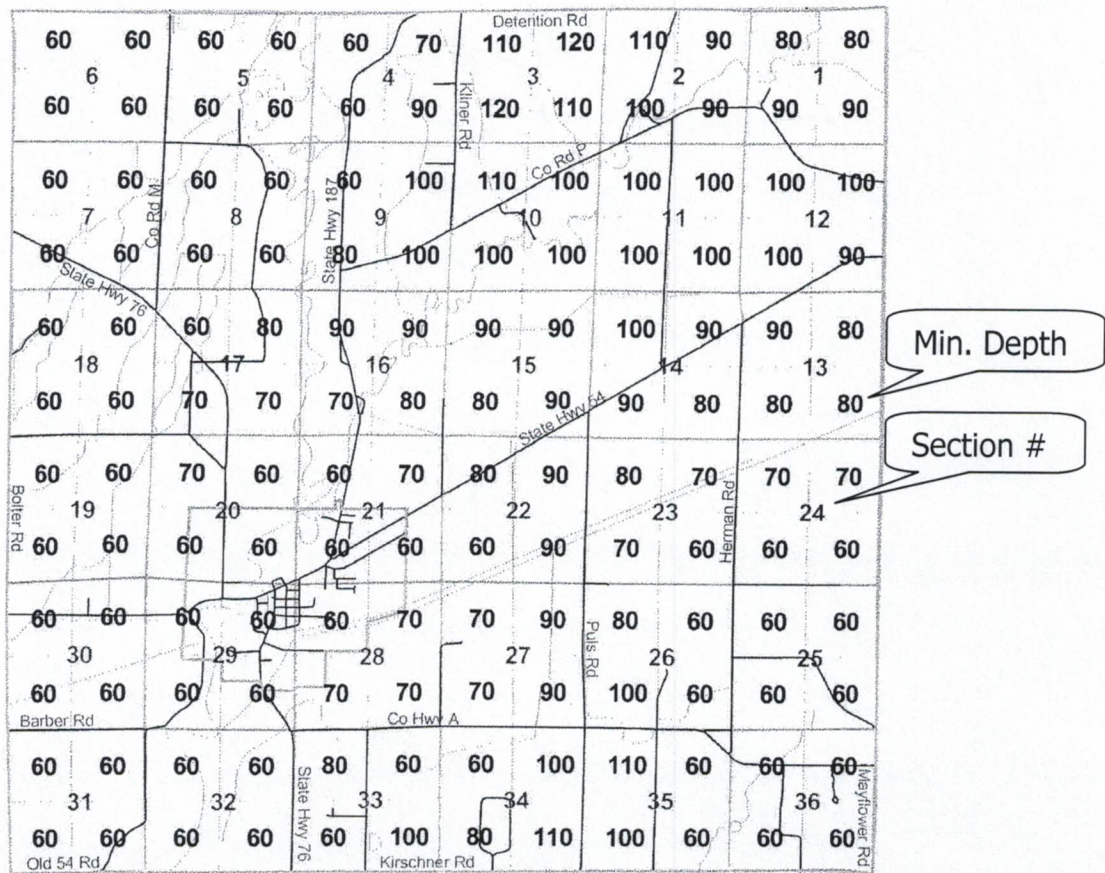
Year	New System Permits	Reconnection- Repair- Replacement of Existing System Permits	Total Permits
2000	10	7	17
2001	15	4	19
2002	4	3	7
2003	6	6	12
2004	8	9	17
2005	5	5	10
2006	3	3	6
2007	6	4	10
2008*	2	2	4
Total =	59	43	102

* - 2008 data is from January through June.
Source: Outagamie County Zoning Department.

Water Supply

The Town of Bovina has no public water system. All development within the Town utilizes private wells. Groundwater contamination concerns are an issue that rated high on the citizen survey. One naturally occurring contaminant is the presence of arsenic in Outagamie County. As of October 1, 2004, all new or reconstructed wells must meet more stringent standards to reduce the health risks to well users, including minimum well depth. For the Town of Bovina, those minimums are shown below.

Exhibit 4-2
Minimum Well Depth in Feet – Town of Bovina



Source: Wisconsin Department of Natural Resources

Solid Waste & Recycling

The Town of Bovina contracts with Veola for its weekly garbage collection and with Wittenberg Disposal Services for the collection of recyclable materials for its residents. Outagamie, Brown, and Winnebago counties have intergovernmental agreements to cooperate in the land filling of waste and sorting of recycled materials.

Stormwater Management

The Town of Bovina is under the jurisdiction of the Outagamie County Stormwater Management Ordinance.

Telecommunications & Utilities

Century Tel is the primary land line telephone provider. There are also numerous cellular and internet providers. Charter Communications provides cable television to the area. Natural gas and electricity service is provided by WE Energies.

