

TOWN OF QUINCY
COMPREHENSIVE PLAN
2022

Prepared with the Assistance of the North Central Wisconsin Regional Planning Commission

Town of Quincy

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Table of Contents

Chapter 1	-	Demographics	1
Chapter 2	-	Natural, Agricultural and Cultural Resources	10
Chapter 3	-	Housing	25
Chapter 4	-	Utilities and Community Facilities	33
Chapter 5	-	Transportation	38
Chapter 6	-	Economic Development	46
Chapter 7	-	Land Use	55
Chapter 8	-	Intergovernmental Cooperation	63
Chapter 9	-	Implementation	68
Maps	-	73
		1: Planning Area	
		2: Natural Resources	
		3: Transportation	
		4: Utilities & Community Facilities	
		5: Existing Land Use	
		6: Future Land Use	
Appendices	-	80
		A: Public Participation Plan	
		B: Plan Adoption	

Chapter 1

Demographics

This chapter reviews the demographics of the Town of Quincy and identifies the major trends impacting the Town over the next few decades. Both Adams County and the State of Wisconsin are presented for comparison.

Background

The Town of Quincy is located in west central Adams County, Wisconsin. The Town is bounded by the Wisconsin River/Castle Rock Lake to the west, the Town of Strongs Prairie to the north, the Towns of Adams and Easton to the east, and the Town of Springville to the south. Development in the Town is clustered along the lake and notable agriculture throughout the interior. Significant floodplain and wetland area dominate the southeast part of the Town. See the Planning Area Map.

Planning Process

In the fall of 2020 the Town initiated a process to update its 2006 plan. The state planning law – 66.1001 – requires that a comprehensive plan be updated every ten years. A variety of Plan Commission meetings were held over the course of 2020 and 2021 to prepare the plan. A final Plan Commission meeting was held in late 2021 to review the final draft and recommend adoption of the plan by the Town Board.

Public Participation

An important part of any planning process is public involvement. Public involvement provides the citizens of the town an opportunity to express their views, ideas, and opinions on issues that they would like addressed regarding the future development of their town. Local officials use this input to guide policies and decisions with greater awareness of the public's desires and consensus. See the adopted Public Participation Plan in Appendix A. The Town of Quincy posted all Plan Commission meetings to invite the public and held a Public Hearing to collect public input.

Issues and Opportunities

During the planning process for this plan update, the Town Plan Commission identified and discussed a number of issues/opportunities currently facing the Town, as follows:

- *Roadway Safety* - A number of factors lead to the identification of roadway safety as a broad issue area, including: speeding, lack of stopping, hills, and narrow street widths in subdivisions.
- *Flooding* - Another road related issue was annual flooding that cause repeated road washouts.
- *Community Character & Image* - The need to address nuisance situations in the Town, such as

empty and/or dilapidated buildings and junk in yards, has been identified as an issue needing more attention.

- *Telecommunications* - Phone and Internet service is not good. This has implications for daily activities in an increasingly tech-based world as well as for emergency services.
- *Opportunity* - The Town has the location, natural features and amenities to "be a hot spot" for revenue by capitalizing on both the retirement home and tourism markets.

Population and Households

Historical Trends

The estimated 2018 population for the Town of Quincy provided by the American Community Survey is 1,292 people. As shown in Table 1, the Town experienced a substantial increase in population from 1990 to 2000. Additionally this trend of population increase continued from 2010 to 2018, but to a lesser degree. From 1990 to 2010, the percentage increase of 25.46 percent was less than Adams County, but more than the State of Wisconsin as a whole at 33.11 percent and 16.26 percent respectively. From 2010 to 2018, the rate of population increase outpaced both the county and state, at a rate of 11.09 percent. In contrast the state population increased at a rate of only 1.61 percent and the county experienced population decrease at a rate of 3.84 percent.

Table 1: Demographic Change 1990-2018						
Minor Civil Division	1990	2000	2010	2018	1990-2010 % Change	2010-2018 % Change
Total Population						
T. Quincy	927	1,181	1,163	1,292	25.46%	11.09%
Adams County	15,682	19,920	20,875	20,073	33.11%	-3.84%
State	4,891,769	5,363,675	5,686,986	5,778,394	16.26%	1.61%
Total Households						
T. Quincy	428	569	573	613	33.88%	6.98%
Adams County	5,972	7,900	8,666	8,619	45.11%	-0.54%
State	1,822,118	2,084,544	2,279,768	2,343,129	25.12%	2.78%
Average Household Size						
T. Quincy	2.17	2.08	2.03	2.11	-6.45%	3.94%
Adams County	2.44	2.33	2.24	2.20	-8.20%	-1.79%
State	2.61	2.5	2.43	2.40	-6.90%	-1.23%

Source: U.S. Census, American Community Survey 5-Year Estimates

Growth in the number of households followed the same trend with a dramatic upswing from 1990 to 2010. This was true to a great extent in the Town of Quincy, where there was a 33.88 percent increase in the number of households from 1990 to 2010. The number of households increased throughout the state at a rate of 25.12 percent and throughout the county at a rate of 45.11 percent. The number of households continued to grow from 2010 to 2018, but to a lesser degree, consistent with population trends. Households in the Town of Quincy increased 6.98 percent from 2010 to 2018, more than the county and state, at -0.54 percent and 2.78 percent respectively.

