

ADDENDUM TO

TOWN OF BOVINA COMPREHENSIVE PLAN

TOWN OF BOVINA
OUTAGAMIE COUNTY, WI

Amendment Adopted June 10, 2021

Prepared with assistance from:



TOWN OF BOVINA
OUTAGAMIE COUNTY, WISCONSIN

Bovina Town Board

Alan Van Straten, Chairperson
Ronald Beyer, First Supervisor
Wade Vandenboom, Second Supervisor

Bovina Plan Commission

Douglas Pahlow

Cory Riehl

Gene Diermeier

David Beschta

Randy Conradt

Ann Shears

Michael Jahnke

Other Town Officials

Charles Plugger, Town Clerk
Charles Plugger, Town Treasurer

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TOWN OF BOVINA, OUTAGAMIE COUNTY**COMPREHENSIVE PLAN ADDENDUM****Amendment adopted June 10th, 2021****Introduction & Planning Context****Background**

In 1999, the State Legislature passed Act 9, Wisconsin's Comprehensive Planning Law (Section 66.1001, Wis. Stats.). The law requires that towns, villages, cities, and counties that administer zoning regulations, subdivision regulations, or an official map do so consistent with an adopted comprehensive plan. The legislation provides a framework for comprehensive planning. Wisconsin State Statute 66.1001(2)(i) requires a comprehensive plan to be updated no less than once every 10 years.

The Town of Bovina adopted their Comprehensive Plan in 2009. Over the past several years, the Town actively participated in Outagamie County's planning process for the County Comprehensive Plan Update, including visioning, the creation of a new land use & development framework for the county as a whole, and future land use map for the Town of Bovina. The County adopted its new plan, *Outagamie County Comprehensive Plan 2040: A Shared Path Forward*, in January of 2020.

Towns that participate in County Planning & Zoning, such as the Town of Bovina, were given the opportunity to take advantage of the County's planning process, and population, economic and land use information to update their Town Comprehensive Plan, in the form of an addendum adopted as a "plan amendment." The Town of Bovina is one of eleven communities that is pursuing this option.

The purpose of this addendum therefore is not to replace the town's current comprehensive plan, but rather to update demographic information and town land use maps. This amendment will:

- Summarize the Town's Issues and Opportunities collected during the Town's Visioning Sessions held as a part of the County's planning process in the fall of 2018.
- Update population, housing, income, and employment information.
- Update the existing Land Use Map (from 2015) with descriptive land use information.
- Update the Future Land Use Map & Future Land Use Categories created with your town as part of Outagamie County's Comprehensive Plan Update.

Why an Addendum?

Many of the items in the current town comprehensive plan are still relevant, including goals, objectives, policies and programs. The primary goals for this addendum are to: ensure compliance with the State of Wisconsin's 10 year Comprehensive Plan Update requirement; provide basic, up-to-date socioeconomic information; and, incorporate the Town's new Future Land Use Map & categories, creating a more flexible future land use framework that seamlessly aligns with what is contained in the County's Comprehensive Plan.

This addendum accomplishes these goals and satisfies state planning law requirements, while still preserving the majority of the Town's existing Comprehensive Plan.

Comprehensive Plan Internal Consistency

It should be presumed that all references to future land use maps and future land use categories/definitions in this addendum will supersede and take precedence over any related historic items found within the Town's existing Comprehensive Plan. If any additional inconsistencies between this Addendum and the existing Town Comprehensive Plan are found, this Addendum shall take precedence.

Issues & Opportunities

Summary of Process

In 2018, community outreach and visioning meetings were held on a town-by-town basis as part of the County's planning process, including with the Town of Bovina. These sessions provided a forum where participants were posed with future oriented scenarios and asked to reflect on key issue and opportunities they felt their community needs to address or consider moving forward. Figure 1 provides a graphic depiction of the topics that were most frequently identified as key issues & opportunities during the Town of Bovina's community engagement sessions; the larger the font size of the word the higher the frequency the topic was mentioned. *See Appendix A for a full Summary Report from the town's 2018 Visioning Session.*

Figure 1: Issues & Opportunities Summary, Town of Bovina



Population & Socioeconomic Information

Housing Stock

Table 1 provides a detailed overview of housing stock characteristics in the Town of Bovina, between 2000 and 2018. The total number of housing units increased from 416 in 2000 to an estimated 444 in 2018, an increase of 7%. By far, the 1-unit detached housing unit makes up the largest percent of the housing type, at 86% in 2018. This housing type typically is owner occupied. With this high percentage of 1-unit homes, there may be opportunities to develop other types of senior or alternative living arrangements in the future to accommodate market demand of changing demographics.

The vast majority of homes within Bovina were constructed beginning in 1980 through 2009; since then, the great recession and subsequent housing crash depressed demand for new homes not just within the Town of Bovina, but throughout the county. This resulted in a greatly reduced number of new homes in the periods after 2010.

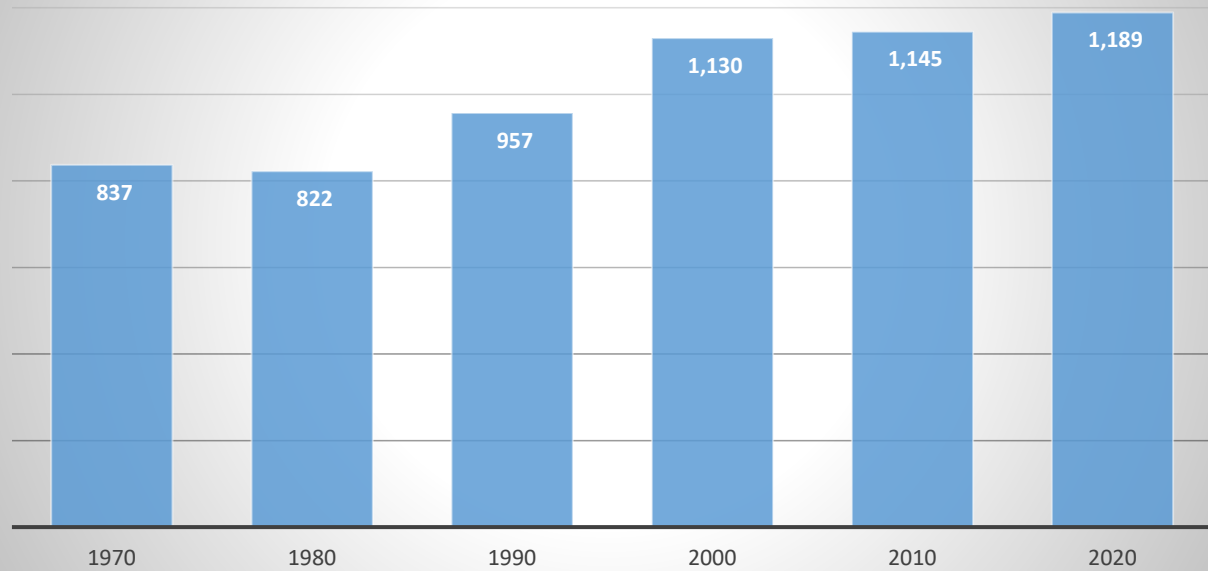
However within the past few years, home buyer's demand for housing in the region has been strong, seemingly outpacing the supply or inventory of housing available in the market. This lack of supply and pent up demand may eventually result in a rebound of new housing starts, primarily focused around the Appleton/Fox Cities Metro area, and to a much lesser extent in communities, such as the Town of Bovina that are within commuting distance of major employment centers.