Health Care & Child Care Facilities

The nearest health care facilities are located in New London, including a full-service hospital. There are three family child care facilities in the area, each of which is licensed to care for up to eight children.

Cemeteries & Churches

The Town of Bovina, Village of Shiocton, and St. Denis Church cooperatively manage the only cemetery in the Town. This facility was established in 1896. There are no churches in the Town; however, there are four in the Village of Shiocton and many more in other nearby communities.

Educational Facilities

The entire Town is located within the Shiocton School District, which has a K-12 system within a single structure. There are also private schools available in Hortonville and New London. Bovina is within the Fox Valley Technical College's district. The Shiocton Public Library is also available to the Town residents.

Parks & Recreational Facilities

The Town of Bovina has one small park adjacent to their town hall. Additionally, Outagamie County has approximately 35 acres (Barker Park), the State has 2,490 acres in wildlife areas, and the Newton Blackmour Wildlife Trail is planned for development.

Governmental Facilities & Services

The Bovina Town Hall is located at N5289 Rexford Road, which in addition to office and meeting room space, includes a large room that is available to the community. The Town and Village of Shiocton have a joint fire department/ambulance service, located in the Village. The Outagamie County Sheriff's Department provides police services and the Outagamie County Highway Department provides road maintenance services. Other services, such as zoning, social services, courts, and jail are also provided by the County.

Utilities and Community Facilities Recommendations

1. Encourage and promote the use of cluster septic systems and community wells in residential developments.
2. Encourage and promote the development of trails and green space as part of development projects, not only as recreational resources, but also to promote walkable communities.
3. Continue to work with the Village of Shiocton on the potential of expanding or relocating the existing fire department garage.

V. Agricultural, Natural, and Cultural Resources

The Town of Bovina is a predominantly agricultural community. The presence of wetlands and floodplain ensures that the areas that are not used for agriculture will remain in a natural state. The Wolf and Shioc Rivers and their associated bottomlands strongly influence the environment of Bovina. The Town is generally a broad flat lowland, with the exception of an upland ridge in the south central part of the Town. A series of exhibits are included at the end of this document that illustrates the Town's natural resources.

The State Historical Society maintains a list of historic buildings and structures, which includes one entry for the Town of Bovina. The Barteau Bridge, located at the junction of the Shioc River and Highway 187, is on the list for its engineering significance. Bovina also has a number of known archeological sites, which require protection. The Regional Archeological Program needs to be contacted if a site is suspected to contain one of these historical resources. The Town also has a couple of significant ecological resources; the Lost Lake Maple Forest and the Lost Bog Lake.

Agricultural, Natural, and Cultural Recommendations

1. The Town should actively encourage and support new agricultural techniques and activities, such as organic farming, direct marketing, value added activities like jam production, artisan cheese production or apple wine making, and agri-tourism.
2. Encourage stormwater management in rural areas in an effort to reduce the impact of development on farmland.

3. The Town should encourage the sustainable management of County's forests for healthier wooded areas and improved wildlife habitat. Encourage landowners to utilize best management practices and participate in the state Managed Forest program.
4. Encourage the utilization of cisterns and rain gardens to reduce stormwater runoff and increase groundwater infiltration.
5. Continue to support the protection and preservation of historical buildings and sites throughout the Town.

VI. Economic Development

As noted in the previous chapter, agriculture is the dominant land use and as such is the dominant economic activity within Bovina. Employment of the Town's residents takes them to neighboring communities. Due to the lack of public sewer and water systems within the Town, the opportunities to attract business are limited.

There may be economic opportunities within the agricultural sector, such as organic farming, direct marketing, value added activities like jam production, artisan cheese production or apple wine making, and agri-tourism. Given the large areas of the Town that are environmentally sensitive and/or natural wildlife areas, additional opportunities may exist in natural-based tourism. However, neither of these areas offer significant job creation potential, but may add diversification to an existing operation.

Redevelopment opportunities will always be explored and encouraged prior to the development on a new site. The Town has one known brownfield site located in section 33 near the intersection of Rexford and Kirschner roads, according to the Wisconsin Department of Natural resources database. That site has been remediated and was closed on August 2, 1996.

The Town of Bovina's plan for economic development reflects the citizen's desires to protect farmland and preserve its agricultural base, as stated in the survey results. The Town recognizes that manufacturing and construction employ a majority of their residents and the bulk of these jobs are located outside the Town. Therefore, the Town of Bovina strives to provide quality, affordable places to live and to maintain the quality of life that attracts businesses to their neighboring communities.