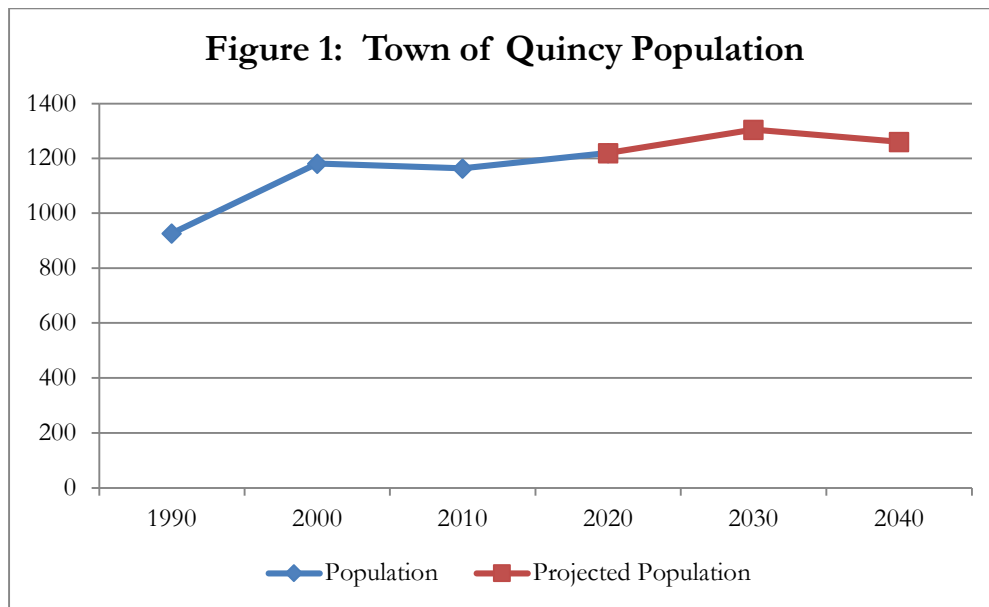
The average household size has been decreasing steadily across the nation over the past few decades.

This is due to a multitude of factors including longer life spans, less people having children, and people having fewer children. In contrast, household size in the Town has remained relatively stable over the past few decades, from 2.17 average people per household in 1990 to 2.11 in 2018, for a decrease of 0.06 persons per household. This decrease is less than the county which has dropped from 2.44 in 1990 to 2.20 in 2018, for a total of 0.24 persons per household. Additionally, the decrease is less than the state which has gone from 2.61 in 1990 to 2.40 in 2018, for a net reduction of 0.21 persons per household on average.

In addition to the year-round population shown in Table 1, a significantly large portion of the Town’s economy is centered around the recreation and tourism industry. Consequently, there are a considerable number of seasonal residents. The summer season is identified as the most popular time for recreational tourists, although fall and winter recreational opportunities are continuing to increase in popularity. It is important to identify the number of seasonal residents as this population creates an increased demand on public services including roadways, outdoor recreation spaces, and public utilities. The American Community Survey reports that in 2018, there were 1,047 seasonal residences in the Town.

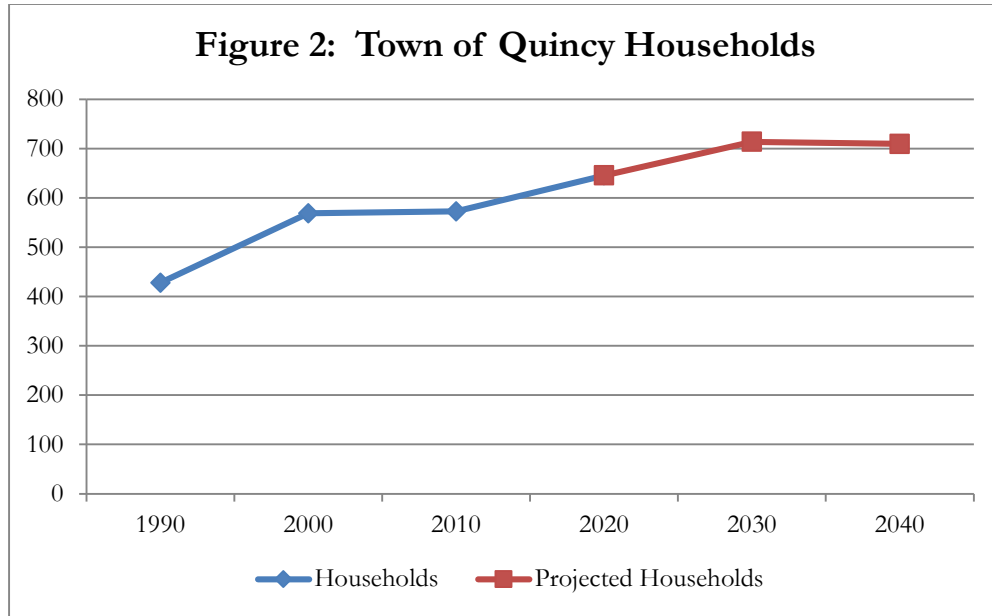
Projections

Figure 1 shows population projections for the Town of Quincy and Table 2 compares projected population in the Town to Adams County, based on projections made by the Wisconsin Department of Administration (DOA). The Wisconsin DOA population projections are recognized as Wisconsin’s official population projections. These projections are based on historical population and household growth in the community, with more recent years given a greater weight. The Town of Quincy is expected to experience an increase in population through 2040 at a rate of 8.34 percent. This is slightly less than Adams County as a whole which is expected to grow at a rate of 11.69 percent through 2040.



Source: U.S. Census, WI DOA

Figure 2 and Table 3 include household projections completed by the WDOA. Projections indicate that although both population and number of households are expected to increase somewhat in the Town through 2030, they are expected to decrease from 2030 to 2040. Household size has been steadily decreasing through the past few decades and this trend is expected to continue. The average household size was 2.03 in 2010 and is expected to decrease to 1.77 by 2040. Growth in the number of households is expected to continue for Adams County through the year 2040.