TABLE 1: TOWN OF BOVINA HOUSING STOCK									
Category	Number						Age		
	2000		2018		Change 2000-2018		Year Constructed	Number	Percent
Total Units	416	100%	444	100%	28	7%	Since 2014	19	4%
Occupied Units	390	94%	419	94%	29	7%	2010-2013	9	2%
Vacant Units	26	6%	25	6%	-1	-4%	2000-2009	83	19%
							1990-1999	94	21%
1-unit, detached	356	86%	380	86%	24	7%	1980-1989	49	11%
1-unit, attached	2	0%	0	0%	-2	-100%	1970-1979	36	8%
2 to 4 units	7	2%	2	0%	-5	-71%	1960-1969	36	8%
5 to 9 units	0	0%	0	0%	0	0%	1950-1959	18	4%
10 or more units	0	0%	0	0%	0	0%	1940-1949	8	2%
Mobile Homes	51	12%	62	14%	11	22%	Pre-1940	92	21%
							Total	444	100%
Source: US Census Bureau, 2000 & 2018									

Population Trends

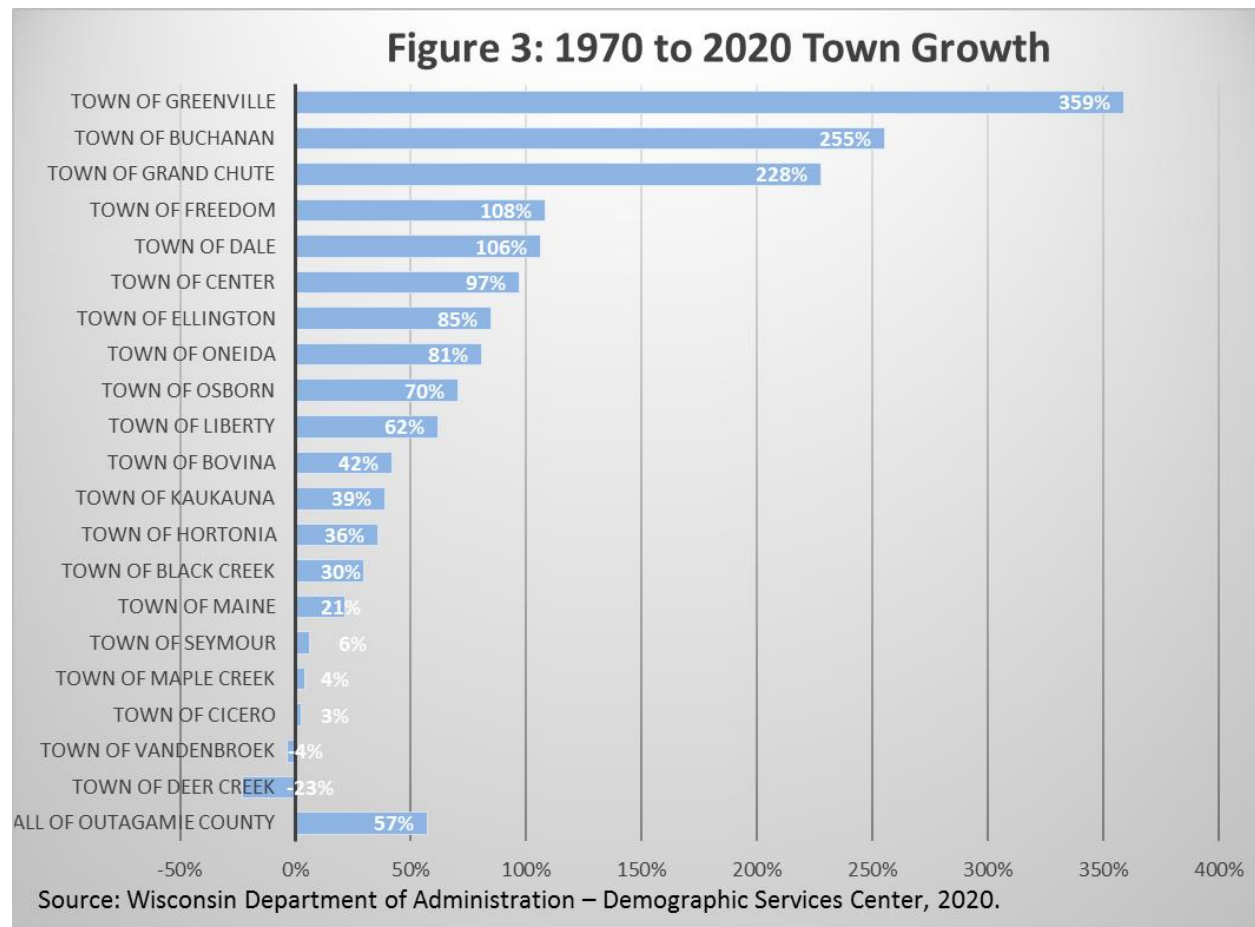
Historical Population Change. Figure 2 and Table 2 provide detailed historic and current population data for the Town of Bovina. The Town's population increased by 352 persons (42%) between 1970 (837 pop.) and 2020 (1,189 pop.). For comparison the average change in population for all of Outagamie County during that time period was 57%.

Growth has been steady over this period of time, with growth rate slowing slightly the past two decades. The Town of Bovina has experienced a rate of population growth that is less than average compared to most other towns in the county as shown in Figure 3 below.

Figure 2: Town of Bovina Population 1970-2020**TABLE 2: POPULATION OF OUTAGAMIE TOWNS 1970 -2020**

Municipality	1970	1980	1990	2000	2010	2020	1970 - 2020	
							Change Number	Percent Change
Town of Black Creek	968	1,149	1,169	1,268	1,259	1,254	286	30%
Town of Bovina	837	822	957	1,130	1,145	1,189	352	42%
Town of Buchanan	1,987	1,742	2,484	5,827	6,755	7,055	5,068	255%
Town of Center	1,853	2,570	2,716	3,163	3,402	3,648	1,795	97%
Town of Cicero	1,079	1,062	1,126	1,092	1,103	1,107	28	3%
Town of Dale	1,405	1,620	1,818	2,288	2,731	2,894	1,489	106%
Town of Deer Creek	855	826	724	682	637	659	- 196	-23%
Town of Ellington	1,696	1,865	2,099	2,535	2,758	3,133	1,437	85%
Town of Freedom	2,926	3,746	4,114	5,241	5,842	6,088	3,162	108%
Town of Grand Chute	7,089	9,529	14,490	18,392	20,919	23,227	16,138	228%
Town of Greenville	2,675	3,310	3,806	6,844	10,309	12,267	9,592	359%
Town of Hortonia	804	869	883	1,063	1,097	1,090	286	36%
Town of Kaukauna	961	998	939	1,116	1,238	1,335	374	39%
Town of Liberty	544	609	702	834	867	880	336	62%
Town of Maine	725	816	791	831	866	880	155	21%
Town of Maple Creek	586	652	695	687	619	609	23	4%
Town of Oneida	2,624	3,499	3,858	4,147	4,678	4,739	2,115	81%
Town of Osborn	724	786	784	1,029	1,170	1,234	510	70%
Town of Seymour	1,135	1,189	1,217	1,216	1,193	1,207	72	6%
Town of Vandenbroek	1,653	1,538	1,291	1,351	1,474	1,591	- 62	-4%
County Total	119,398	128,730	140,510	161,091	176,695	187,661	68,263	57%

Source: Wisconsin Department of Administration – Demographic Services Center, 2020.