Exhibit 6-1
Bovina Labor Force Analysis

- Employment Status -		
	Number	Percent
Population 16 Years and Over	882	100.0
In Civilian Labor Force	650	73.7
Employed	608	68.9
Unemployed	42	4.8
- Occupation -		
Management, Professional, & Related Fields	139	22.9
Service	61	10.0
Sales and Office	137	22.5
Farming, Fishing, & Forestry	13	2.1
Construction, Extraction, & Maintenance	75	12.3
Production, Transportation, & Material Moving	183	30.1
- Industry -		
Agriculture, Forestry, Fishing, Hunting, & Mining	29	4.8
Construction	95	15.6
Manufacturing	178	29.3
Wholesale Trade	28	4.6
Retail Trade	48	7.9
Transportation, Warehousing, & Utilities	31	5.1
Information	3	0.5
Finance, Insurance, & Real Estate	36	5.9
Professional, Scientific, Management, Administrative, and Waste Management	24	3.9
Educational, Health, & Social Services	62	10.2
Arts, Entertainment, Recreation, Accommodation & Food Services	47	7.7
Other Services (except Public Administration)	17	2.8
Public Administration	10	1.6
- Class of Worker -		
Private Wage and Salary Workers	526	86.5
Government Workers	49	8.1
Self-Employed Workers in Own Not Incorporated Business	30	4.9
Unpaid Family Workers	3	0.5

Source: U.S. Census Bureau, 2000.

Economic Development Recommendations

1. Work cooperatively to promote business expansion and development in neighboring communities, especially the Village of Shiocton.
2. The Town supports the protection of its existing agricultural base and encourages the development of new agricultural techniques and activities.

VII. Intergovernmental Cooperation

Nearly 94 percent of the survey respondents agreed that communities should work cooperatively to provide effective and cost efficient services. Bovina shares its border

with the towns of Maine, Black Creek, Ellington, and Liberty. The Village of Shiocton is situated with the Town of Bovina on all sides. The entire Town is within the Shiocton School District.

The Town currently has cooperative agreements with the Village of Shiocton for fire and first responder service and with the Village and St. Denis Church to operate the area cemetery. The Town works with the County on road maintenance, solid waste and recycling collection, as well as planning and zoning administration. The town is also an active member of the Outagamie County chapter of the Wisconsin Towns Association.

Bovina's relationships with other local jurisdictions and the school district are based on mutual respect and cooperation. The Town has limited interaction with regional, state, and federal jurisdictions. Potential conflicts are generally avoided through communication.

Intergovernmental Cooperation Recommendations

1. Continue to explore potential opportunities for joint planning and sharing of services.
2. Continue to be an active participant in the Wisconsin Towns Association.

VIII. Land Use

Agriculture and open/natural space dominate the existing land use of Bovina, as illustrated in the exhibit below.

Exhibit 8-1
Existing Land Use Acreages – Town of Bovina

Land Use Type	Acres	Percent of Total
Woodlands-Open Space	10,615.1	46.7
Agricultural	9,635.3	42.4
Water	984.7	4.3
Transportation	687.5	3.0
Residential	642.0	2.8
Industrial	49.3	0.2
Public-Institutional	41.3	0.2
Mining	35.9	0.2
Commercial	20.4	0.1
Recreational	13.1	0.1
Utilities-Communications	7.5	<0.1
Total Acres	22,732.1	100%

Source: East Central Wisconsin Regional Planning Commission,
Aerial Photography Interpretation, 2000.

The Town is projected to have a growing population through the year 2025, therefore additional acreage will be needed to accommodate the new housing. Based on the projected growth of 490 persons from 2000 to 2025 and an existing household size of 2.83 persons per dwelling, the Town should plan for an additional 173 new housing units over the course of this planning period. The Town has issued building permits for 69 new residences from 2000 through October 2008, leaving a projected need of approximately 104 additional homes. That equates to approximately six new homes per year. Utilizing a gross area of one acre per unit, the Town should plan for 104 acres of land for new residential growth.

There are two licensed non-metallic mining operations within the Town. The future expansion of those operations account for the projected future industrial acreage for Bovina. Although no future commercial acreage is projected, the development of small scale commercial developments would be considered acceptable, such as home occupations or small storage facilities, especially if they are utilizing existing buildings.

Higher density developments and developments requiring public sewer and water will be directed to the Village of Shiocton.

Land Use Recommendations

1. Support and encourage the development of conservation subdivisions. The required open space could be either preserved as future agricultural lands or they could be protected as permanent environmental/wildlife corridors.
2. Encourage the sustainable management of forests for healthier wooded areas and improved wildlife habitat. Encourage landowners to utilize best management practices and participate in the state Managed Forest Law program.
3. Support and preserve areas for the expansion of non-metallic mining opportunities (quarries) to ensure that adequate raw material is present to accommodate projected growth and development.
4. Promote the use of community wells to reduce the number of individual wells being drilled into the aquifer and to save money for homeowners, especially with the stricter well drilling regulations. The utilization of systems that serve multiple buildings may prove to be especially effective within conservation subdivisions.