Source: U.S. Census, WIDOA

Table 2: Population Projections, 2010-2040

Total Population by Year								
	2010	2015	2020	2025	2030	2035	2040	% change 2010-2040
T. Quincy	1,163	1,195	1,220	1,275	1,305	1,290	1,260	8.34%
Adams County	20,875	21,410	22,035	23,120	23,830	23,780	23,315	11.69%

Source: WI DOA Population Projections, 2013

Table 3: Household Projections, 2010-2040

Total Households by Year								
	2010	2015	2020	2025	2030	2035	2040	% change 2010-2040
T. Quincy	573	618	646	688	714	716	710	23.91%
Adams County	8,666	9,375	9,887	10,599	11,090	11,244	11,219	29.46%

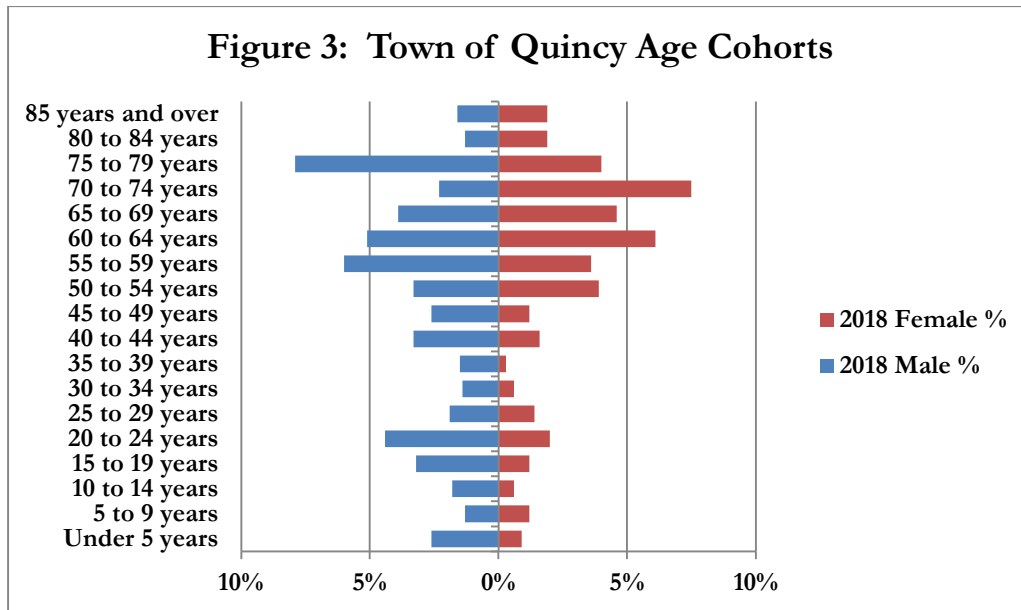
Source: WI DOA Household Projections, 2013

Age

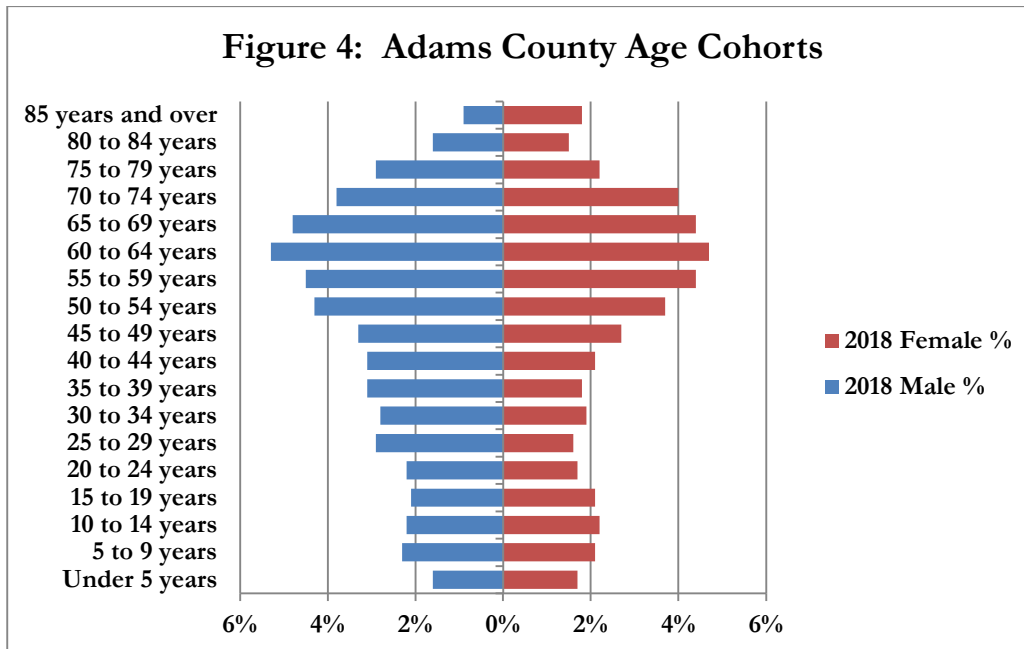
Figures 3 and 4 compare the distribution of age group for the Town of Quincy and Adams County. Adams County's population pyramid is highly constrictive with far greater numbers in the higher

verses lower age ranges. This is indicative of aging populations with slow population growth. Similarly, the Town of Quincy also has a highly constrictive population pyramid with very few residents in the younger age categories. For example, in the 10-14 year age range there are only 31 residents. Most males in the Town (102) are in the 75-79 year old age category.