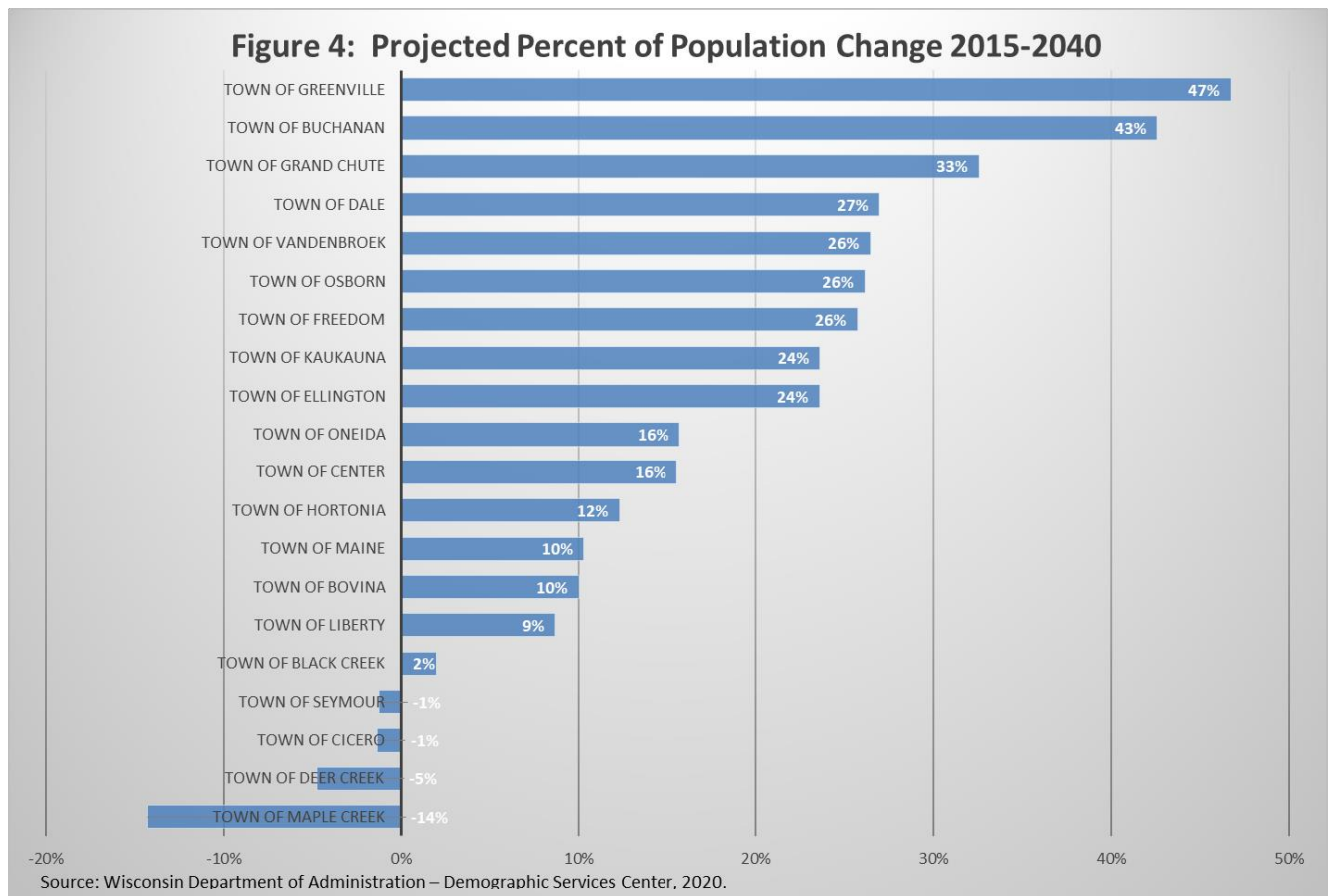


Population Projections. The Wisconsin Department of Administration's Demographic Services Center provides population projections in 5 year increments, out to year 2040, for all counties and municipalities in the State of Wisconsin. These projections for the Town of Bovina and other towns in Outagamie County are illustrated in Table 3.

Figure 4 shows the Town of Bovina's population is expected to continue a slower rate of population growth when compared to most other towns in Outagamie County. Table 3 shows the projected change in population for the Town of Bovina from 2015 to 2040 is 115 people, changing from an estimated 2015 population of 1,150 people to a projected population in 2040 of 1,265. A change in population of 115 people is less growth than most other towns in Outagamie County (the median projected change in population from 2015 to 2040 for all the towns in Outagamie County is 307 people, or projected 16% rate of growth).

Table 3: Projected Population of Outagamie County Towns, 2015-2040								
Municipality	2015	2020	2025	2030	2035	2040	Change	
							2015-2040	Percent
Town of Black Creek	1,250	1,280	1,300	1,310	1,300	1,275	25	2%
Town of Bovina	1,150	1,195	1,235	1,265	1,270	1,265	115	10%
Town of Buchanan	7,140	7,900	8,605	9,280	9,795	10,180	3,040	43%
Town of Center	3,440	3,625	3,765	3,900	3,960	3,975	535	16%
Town of Cicero	1,090	1,110	1,115	1,120	1,105	1,075	(15)	-1%
Town of Dale	2,800	3,010	3,195	3,370	3,490	3,555	755	27%
Town of Deer Creek	635	645	645	640	630	605	(30)	-5%
Town of Ellington	2,860	3,060	3,225	3,380	3,485	3,535	675	24%
Town of Freedom	6,045	6,485	6,870	7,225	7,460	7,600	1,555	26%
Town of Grand Chute	22,080	23,980	25,700	27,320	28,500	29,270	7,190	33%
Town of Greenville	11,170	12,450	13,650	14,800	15,710	16,390	5,220	47%
Town of Horton	1,100	1,150	1,190	1,225	1,240	1,235	135	12%
Town of Kaukauna	1,270	1,360	1,430	1,500	1,545	1,570	300	24%
Town of Liberty	865	895	920	940	945	940	75	9%
Town of Maine	875	910	940	960	970	965	90	10%
Town of Maple Creek	595	590	580	565	540	510	(85)	-14%
Town of Oneida	4,715	4,965	5,165	5,345	5,435	5,455	740	16%
Town of Osborn	1,205	1,295	1,370	1,445	1,495	1,520	315	26%
Town of Seymour	1,185	1,205	1,215	1,215	1,200	1,170	(15)	-1%
Town of Vandenbroek	1,530	1,640	1,740	1,835	1,900	1,935	405	26%

Source: Wisconsin Department of Administration – Demographic Services Center, 2020.



Employment & Income

Employment Trends

As shown in Table 4 below, the number of people employed and in the labor force has declined between 2000 and 2018. As a percent of the population 16 years and older, the number of people employed and in the labor force has also seen a decrease during that same time period. This decrease in the percentage of people in the labor force is primarily due to the aging population, with more people entering retirement or choosing not to participate in the labor for other reasons. The Town of Bovina's 2018 actual unemployment rate of 9.3% is more than double Outagamie County's 2018 actual unemployment rate of 4.1%.

Definition. Labor Force is defined as the sum of the employed and unemployed people who are 16 years of age and older and who are willing and actively seeking work. Institutionalized people are not included in the labor force.

TABLE 4: TOWN OF BOVINA LABOR FORCE, 2000 & 2018				
Category	2000		2018	
	Number	Percent	Number	Percent
Population 16 Years and older	882	100%	894	100%
In Labor Force	650	73.7%	603	67.4%
Employed	608	68.9%	565	63.2%
Unemployed	42	4.8%	56	6.3%
Not in Labor Force	232	26.3%	291	32.6%
Actual Unemployment Rate		6.5%		9.3%
Source: US Census Bureau, 2000 & 2018				

Income Trends

The three most common categories used to assess income data are: per capita, median household, and median family.

- *Per capita income* is the sum of annual income divided by the total number of residents, including children and other groups of people who do not actually earn income.
- *Median household income* is the middle point of household incomes reported in a community (households include families, married couple households, and individual households).
- *Median family income* is the middle income reported by families.

Definition. Median vs Mean Income: Census data related to income is reported as a median figure, as opposed to an average (or mean) figure. The median represents the middle point of all incomes reported (as opposed to the average of all the incomes reported).

Figure 5 depicts the three income categories for the Town of Bovina compared to Outagamie County over three time periods: 2000, 2010, and 2018. In 2018, every income category for the Town was higher than the County's income categories. In general, this appears to be a positive trend in growth when compared to the 2000 and 2010 time periods.