IX. Implementation

It is the responsibility of the Town of Bovina to implement its plan, primarily through the Plan Commission making recommendations to the Town Board. In addition to the recommendations that have been included at the end of most of the previous chapters, the Town will take on the following activities to ensure that this plan is meeting the needs of their residents:

1. Review County zoning and subdivision ordinances for applicability to the Town. Should gaps or inconsistencies be identified, the Town will request that the County amend its ordinances or the Town will consider enacting their own regulations.
2. Develop a mechanism to report progress in implementing the plan to the citizens of the Town, at least annually, and to solicit continuous input.
3. Consider the development of a Capital Improvement Program to aid in budgeting of high cost programs and services, such as road maintenance and facility replacements.

Plan Adoption, Amendments and Updates

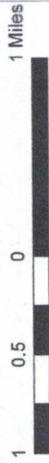
The first step towards the implementation of this plan is the adoption by the Town Board as an ordinance following a public hearing. Amendments to the plan may occur from time to time and will be considered as minor changes to the text or maps. Amendments will also require a public hearing and approval by the Town Board.

Wisconsin Act 9 stipulates that the comprehensive plan must be kept current with a full update at least once every ten years. In order to ensure that the plan is an effective tool for managing growth and development within the Town, the Bovina Plan Commission will annually review the plan and recommend amendments to the Town Board. To ensure consistency between the Town's plan and the County plan, the Town will forward the adopted plan to the County, as well as all amendments.