In 2018, the median age in the Town was 59.1 years, up from 55.4 in 2010. The county’s median age was 53.3 in 2018. The median age for both the Town and the county was significantly higher than the state which had a median age of 39.6 in 2018.



Source: American Community Survey- 5 Year Estimates



Source: American Community Survey 5-Year Estimates

Population distribution is important to the planning process. Two age groups are of particular note, those 17 years of age and younger and those 65 years of age or older. These are often referred to as dependent populations, but each have different needs. For example, the younger group requires schools and child care and the older group requires increased levels of medical care.

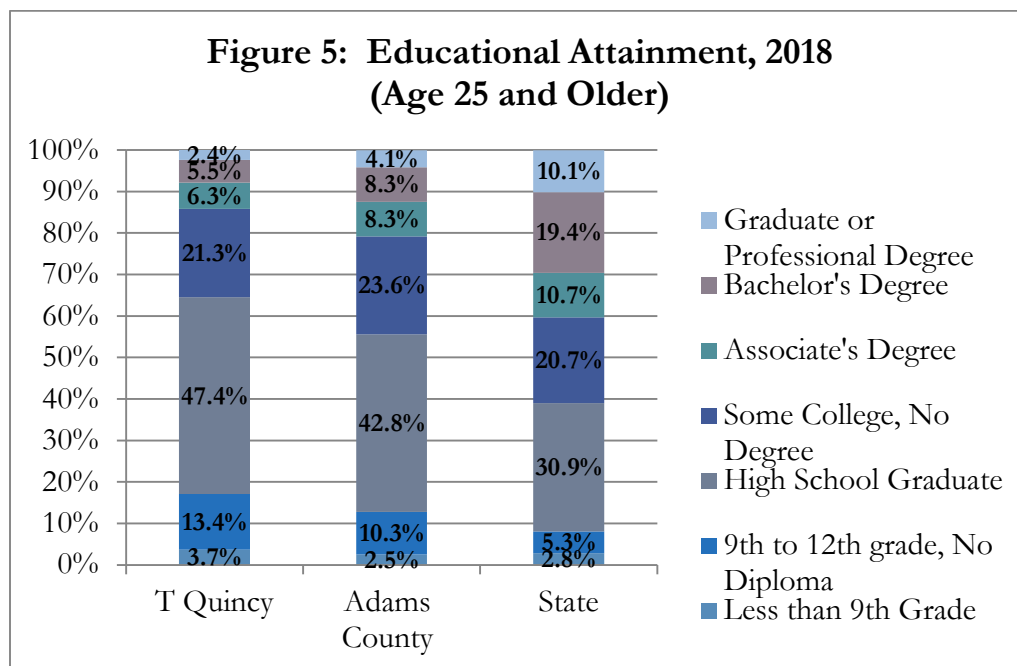
The U.S. Census calculates an old age dependency ratio, which is the population age 65 and older divided by the population ages 20 to 64 times 100. In 2018, the old age dependency ratio for the Town of Quincy was 71.2, up from 54.6 in 2010. The U.S. Census also calculates a youth dependency ratio, which is the population under 20 divided by the population ages 20 to 64 times 100. In 2018, the youth dependency ratio for the Town of Quincy was 21.3, down from 25.3 in 2010. Clearly, the needs of those in the 65 and older group have become much more prevalent in the past few years. In contrast, the needs of the younger population are important, but are not as widespread due to the fact that the size of this group is shrinking.

Due to longer life expectancy and the size of the Baby Boomer generation, the 65 and older age group is expected to continue to increase in size. The trend is occurring at the state and national levels and to an even greater degree within the rural Wisconsin counties. This population trend whereby older age categories increase significantly while younger age categories decline will impact the future labor supply, school system, and health care industry at the national, state, and local levels.

Education and Income Levels

Education

Figure 5 compares educational attainment of those in the Town of Quincy to the county and the state. In 2018, 82.9 percent of town residents age 25 and older had a high school education or higher. This was 4.2 percent lower than the county average and 9.0 percent lower than the state average.



Source: American Community Survey, 2018

In 2018, 7.9 percent of Town residents had earned a bachelor’s degree or higher. This was substantially lower than both the county and the state at 12.4 percent and 29.5 percent respectively. Education and how it relates to economic development will be discussed in the economic development chapter.

Income

Median household income and per capita income are two commonly used measures of income. Median household income is the amount that divides the income distribution into two equal groups, meaning half of all households have income above that amount, and half have income below that amount. Per capita income is the average income earned per person.

Median household income for Town of Quincy residents was \$35,750 in 2018. Table 4 shows that this was significantly lower than both Adams County and the State of Wisconsin. This was a change from 2010, when the Town of Quincy household income was lower than the state, but higher than the county. When adjusted for inflation, the median household income in the county has decreased, and this is true to an even greater degree in the Town. Median household income has dropped 28.7 percent in the Town of Quincy since 2010 when adjusted for inflation.

Table 5 illustrates that in 2018, income per capita in the Town of Quincy is higher than the county, but lower than the state. This trend has been consistent since 2010. Per capita income in the Town increased slightly at 1.9 percent, adjusting for inflation, from 2010 to 2018. This rate of increase is lower than both the county and state, at 2.4 percent and 6.2 percent respectively.