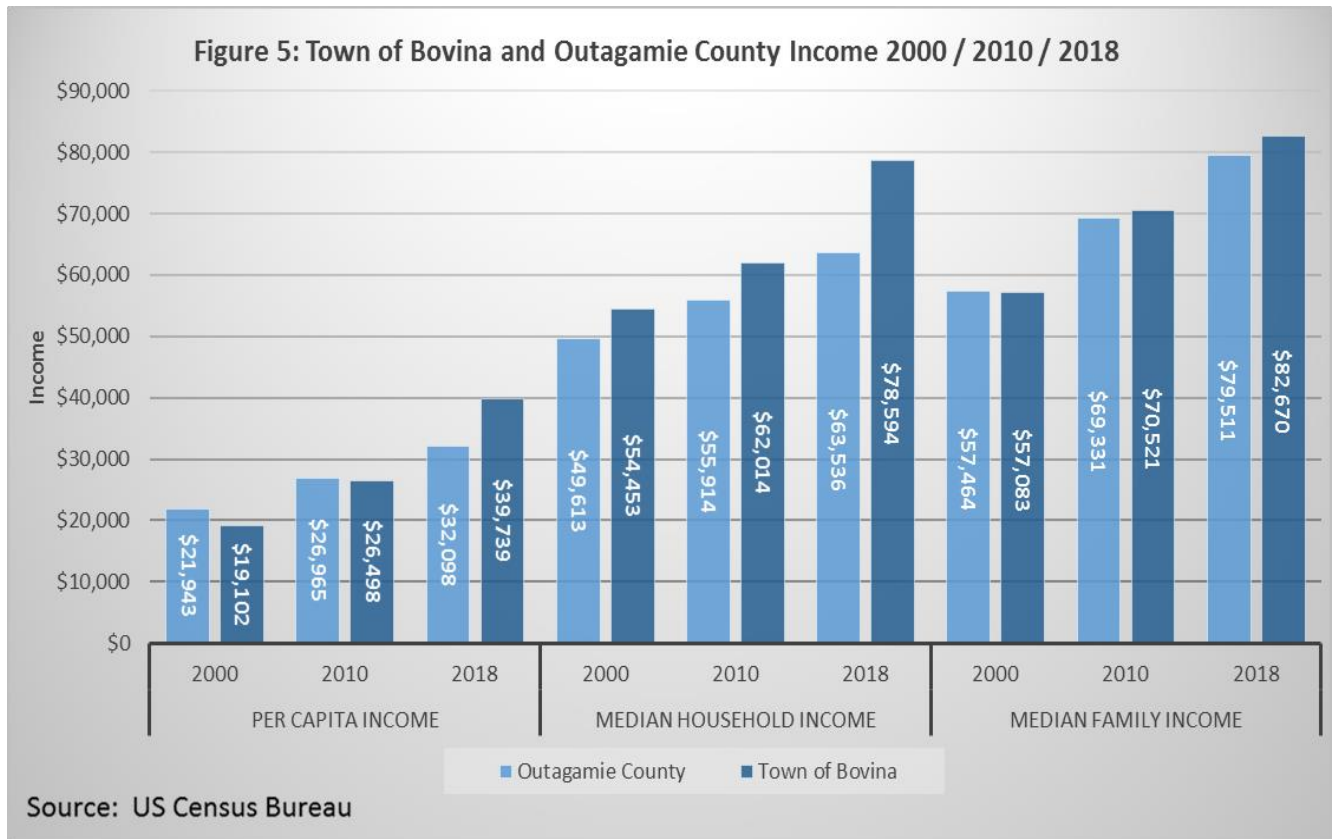
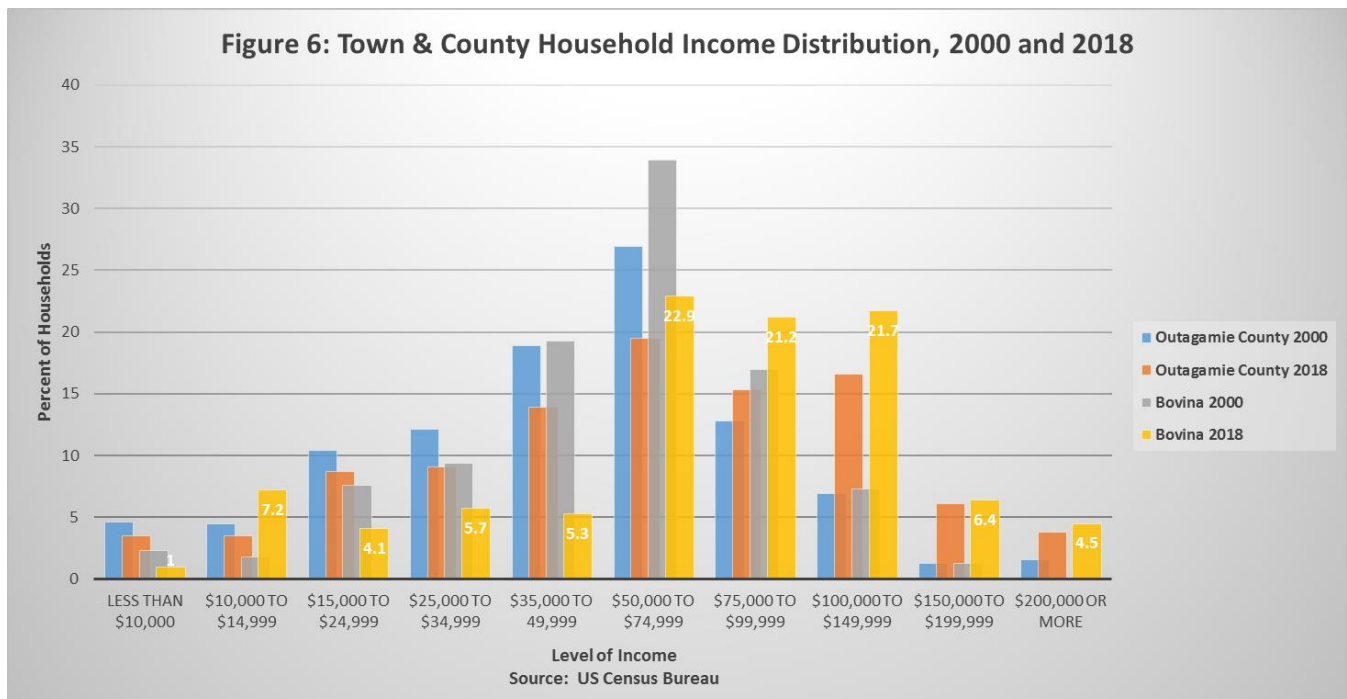


Figure 6 depicts household income distribution within Outagamie County and the Town of Bovina in 2000 and 2018. Over time, the Town of Bovina's distribution of income towards the higher income brackets has grown, becoming skewed towards the upper range, especially when compared with the County as a whole, which is more balanced in its household income distribution.



Land Use Trends

Existing Land Use

The land uses within the Town of Bovina as of 2015 are illustrated on Map 1: Town of Bovina Existing Land Use. Land uses were broken into major categories. For the most part, land use consists of agricultural, vacant, and woodland land uses, with small pockets of residential scattered throughout the town, consistent with the “small town” living and “rural” theme that came out of the town visioning session in 2018. There are some clusters of residential development south and southeast of Shiocton, and along the west side of County Highway B north of Shiocton. Table 5 provides an estimated breakdown of historic land use change, by land use category, between 2003 and 2015.

A comparison of 2003 and 2015 shows that there has not been a significant change in land use in the Town over this time period. The loss in agriculture and vacant land may be in part due to the large increase in woodlands (which, within Bovina are often “wooded wetlands”). Because the town is projected to have a slight increase in population through 2040, some additional acreage will be needed to accommodate new housing. Any needed residential development will likely continue to be widely scattered, having minimal impact on the surrounding land uses.

Table 5: Total Acreages by Town of Bovina Land Use Category, 2003 and 2015				
LAND USE	2003	2015	Change 2003-2015	
			Acres	Percent
Agricultural & Vacant	12,974	11,762	-1,212	-9%
Commercial / Institutional	90	43	-47	-52%
Industrial	43	102	59	137%
Parks & Open Space	1	3	2	0%
Residential	511	597	86	17%
Right-of-way / other	512	519	7	1%
Water	894	843	-51	-6%
Woodland	6,614	7,770	1,156	17%
Total	21,639	21,639		
Source: Outagamie County GIS; ECWRPC Land Use Data, 2003 & 2015				

NOTE: These acreages are approximate, and used the data available from Outagamie County Geographic Information System (GIS) Mapping and the East Central Wisconsin Regional Planning Commission (ECWRPC). For example there may have been more than 43 acres of industrial land use in 2003.

Land Consumption Projections

Land consumption projections were calculated with the assumption that land will be consumed at a rate no greater than what occurred over the past decade. Table 6 shows maximum estimated land use projections through 2040. Most of the residential growth in Outagamie County, especially denser residential development, is anticipated to occur in or near cities, villages, and towns served by sewer and water.