TOWN OF BOVINA COMPREHENSIVE PLAN

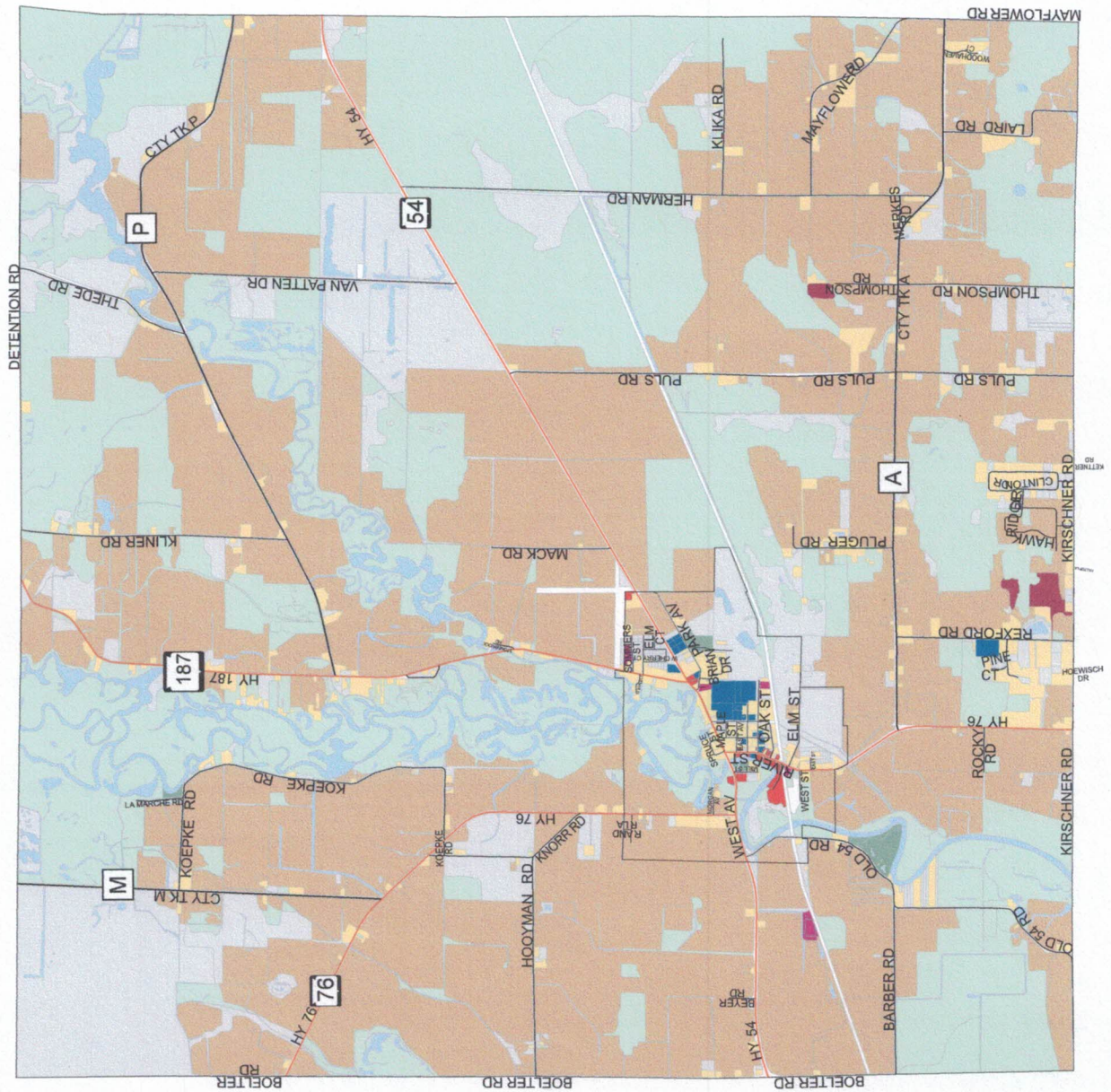
Plan Maps

Existing Land Use Town of Bovina Outagamie County, WI



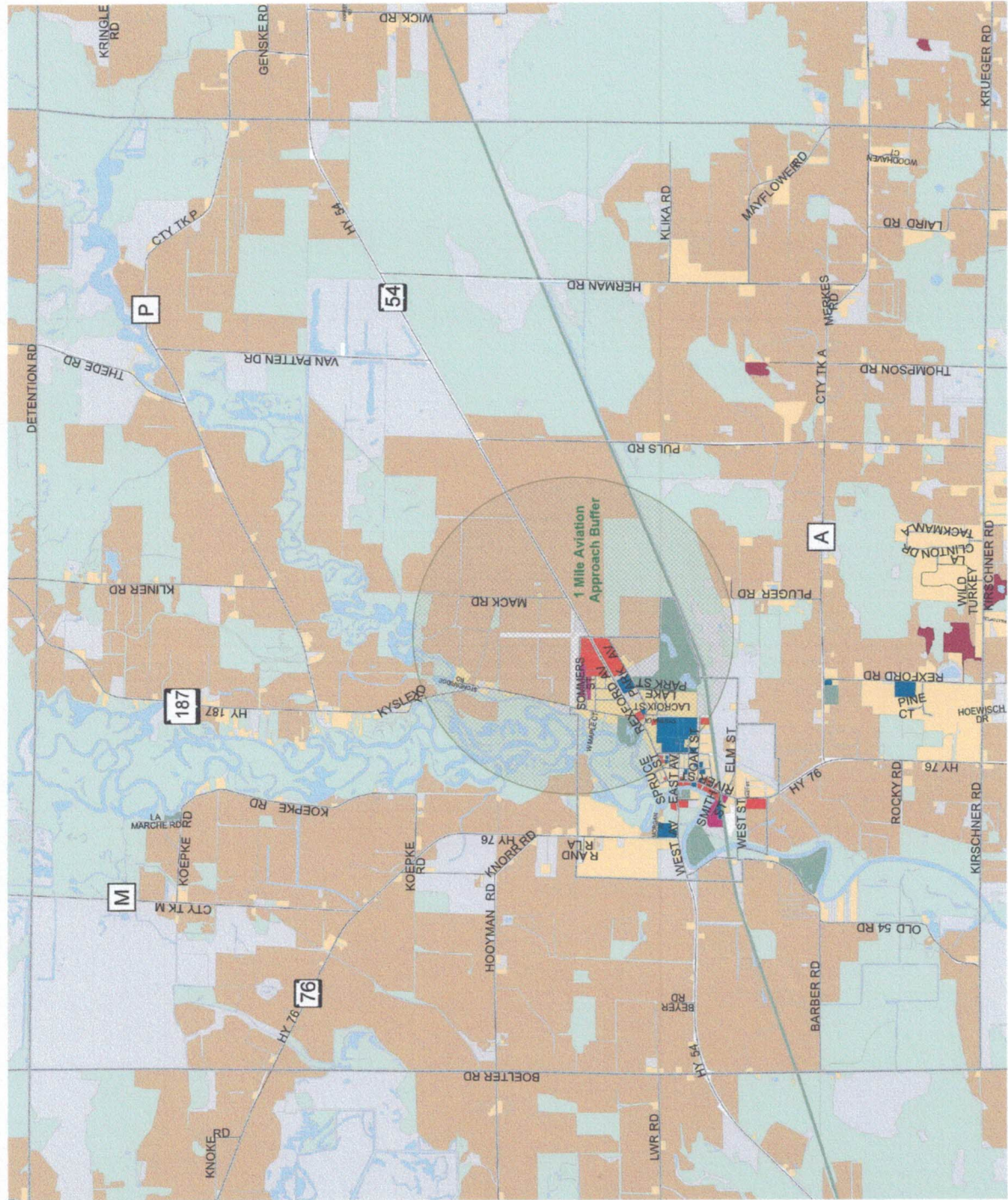
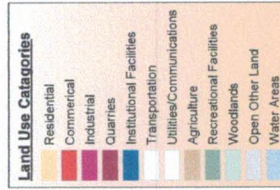
Land Use Categories