Table 4: Median Household Income

Minor Civil Division	2010	2018	*Net Change	*% Change
T. Quincy	\$41,726	\$35,750	-\$11,980	-28.7%
Adams County	\$39,885	\$43,280	-\$2,344	-5.88%
Wisconsin	\$51,598	\$59,209	\$186	0.4%

Source: U.S. Census, American Community Survey 5-Year Estimates
*Adjusted for inflation in 2018 dollars

Table 5: Per Capita Income

Minor Civil Division	2010	2018	*Net Change	*% Change
T. Quincy	\$22,528	\$26,190	\$420	1.9%
Adams County	\$21,917	\$25,591	\$520	2.4%
Wisconsin	\$26,624	\$32,108	\$1,653	6.2%

Source: U.S. Census, American Community Survey 5-Year Estimates
*Adjusted for inflation in 2018 dollars

Employment Characteristics

Tables 6 and 7 illustrate the breakdown of the labor force and employed population living in the Town of Quincy in 2010 and 2018. The “employed population” includes those that are 16 and older. There was a decrease of 92 people in the labor force from 2010 to 2018 in the Town. This is likely due to the rise in median age, whereby more people are entering retirement. This decline was in contrast to the labor force growth seen the state. The Town’s decline was also greater than in the

county where the labor force has decreased, but to a lesser degree since 2010.

Labor force participation indicates the percent of those 16 years and over that are in the labor force. The labor force participation rate decreased 9.8 percent in the Town of Quincy from 2010 to 2018. There was a decrease in the county and state during this period also, but to a lesser degree.

Minor Civil Division	Labor Force			Labor Participation Rate	
	2010	2018	2010-2018 % Change	2010	2018
T. Quincy	582	490	-15.8%	51.8%	42.0%
Adams County	9,139	8,121	-11.1%	50.9%	46.5%
Wisconsin	3,078,465	3,092,330	0.5%	69.0%	66.7%

Source: American Community Survey 5-Year Estimates

In 2010, the Town of Quincy had an employed population of 526 people. This number decreased 76 people to 450 by 2018, for a decline of 14.4 percent. From 2010 to 2018, the employed population decreased in the county at a rate of 10.0 percent, and increased 3.3 percent in the state. The U.S. Census classifies individuals as unemployed if they are not working, actively seeking work, and available to accept a job. The unemployment rate in the Town was high, at 8.2 percent in 2018. This was higher than both the county and the state at 7.4 percent and 4.0 percent respectively.

Minor Civil Division	2010	2018	2010-2018 % Change	Unemployment Rate
T. Quincy	526	450	-14.4%	8.2%
Adams County	8,354	7,517	-10.0%	7.4%
Wisconsin	2,869,310	2,964,540	3.3%	4.0%

Source: American Community Survey 5-Year Estimates

Occupation Sector	2010	2018
Management, business, science, and arts	72	85
Service occupations	124	83
Sales and office occupations	153	99
Natural resources, construction, and maintenance occupations	37	50
Production, transportation, and material moving occupations	140	133
Total employed*	526	450

Source: American Community Survey 5-Year Estimates

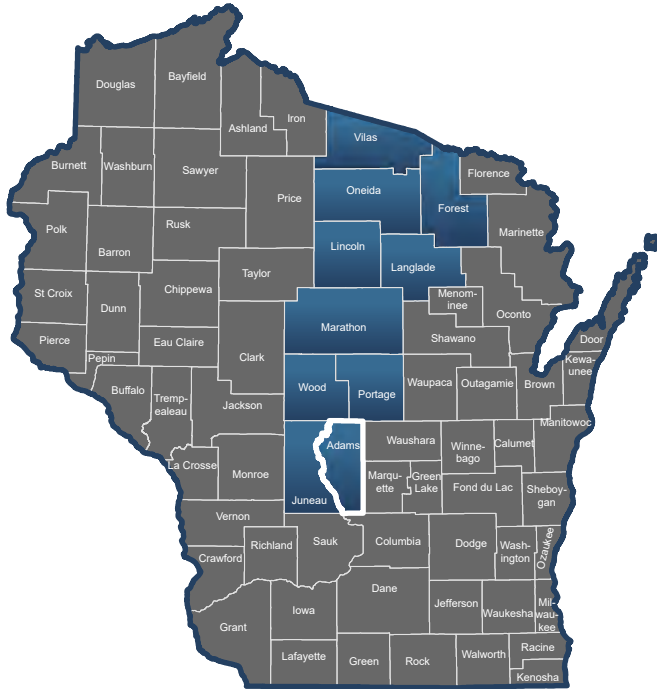
*Total employed represents employed civilian population 16 years and over

As shown in Table 8, in 2018 most Quincy residents were employed in the areas of production,

transportation, and material moving occupations. This is a shift from 2010, when most residents were employed in sales and office occupations. In 2018, the second most represented category were sales and office occupations. From 2010 to 2018, the most increase was seen in the areas of management, business, science and the arts and natural resources, construction, and maintenance. The most significant decrease during this time period was in sales and office occupations.