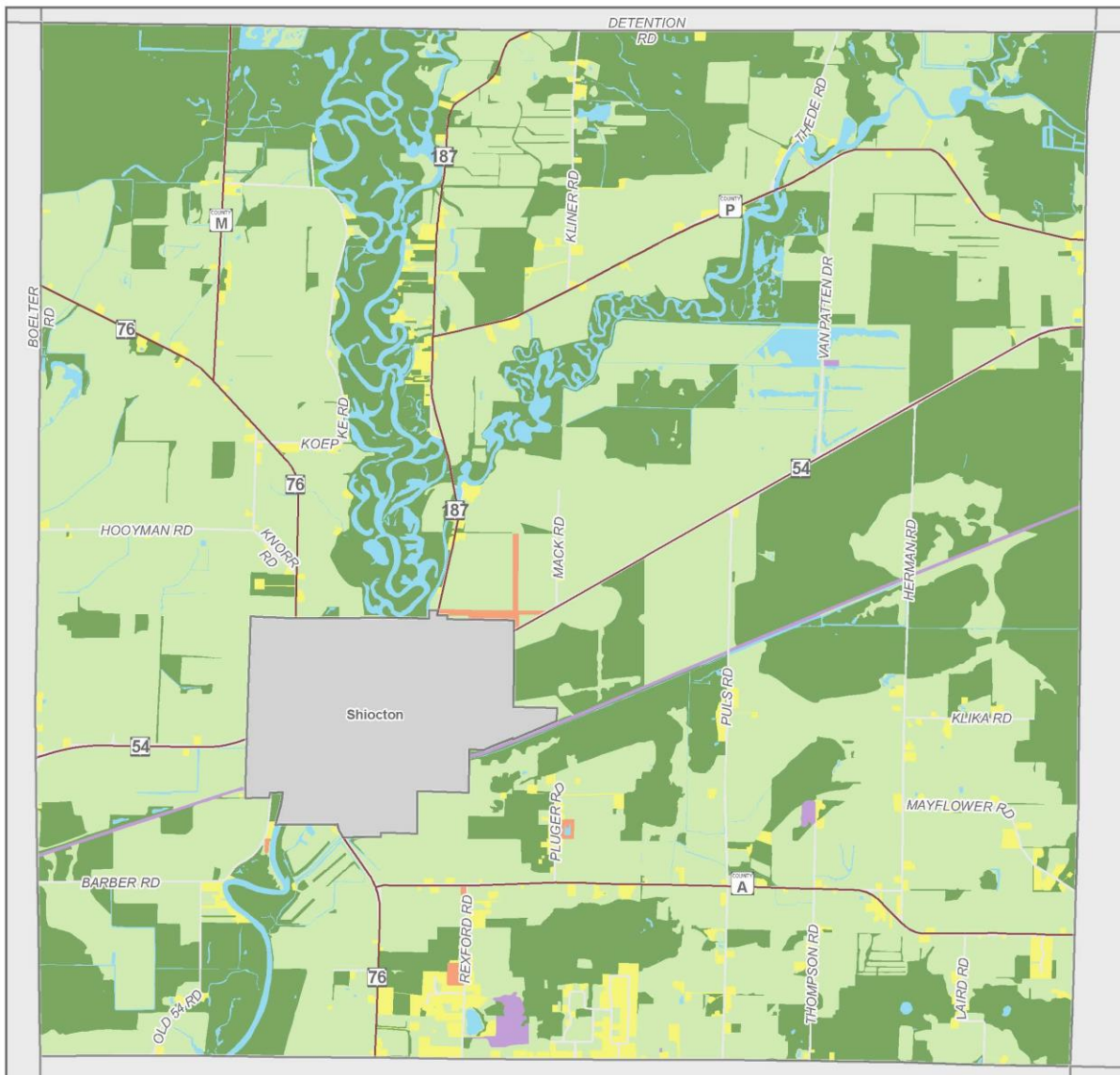
Because most development comes from agricultural / vacant land, over the next 20 years it is estimated that the Town of Bovina will convert an additional 125 acres of land from agricultural / vacant land to residential land, and will lose an estimated total 150 acres of agricultural / vacant land in total to development. Map 1, the 2015 existing land use map for the Town of Bovina is shown on the next page following Table 6.

Table 6: Town of Bovina Land Consumption Projections (Estimated)								
	EXIST. ACRES 2015	PROJECTED ACRES					TOTAL	%
		2020	2025	2030	2035	2040	CHANGE	CHANGE
Agricultural / Vacant (other)	11,762	11,732	11,702	11,672	11,642	11,612	(150)	-1%
5 year change		(30)	(30)	(30)	(30)	(30)		
Residential	597	622	647	672	697	722	125	21%
5 year change		25	25	25	25	25		
Commercial	43	47	51	55	59	63	20	47%
5 year change		4	4	4	4	4		
Industrial	102	103	104	105	106	107	5	5%
5 year change		1	1	1	1	1		

Total Non Ag Land Consumption over Planning Period = **150**

Sources: 2015 LU Data, ECWRPC; Based Data for Assumptions derived from OC DLS, 2012-2018; Building Permit Data; 2012-18 Rezoning Data & CSM Data.

Map 1: Town of Bovina - Existing Land Use

**2015 Existing Land Use**

Residential

Commercial

Industrial

Parks & Recreation

Agricultural & Vacant

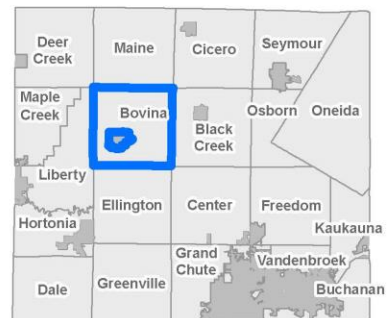
Woodland

Other

Water

0 0.25 0.5 1 Miles

Outagamie County
Est. 1851



Future Land Use

The Land Use element is one of the principal components of a comprehensive plan in terms of statutory authority. Its main purpose is to provide a framework for decision makers to guide growth and development. It will guide the Town Board & Plan Commission (for items considered at the town level), the Zoning Committee and County Board (at the County level), county & town staff, property owners, developers, and others in determining the type, location, and density of future development within the town. The following land use actions, when considered by the County Board, must be found to be consistent with the County Comprehensive Plan, per 66.1001(3) Wis Stats; they should also be determined to be consistent with the Town Comprehensive Plan by the Town Board/Plan Commission (where applicable/the town has authority):

- Zoning Map Amendments (“Rezoning”);
- General Zoning Code Text Amendments;
- Subdivision Code Amendments;
- Shoreland Zoning Code Amendments; and
- Official Mapping Ordinance Amendments.

Future Land Use Transect

Land use within Outagamie County ranges from low-density rural townships on its northwestern periphery to the vibrant intensity of College Avenue in Appleton. Land uses within individual towns can change substantially as well. Understanding that all towns will continue to contain an assortment of land use patterns and levels of development intensity, the Town of Bovina (see Map 2) and Outagamie County (see Map 3) Future Land Use Maps were crafted using a Land Use Transect concept. Seven transect categories and five land use overlays are listed below and further described in the following Table 7: Future Land Use Categories and Overlays. Not all future land use or overlay categories are found in each town.

Future Land Use Categories:

- Agriculture & Open Land
- Rural Character
- Suburban Transition
- Suburban Residential
- Community Mixed Use
- Commercial/Industrial
- Urban / Incorporate City & Village

Future Land Use Overlays:

- Town Center/Hwy Mixed Use
- Existing Non-Metallic Mining Operations
- Natural Areas
- Airport Protection Area
- Oneida U.S. Trust Land

Transect Planning, definition:

Transect Planning is based on the creation of a set of human habitats that vary by their level and intensity of urban character. In transect planning, this range of environments, from rural to urban, is the basis for organizing the components of the built world: building, lot, land use, street, and all of the other physical elements of the human habitat. Transect planning seeks to create immersive environments, created to preserve the integrity of each location along the rural-to-urban continuum. This is a matter of finding an appropriate spatial allocation of the elements that make up the human habitat. Rural elements must find their place in rural locations, while urban elements must find their place in more urban locations—not unlike natural ecological systems where plant and animal species coexist within habitats that best support them. The transect is designed to strengthen the integrity of each immersive environment and can be used as a new, alternative approach to conventional zoning systems.