Residential	Commercial	Industrial	Quarries	Institutional Facilities	Transportation	Utilities/Communications	Agriculture	Recreational Facilities	Woodlands	Open Other Land	Water Areas
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Outagamie County GIS
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Printed by Outagamie County GIS
4/2/2008

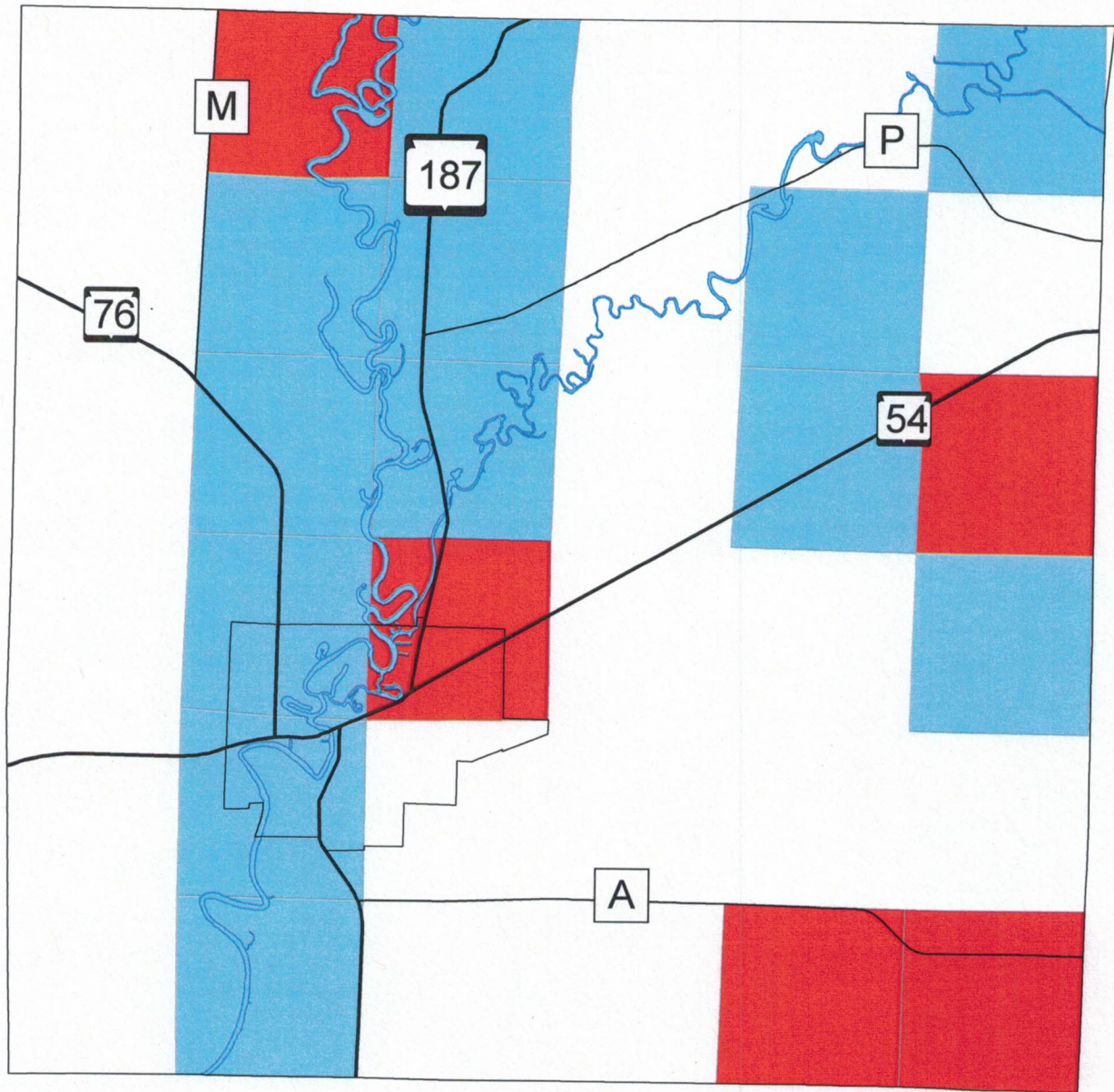
A vertical scale bar labeled "Miles" with markings at 0, 0.5, 1, and 2.