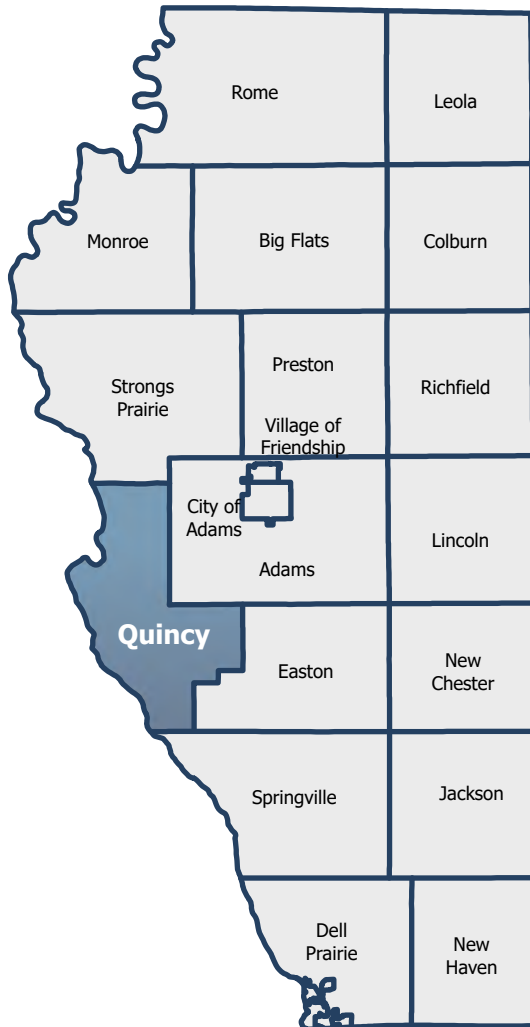
Demographic Snapshot

- Overall, the population and number of households have increased steadily since 1990. There has been a notable decline in household size, with a slight uptick from 2010 to 2018.
- The Town of Quincy is expected to experience steady increase both in terms of population and in the number of households through the year 2030, after which point both are expected to decrease.
- There are a large number of people in the older age categories and the median age is higher than the county and the state.
- The median age rose 3.7 years from 55.4 in 2010 to 59.1 in 2018.
- In 2018, 82.9 had a high school diploma or higher and 7.9 percent had a bachelor's degree or higher in the Town of Quincy. This was less than the county or the state.
- The 2018 average household income of \$35,750 was lower than the county and the state. The 2018 per capita income of \$26,190 was higher than the county and lower than the state.
- The labor participation rate is lower than the county and substantially lower than the state, and the unemployment rate is higher than the county and the state.
- Most people working in the Town of Quincy work in the areas of sales and office occupations.



The Town of Quincy is located in west central Adams County, Wisconsin. The Town is bounded by the Wisconsin River/Castle Rock Lake to the west, the Town of Strongs Prairie to the north, the Towns of Adams and Easton to the east, and the Town of Springville to the south. Development in the Town is clustered along the lake and notable agriculture throughout the interior. Significant floodplain and wetland areas dominate the southeast part of the Town.

The dams along the Wisconsin River that created Castle Rock Lake and Petenwell Lake stimulated the growth of recreational subdivisions and made the county a second home and retirement haven. This trend appears to present day and appears to be increasing in intensity. The accessibility of Adams County's recreational lakes has made the area very attractive to both those desiring seasonal and year-round homes, with the Town of Quincy having a robust recreational subdivision and retirement community along the shores of Castle Rock Lake.



Population:
Total: 1,292
Median Age: 59.1



Housing Units:
Total: 1,763
Occupied: 613
Seasonal: 1,047



Woodlands:
Acres: 13,982
% of Town Area: 55%

Public Lands
Quincy Bluff SNA
Sohlberg SNA



Water Resources:
Named Waterbodies: 6
Acres: 4,491
% of Town Area: 18%

Major Waterbodies:
Wisconsin River
Castle Rock Lake
Silver Lake



Income:
Median Income: \$35,750
Per Capita Income: \$26,190



Employment Data:
Town Labor Force: 490
Employed: 450
Unemployment: 8.2%



Major Roadways:
CTH Z
CTH F
CTH H

Chapter 2

Natural, Cultural, and Agricultural Resources

This chapter describes local land and water conditions in detail as well as agricultural resources and cultural heritage. It is important to consider the patterns and interrelations of natural resources on a broader scale because they do not follow geo-political boundaries. In addition, many of the programs for protecting or mitigating impacts to natural resources are administrated at the county, state, or federal level. Thus an overview of recent county-wide natural resource planning efforts is described below.

It is in the best interest of the community to plan for, preserve and protect natural, historic and cultural resources, as these resources impact Town residents, Town visitors, and future generations. Additionally, these resources have more than aesthetic and recreational value, they are essential to long-term human survival and general welfare.

PREVIOUS NATURAL, AGRICULTURAL, & CULTURAL RESOURCE PLANS AND STUDIES

In the last decade, several plans were prepared by the county specifically to address protection and management of natural resources. These plans may be used as resources to guide local policy and decision making regarding resource management and protection.

Adams County Comprehensive Plan, 2018

The Adams County Comprehensive Plan addresses natural, agricultural, and cultural resources for Adams County. The goal of the Natural, Cultural, and Agricultural Resources element is to protect natural areas, economically productive areas, including forests and scenic landscapes upon which tourism depends, and the protection of open space and unique landscape resources.

Adams County Land & Water Resources Management Plan, 2016-2026

The Adams County Land and Water Resources Management Plan is drafted as a ten-year plan (2016-2025) with a five-year Work Plan (2016-2020) in accordance to the requirements set forth in Chapter 92 of Wisconsin State Statutes. The 2016 Land & Water Resource Management Plan identifies the following goals:

- Create a culture where landowners take ownership of their impact on the environment. Social and Ecological resource assessments will be conducted before project details are identified.
- Protect and improve groundwater quality and quantity as well as surface water quality.

- Reduce wind erosion.
- Promote working forests and farms.
- Improve forest silviculture for multiple uses.
- Manage wildlife conflicts.
- Control invasive species.

Adams County Outdoor Recreation Plan, 2019-2023

The primary purpose of this recreation plan is to provide continued direction in meeting the current and future recreational needs of the County. This Plan provides an inventory and analysis of existing outdoor recreational facilities, and provides recommendations to meet identified needs. Specific park and forest parcel improvement lists exist within the document.