Excerpted from the Journal of the American Planning Association, Vol. 68, 2002 – Issue 3

What’s the Difference between a Zoning Ordinance and the Comprehensive Plan’s Future Land Use designation?

Zoning is a regulatory tool established to identify, among others, the permitted and conditional uses allowed on a given parcel within a specific zoning district. Comprehensive plans are vision-based guidance documents developed with high levels of public participation. The Future Land Use map provided in this chapter presents a vision for future development. It will serve as a guide for reviewing and approving rezoning and other land use proposals.

Wisconsin’s Comprehensive Planning law requires that decisions related to land use made via zoning and subdivision regulations and official maps be consistent with the adopted comprehensive plan.

TABLE 7: FUTURE LAND USE CATEGORIES AND OVERLAYS**Agriculture & Open Land**

Description	Land Use
Consists of land in open or cultivated state with limited residential development. Residential uses are primarily accessory to agricultural or agriculture-related activities (i.e. farmsteads). Residential uses not accessory to principal agricultural activities are limited in number and generally located on unplatted parcels or lots created by minor land divisions. Development served by Private Onsite Waste Treatment Systems (POWTS).	<p><u>Typical Uses*</u> - Agriculture, agriculture-related, and uses accessory to the same; Farm owner/operator home-based businesses and home occupations.</p> <p><u>Potential uses*</u> - Certain types of governmental and institutional land uses (church, town hall, school, etc.); non-farm residences; nonmetallic mining operations.</p>

Rural Character

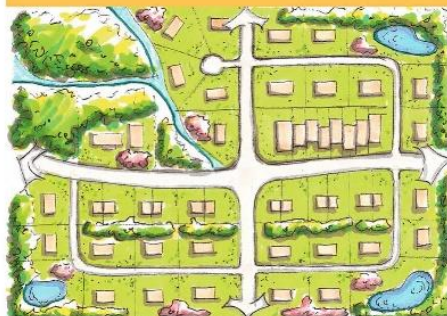
Description	Land Use
Consists of agricultural land, open land and residential development. Agricultural and open land become less interconnected due to increased residential development, including a limited number of subdivision plats. Development beyond residential use is limited, and is largely comprised of agriculture-related businesses. Development served by POWTS.	<p><u>Typical uses*</u> - Agriculture, agriculture-related uses, and uses accessory to the same; residential development via minor land division; home-based businesses and occupations.</p> <p><u>Potential uses*</u> - Certain types of governmental and institutional land uses; platted residential subdivisions; duplexes; multi-generational housing; nonmetallic mining operations; contractor/skilled trades businesses.</p>

Suburban Transition


Description	Land Use
Consists of residential development with agricultural and open land interspersed. Agricultural and open land yield way to increased residential and non-residential development. Residential development patterns reflect an increase in platted subdivisions. Non-residential development begins to include a diversity of uses including nurseries & landscaping businesses, and light manufacturing. Development served by POWTS and sanitary sewer service.	<p><u>Typical uses*</u> - Agricultural uses, agriculture-related uses, and uses accessory to the same; residential development via minor land division and platted subdivision; home-based businesses and occupations.</p> <p><u>Potential uses*</u> - Certain types of governmental and institutional land uses; nonmetallic mining operations; contractor/skilled trades businesses; warehouse/storage units; light manufacturing; duplexes; multi-generational housing; multi-family apartment buildings.</p>

* Land uses provided represent typical land uses within each category and are in no way inclusive. Please see Outagamie County and/or Town Zoning Ordinances for specific land use information and regulations.


TABLE 7: FUTURE LAND USE CATEGORIES AND OVERLAYS (continued)**Suburban Residential**

	Description	Land Use
	Consists of residential development, almost exclusively via subdivision plats. Isolated remnants of agricultural and open land. Very limited non-residential uses. New development served by sanitary sewer; isolated, existing development served by POWTS.	<p>Typical uses* – Residential subdivisions; senior housing (including condominium and townhouse); duplexes; multi-generational housing; multi-family apartment buildings.</p> <p>Potential uses* – Certain types of governmental and institutional land uses; neighborhood service establishments; home-based businesses.</p>

Community Mixed Use





	Description	Land Use
	Consists of an array of land uses including residential, commercial, light manufacturing, industrial, institutional, recreational, and governmental at lower densities than urban areas. Isolated remnants of agricultural/open land. New development served by sanitary sewer; isolated, existing development served by POWTS.	<p>Typical uses* – Senior housing (including condominium and townhouse); duplexes; multi-family apartment complexes; multi-generational housing; small scale commercial retail and office space; restaurants; service establishments.</p> <p>Potential uses* – Automobile sales, service and repair; filling/charging stations and car washes; light manufacturing, wholesale and warehouse establishments.</p>

Commercial / Industrial

	Description	Land Use
	Consists of multi-scale commercial, manufacturing and industrial development as well as other closely related uses. Development typically includes larger building envelopes with increased vehicular focused infrastructure. Generally located within close proximity to high capacity transportation systems (rail, airport, highway). Residential uses are limited to those existing. Extremely isolated remnants of agricultural/open land. Nearly all development served by sanitary sewer.	<p>Typical uses* – Commercial uses (retail, service, office); wholesaling; warehousing; storage; manufacturing and closely related uses; distribution centers.</p> <p>Potential uses* – Wrecking, salvage, recycling yards; the manufacturing, storage or distribution of hazardous materials.</p>



* Land uses provided represent typical land uses within each category and are in no way inclusive. Please see Outagamie County and/or Town Zoning Ordinances for specific land use information and regulations.

TABLE 7: FUTURE LAND USE CATEGORIES AND OVERLAYS (continued)

Urban/Incorporated City & Village		
	Description	Land Use
	Consists of high density residential, institutional, commercial, retail, office and mixed use development. Urban areas within Outagamie County are primarily located within incorporated areas (cities and villages). Development served by sanitary sewer.	Land use and land use policies within incorporated areas of the County are established and regulated by individual cities and villages.
Land Use Overlays		
 Town Center / Highway Mixed Use	Description Consists of an array of land uses including residential, commercial, light manufacturing, industrial, institutional, recreational, and governmental at lower densities than urban areas. Typically located in Town Centers and along highway corridors.	Land Use <u>Typical uses*</u> – Senior housing (including condominium and townhouse); duplexes; multi-family apartment complexes; multi-generational housing; small scale commercial retail and office space; restaurants; service establishments. <u>Potential uses*</u> – Automobile sales, service and repair; filling/charging stations and car washes; light manufacturing, wholesale and warehouse establishments.
NR135 Non-Metallic Mining Operations  Existing / Active  Future Expansion / Reserve	Description Consists of NR135 non-metallic mining operations (active & reserve) which include the use of mining equipment or techniques to remove materials from non-metallic mineral deposits, including drilling and blasting, as well as any associated activities such as topsoil removal, excavation, grading and dredging.	Land Use <u>Typical uses*</u> – Non-Metallic Mining and activities/processes generally associated with non-metallic mining. Note: Residential development adjacent to a non-metallic mining operations is limited to existing development
 Natural Areas	Description Consists of Navigable waters, DNR mapped wetlands, 100 year floodplain and other environmentally sensitive areas.	Land Use Development is highly restricted and requires permitting via WDNR, USACE, and Outagamie County. <u>Potential uses*</u> – Agriculture, agriculture-related; non-structural outdoor recreation