Catalogue: Third Subset
Osgood County Planning Department
Aurora, IL 60011
Copyright: 2004
Country: East Central Watershed Regional Planning Committee
2893 Lind Lake
St Paul MN 55109-0207
USA
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THREATENED & ENDANGERED SPECIES

Town of Bovina
Outagamie County, WI



0 0.25 0.5 1 Miles



SPECIES and/or NATURAL COMMUNITY

- Countyline
- Aquatic
- Terrestrial
- Both

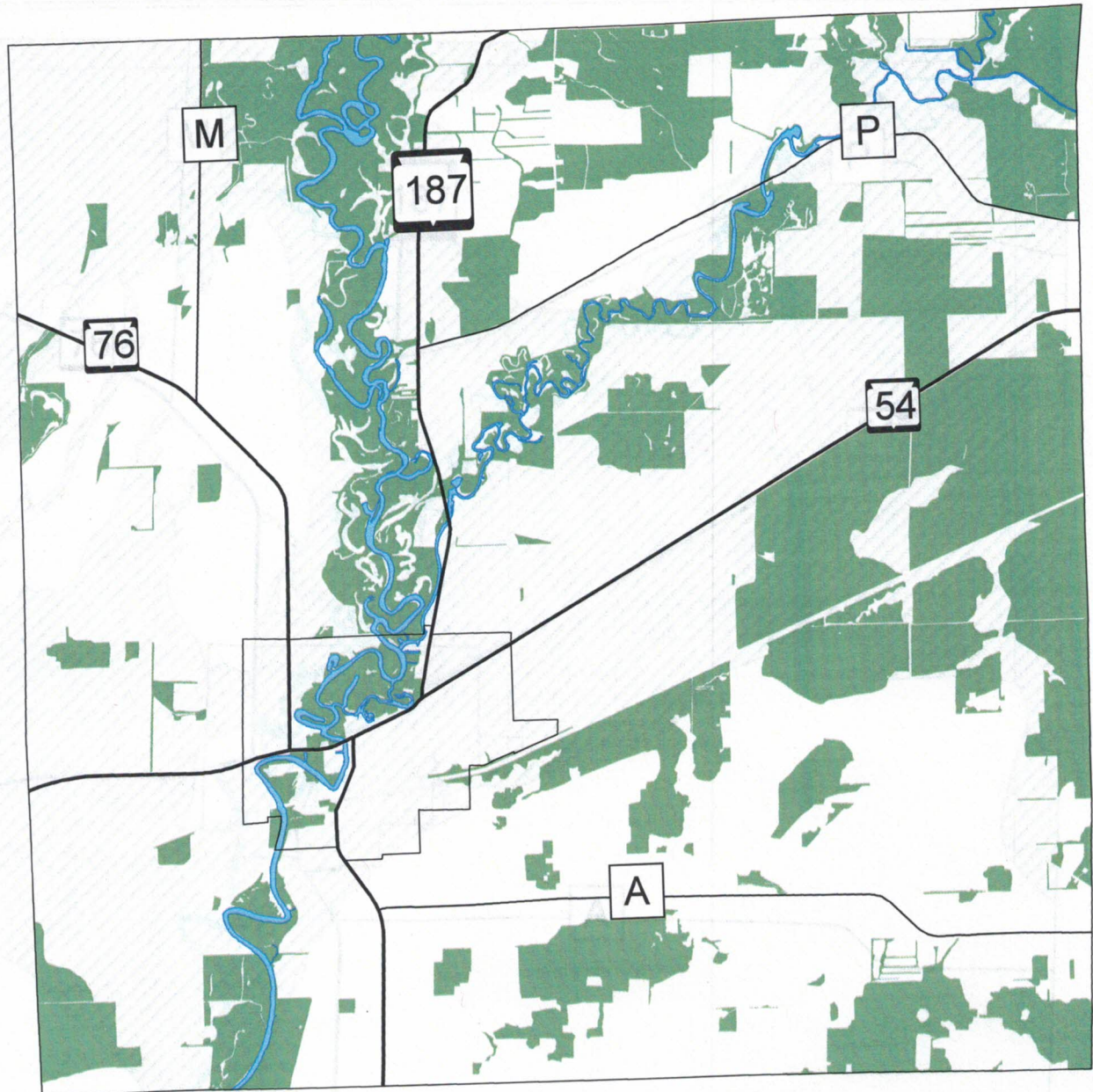
This map represents the known occurrences of rare species and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory (NHI). Colored sections indicate the presence of one or more occurrences within that section.