Adams County Farmland Preservation Plan, 2016

The Adams County Farmland Preservation Plan focuses on preserving the agricultural production capacity, farmland, soil and water resources, and rural character in Adams County, including the Town of Quincy. The plan identified issues and concerns in farming practices, sets goals and policies to preserve agriculture, and identifies actions to achieve the set goals. It also sets criteria farmland preservation areas and non-farmland preservation areas. The plan designates much of the Town of Quincy as Farmland Preservation Areas.

NATURAL RESOURCES

Examining the natural environment is essential to the planning process. For instance, soils, topography and geology can pose limitations to certain types of development, while an inventory of surface water resources, vegetation types, environmentally significant areas, and historical features identify those resources and areas which should be protected from over-development. This section of the plan identifies both the land and water resources of the town.

The Town of Quincy lies in the mid-latitude continental climatic zone, which is characterized by long, snowy winters and short, warm summers. Spring and fall are often short with rapid changes from summer to winter and winter to summer. Annual precipitation, throughout the area, averages about 32 inches. About one-half to two-thirds of the annual precipitation falls between May and September. Snowfalls range between 45 and 80 inches annually, with a continuous snow cover from November to early April.

Land Resources

The Town of Quincy is located in the west-central portion of Adams County along the banks of Castle Rock Lake and the Wisconsin River. The Town is bounded by the Juneau County to the west, the Town of Strongs Prairie to the north, the Towns of Adams and Eason to the east, and the Town of Springville to the south. The Town of Quincy covers approximately 25,314.17 acres of land. Over the years, the Town has been dominated by forestry and agricultural uses with the exception of the northwestern community of Quincy west of County Highway Z. This area combines grid style residential development and a limited amount of commercial development.

Topography and Geology

Adams County is located in that part of Wisconsin known as the “driftless area”, or that area of Wisconsin that was not covered by glaciation during the most recent ice age. Although Adams County was not glaciated, the county was mostly covered by the Glacial Lake Wisconsin at the time which created what is known as the Central Plain Geographical Province of the state. Sandstone bedrock generally defined as the “Dresbach Group undifferentiated” lies under Adams County.

The Dresbach Group is comprised of sedimentary sandstone of late (Upper) Cambrian Age that overlies crystalline basement rocks of Precambrian Age. Both the crystalline rock surface and the sandstones decline from less than 100 feet in the northern part to nearly 400 feet in the southern part of the county. In places, the sandstones project up through overlying materials to create the scenic sandstone mounds and castle rocks of Adams County. These sandstones range from fine to coarse in grain and are relatively permeable. The extensive outwash plains extend southward along the terminal moraine and covers nearly 400 square miles of the “driftless area”. The remainder of Adams County is covered by glacial lake deposits, consisting of sand, silt, and clay covered with a fine to coarse grain.

Soils

The majority of the soils that make up Adams County today (sandy and loamy) are a result of these glacial sandstone deposits. Other soils include stream deposits, the glacial till found in southeast Adams County, organic deposits, and small amounts of alluvial soils. The Town of Quincy is comprised of two soil associations.

The first is the Plainfield-Friendship-Meehan association which is found throughout most of the township. This association occurs on nearly level to undulating relief. This association is comprised of well-drained sandy soils (with inclusions of organic soil) and sandy soils with high water tables. The second is the Newson-Meehan-Friendship soil association is found in southern and eastern sections of the Town. This association is found on nearly level relief and is comprised of sandy soils with high water tables and organic soils in depressional areas. The high ground water table sands and organic soils are well drained.

Soils are an important natural resource. Knowledge of the potential uses and/or limitations of soil types is necessary to evaluate crop production capabilities or when considering construction of buildings, installation of utilities, or other uses of land. Problems that limit development on certain soils include poor filtration, slow percolation, flooding or ponding, wetness, slope, and subsidence.

Forests

Forests are an important resource in the Town. Forests provide protection for environmentally sensitive areas, such as steep slopes, shorelands, wetlands, and flood plains. In addition, expansive forests provide recreational opportunities aesthetic benefits, and economic development. According to NCWRPC GIS calculations, of the 25,314.17 acres of land in Quincy, 55.2 percent or 13,982.23 acres are forests. Tree cover is essential for erosion control, wildlife habitat, and to reduce effluent and nutrient flows into surface waters.

As of January 2019, there were approximately 3,359 acres in the Town being maintained through the Managed Forest Law (MFL) program. Some, but not all of this land is open to public access. This tax assessment program is available to landowners willing to manage their forest plot according to

sound forestry practices as specified in a management plan. More information exists in the Natural, Agricultural, & Cultural Resources element of the Adams County Comprehensive Plan.

Metallic and Non-Metallic Mineral Resources

There are no active metallic or non-metallic mines in the Town, nor are there any known deposits

Environmentally Remediated Areas

Brownfields are commercial or industrial properties that contain or may contain hazardous substances, pollutants, or contaminants. Expansion, redevelopment, or reuse of these properties can be especially difficult. The Bureau for Remediation and Redevelopment Tracking System (BRRTS) is an online database that provides information about contaminated properties and other activities related to the investigation and clean-up of properties with contaminated soil and/or groundwater.

Contaminated sites are not uncommon as all communities with commercial and industrial development have the potential for air emissions, groundwater contamination, soil spills, and surface water contamination. There are no open listed sites in the Town of Quincy at this time.

Rare Species and Natural Communities

Wisconsin's National Heritage Inventory Program (NHI) is responsible for maintaining data on the locations and status of rare species, natural communities, and natural features throughout the State. The program's database, on the Wisconsin DNR website, identifies species and natural communities that are currently tracked by the NHI. As of April 2019, NHI tracked 33 species or communities in the Town of Quincy.