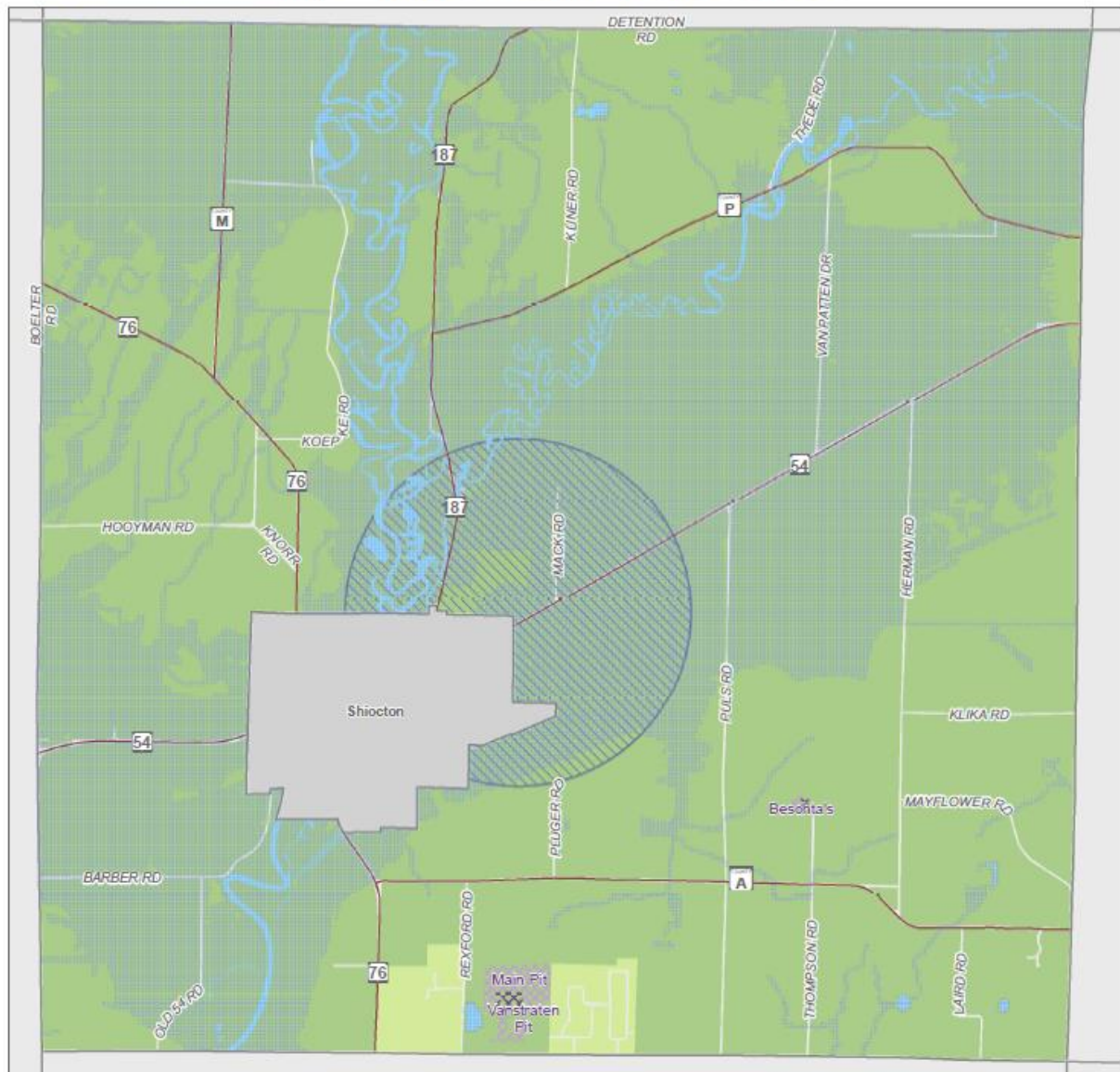
* Land uses provided represent typical land uses within each category and are in no way inclusive. Please see Outagamie County and/or Town Zoning Ordinances for specific land use information and regulations.

TABLE 7: FUTURE LAND USE CATEGORIES AND OVERLAYS (continued)

Land Use Overlays		
	Description	Land Use
 <p>Airport Protection Area</p>	<p>Consists of land under the regulation of the Federal Aviation Administration (FAA), Wisconsin Department of Transportation—Bureau of Aeronautics, and the Outagamie County Airport Zoning Ordinance. To ensure the safety of airport operations, land uses within these areas are subject to additional regulations and further review.</p>	<p><u>Appleton International Airport (ATW):</u></p> <p>Land uses regulated by the Federal Aviation Administration (FAA), Wisconsin Department of Transportation—Bureau of Aeronautics, and the Outagamie County Airport Zoning Ordinance.</p> <p>Outagamie County Airport Zoning Districts include:</p> <p>AD—Airport District AOD1—Airport Overlay District Zone 1 AOD2—Airport Overlay District Zone 2 AOD3A—Airport Overlay District Zone 3A AOD3—Airport Overlay District Zone 3 AID—Airport Industrial District</p> <p>Additional land use restrictions include:</p> <p>Height Limitation Zones: Land uses within a three (3) mile radius of the Air Operations Area (AOA) are subject to height limitations.</p> <p>10,000 FT Buffer: Retention, detention, and other human-made waterbodies located within 10,000 feet of the Air Operations Area (AOA) are subject to additional restrictions and design criteria.</p> <p><u>Shiocton Airport:</u></p> <p>Future land use and zoning modifications (Special Exceptions, Rezoning, etc.) within proximity to the Shiocton Airport, should consider best practices for land use compatibility near airport operations.</p>
 <p>Oneida Nation - US Trust & Fee Simple Land</p>	<p>Consists of land held in trust by the United States Federal Government for the benefit of the Oneida Nation and land held under fee simple ownership of Oneida Nation.</p>	<p>Land use and land use policies within this future land use overlay are established and regulated by the Oneida Nation.</p>

* Land uses provided represent typical land uses within each category and are in no way inclusive. Please see Outagamie County and/or Town Zoning Ordinances for specific land use information and regulations.

Map 2: Town of Bovina - Future Land Use



Future Land Use

- Agriculture & Open Land
- Rural Character
- Suburban Transition
- Suburban Residential
- Community Mixed Use
- Commercial / Industrial
- Urban/Incorporated City & Village

Land Use Overlays

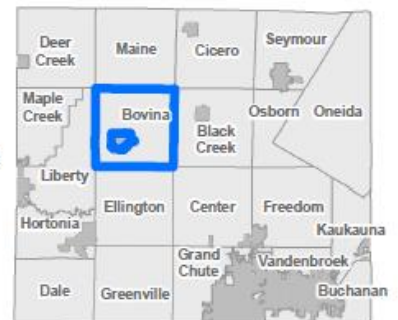
- Town Center / Highway Mixed Use
- Natural Areas
- Airport Protection Area
- Oneida Nation - US Trust & Fee Simple Land