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Map generated using 1/14/2002 NHI data.
Copy 2002 WDNR-Bureau of Endangered Resources

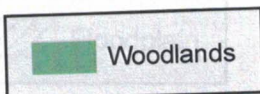
Outagamie County Planning Department
Appleton, WI 54911
P:\CompPlanMaps\EndangeredSpeciesMap.mxd
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FORESTS / WOODLANDS

Town of Bovina
Outagamie County, WI



0 0.25 0.5 1 Miles

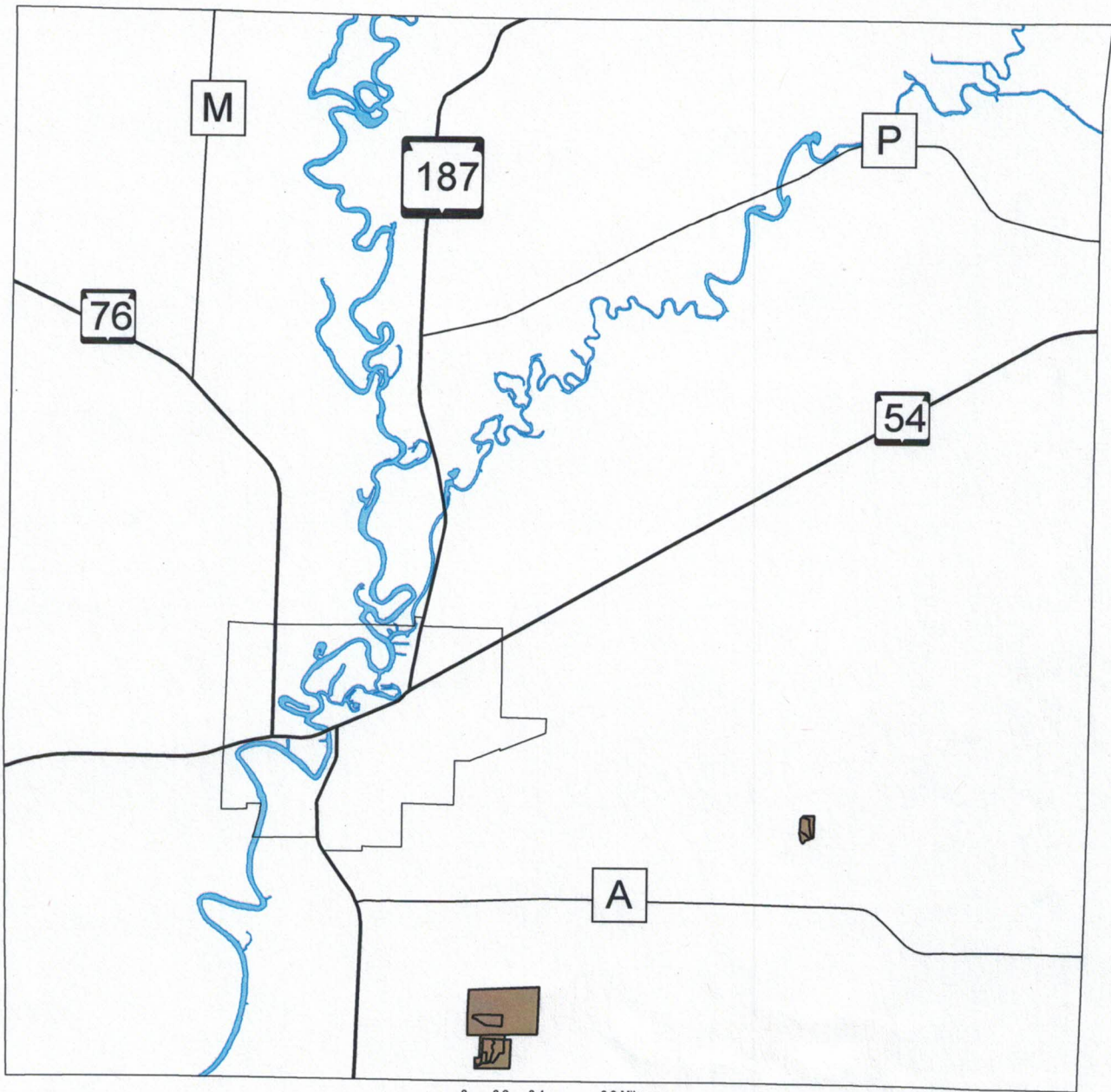


Existing Woodlands from year 2000 Orthophotography.
Source: East Central Wisconsin Planning Commission
Land Use Inventory 2000

Cartographer: Luke T. Behling
Outagamie County Planning Department
Appleton, WI 54911
P:\CompPlanMaps\ForestWoodsMap.mxd
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NON-METALLIC MINING

Town of Bovina
Outagamie County, WI



0 0.2 0.4 0.8 Miles



Mining Areas

Existing Non-Metallic Mining areas from year 2000 Orthophotography.

Source: East Central Wisconsin Planning Commission
Land Use Inventory 2003

Cartographer: Luke T. Behling
Outagamie County Planning Department
Appleton, WI 54911
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