NR135 Non-Metallic Mining Operations

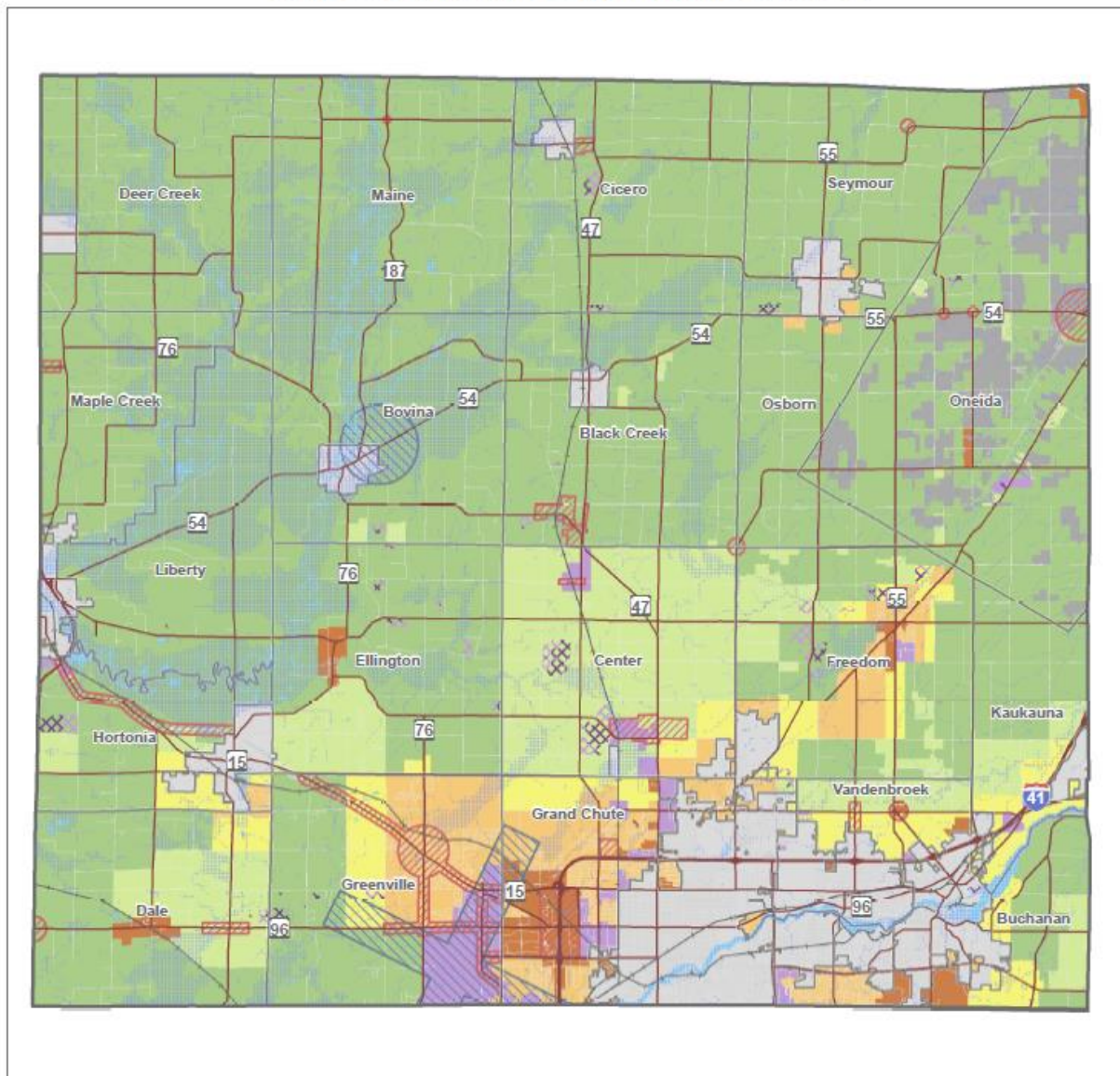
- Existing / Active
- Future Expansion / Reserve

0 0.25 0.5 1 Miles

 **Outagamie County**
Est. 1851



Map 3: Outagamie County Future Land Use

**Future Land Use**

- Agriculture & Open Land
- Rural Character
- Suburban Transition
- Suburban Residential
- Community Mixed Use
- Commercial / Industrial
- Urban/Incorporated City & Village

Land Use Overlays

- Town Center / Highway Mixed Use
- Natural Areas
- Airport Protection Area
- Oneida Nation - US Trust & Fee Simple Land

NR135 Non-Metallic Mining Operations

- Existing / Active
- Future Expansion / Reserve



0 1 2 4 Miles



Future Land Use Development Process

The Future Land Use Framework was created with general oversight and direction provided by the Land Use Advisory Group that was created during the County's planning process. The Land Use Advisory Group included representatives from urban, suburban, and rural communities, to ensure the Future Land Use Framework created enough structure to define land use patterns and advise future land use decisions, while also providing enough flexibility for local communities and the county to consider a variety of land use types that the housing and/or land markets may demand, and our residents may need.

Each Town's Future Land Use Map was created using a bottom up / top-down process. This involved taking every Town-level Comprehensive Plan, evaluating their Future Land Use Map and land use categories, and categorizing each parcel into the County's transect-based future land use categories. Recognizing that county staff may have misinterpreted a local plan, or that a community may desire a shift in future land use, county staff followed up with every unincorporated community to discuss their community's map. This included consultative meetings with each town's local Plan Commission and/or Town Board. Approaching future land use this way ensured there was consensus in how each community's future land uses were depicted within the County Comprehensive Plan, and also overall consistency and cohesion between the County and local plans. These future land use maps are now incorporated into local town plans via addenda to ensure full consistency between town and county future land use plans.

Conclusion

Plan implementation is an ongoing process. We anticipate this addendum to the Town of Bovina's Comprehensive Plan will be implemented primarily through the Development review process (rezonings, subdivisions, and other discretionary land use decisions).

Comprehensive plans can be amended at any time. When an amendment is adopted by the town, that amendment may be considered to be an update that resets the 10 year count for updating the town comprehensive plan. However, as time goes on and more things change within the town, the need for a comprehensive update becomes more critical. While an addendum was appropriate for updating the comprehensive plan in 2021, in the decade that follows the town should continue to evaluate changing conditions and whether additional updates or a full rewrite is warranted.

Appendix A: Vision Session Summary Report: Fall 2018*Outagamie County
Comp Plan 2040**T. Bovina
Summary Report***Initial Meeting – July 16, 2018**Issues /Concerns

- Consolidation of farms, farms getting larger
- Farm machinery larger, hauling manure
- Groundwater issues; ledge rock; runoff to ditches and streams
- Internet: southern Bovina ok (Spectrum), rest of Town bad
- Money to maintain roads
- Sand pit equipment, heavy trucking
- Some development pressure

Visioning Meeting – October 23, 2018 (2 attendees)

(Numbers in parentheses indicate multiple responses)

By 2040, housing in the Town of Bovina includes...

- Airport living [fly-in subdivisions] – fly to work
- Less animal farming, more hobby farming
- More equestrian facilities
- Multi-family living – duplex, 4-plex
- Multi-generational housing
- Senior living
- Single-family

By 2040, the transportation system in the Town of Bovina includes...

- ATVs
- Bikes
- Cars
- Higher vehicle registration fees
- More walking and biking
- Reduce or eliminate off-road fuel tax exemptions
- Self-driving vehicles – cars, airplanes, gyro-copters
- Semis

By 2040, economic development in the Town of Bovina includes...

- A few large farms
- Bars
- Diners
- Farms
- Gas stations
- Hunting land
- More home run [based] businesses
- More small farms to market growers
- Remain bedroom community for those who work in Appleton, Green Bay, etc.
- Repair shops
- Will not see large, factory type employers

Appendix A: Vision Session Summary Report: Fall 2018 (continued)

*Outagamie County
Comp Plan 2040*

*T. Bovina
Summary Report*

By 2040, parks and recreation in the Town of Bovina includes...

- (2) Trails – recreation trails, bike trails, building more pedestrian trails (2)
- (2) Parks
- Hunting
- More access to existing facilities

By 2040, the Town of Bovina has successfully preserved...

- (2) Farming
- (2) Hunting – hunting land, Maintain hunting areas
- Develop access to Wolf River for recreation
- Maintain a school in our community
- No mega farms
- Peace and quiet
- Rural atmosphere
- Small town feeling

Appendix B: Town Plan Addendum Adoption Documentation**ORDINANCE NO 21-02.****AN ORDINANCE TO ADOPT THE UPDATE TO THE COMPREHENSIVE PLAN
OF THE TOWN OF BOVINA, WISCONSIN**

The Town Board of the Town of Bovina, Outagamie County, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Bovina is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Bovina Wisconsin, has adopted written procedures designated to foster public participation in every stage of the preparation of a comprehensive plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Plan Commission of the Town of Bovina by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the plan amendment entitled "Addendum to *Town of Bovina Comprehensive Plan*" containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

SECTION 4. The Town of Bovina has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The Town Board of the Town of Bovina, Wisconsin, does, by the enactment of this ordinance, formally adopt the plan amendment entitled "Addendum to Town of Bovina Comprehensive Plan" pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

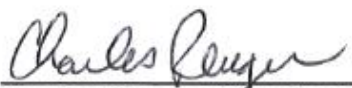
SECTION 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and posting as required by law.

ADOPTED this 10th day of June, 2021
Ayes 3 Nays 0 Absent 0

Posted June 11, 2021


Doug Pahlow, Town Board Chair

ATTEST:


Charles Plugger, Town Clerk