Karner Blue Butterfly (U.S. Fish and Wildlife Service)

Of the 33 species tracked by NHI, the list includes: 13 communities, 11 plants, 6 insects, the Blanding's Turtle, the Wood Turtle, and the Red-Shouldered Hawk. One of the identified communities includes the Karner Blue Federal High Potential Range (HPR). The Karner Blue Butterfly is a Federally Endangered and Wisconsin Special Concern Species. The Karner Blue Federal HPR areas were developed through models to identify where the Karner Blue Butterfly has

the highest probability of occurrence.

Wisconsin's biodiversity goals are to identify, protect and manage native plants, animals, and natural communities from the very common to critically endangered for present and future generations. Knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems are critical to their survival and greater benefit to society.

Water Resources

The Town of Quincy, as well as the whole of Adams County, contains a range of natural surface water features, including rivers, streams, lakes and wetlands. Some have remained in a fairly pristine state and others are in need of focused efforts to improve water quality. This section discusses the characteristics of the major surface water features located within the Town.

Watersheds

A watershed is an area of land in which water drains to a common point. In Wisconsin, watersheds vary in scale from major river systems to small creek drainage areas and typically range in size from 100 to 300 square miles. River basins encompass several watersheds. There are 32 river basins in Wisconsin, which range in size from 500 to over 5,000 square miles.

Most of the Town of Quincy including the entire southern portion falls within the Duck and Plainville Creeks Watershed. The northern section of the Town falls within the Little Roche A Cri Creek Watershed. The principal drainage is westward to the Wisconsin River, which forms the western boundary of the Town. Therefore, all surface water and groundwater discharge moves through these watersheds and ultimately enters the Wisconsin River.

Surface Water

Together the ponds, lakes and streams encompass 4,491.29 acres in the town or 17.7 percent of the total acres. The major water body is Castle Rock Lake. These surface water resources replenish the groundwater as part of the hydrologic cycle.

Wetlands

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle and local ecological systems. In terms of hazard mitigation, they act as water storage devices in times of high water. Like sponges, wetlands are able to absorb excess water and release it back into the watershed slowly, preventing flooding and minimizing flood damage. As more impermeable surfaces are developed, this excess capacity for water runoff storage becomes increasingly important.

Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Calm wetland waters, with their flat surface and flow characteristics, allow particles of toxins and nutrients to settle out of the water column. Plants take up certain nutrients from the water. Other substances can be stored or transformed to a less toxic state within wetlands. As a result, the lakes, rivers and streams are cleaner.

Wetlands that filter or store sediments or nutrients for extended periods may undergo fundamental changes. Sediments will eventually fill in wetlands and nutrients will eventually modify the vegetation. Such changes may result in the loss of this function over time. Eradication of wetlands

can occur through the use of fill material. This can destroy the hydrological function of the site and open the area to improper development. The WDNR has promulgated minimum standards for managing wetlands. Wetlands comprise approximately 4,349.27 acres in the Town of Quincy, or 17.2 percent of the Town's total land area

Floodplains

A floodplain is generally defined as land where there is a one percent chance of flooding in any year. The primary value of floodplains is their role in natural flood control. Floodplains represent areas where excess water can be accommodated whether through drainage by streams or through storage by wetlands and other natural detention/retention areas. Specific areas that will be inundated will depend upon the amount of water, the distance and speed that water travels, and the topography of the area. If uninterrupted by development, the areas shown on a map as floodplains should be able to handle the severest (regional) flood, i.e. those that have a probability of occurring once every one hundred years.

Groundwater

Groundwater is water found underground in the cracks and spaces in soil, sand, and rock. It is replenished by rain and snow melt that seeps down into cracks and crevices beneath the land's surface. The type of soil and bedrock that a well is drilled into often determines water's pH, saturation index, and the amount of hardness or alkalinity in water. Adams County has abundant supplies of groundwater from unconsolidated glacial deposit and from underlying sandstone aquifers. Generally, unconsolidated outwash covers the northern half of the county and wells yield 500 to 1,000 gallons of water per minute. There are also outwash deposits in the southeastern part of the county and wells adjacent to the terminal moraine with similar yields. Yields decrease in the southwest as the unconsolidated deposits become thinner and more silty.

The Wisconsin DNR in conjunction with the University of Wisconsin Extension, Wisconsin Geological and Natural History Survey and USGS, analyzed the ease whereby contaminants can be carried through overlying materials to groundwater. Variables relevant to this are depth to bedrock, type of bedrock, soil characteristics, depth to water table, and characteristics of surficial deposits.

Groundwater in Adams County is generally of good quality although some areas have non-threatening problems with iron, dissolved solids, and hardness. Local differences in quality are the result of the composition, solubility, and surface of the soil and rock through which the water moves, and the length of time that the water is in contact with these materials. Contamination of groundwater typically is the result of land uses associated with modern development. Many land use activities have the potential to impact the quality of groundwater. A landfill may leach contaminants into the ground that end up contaminating groundwater. Gasoline may leak from an underground storage tank into groundwater. Fertilizers and pesticides can seep into the ground from application on farm fields, golf courses, or lawns. Leaking fluids from cars in junkyards, intentional dumping or accidental spills of paint, used motor oil, or other chemicals on the ground can result in contaminated groundwater.

Lakes

The major water body in the Town is Castle Rock Lake. Castle Rock Lake is a 12,981 acre lake that is located in Adams and Juneau Counties. The maximum lake depth is 35 feet and the water clarity is low. There are ten boat landings and three public beaches. There are a variety of fish in the lake

including musky, bass, northern pike, and walleye. This lake was the result of construction of the Castle Rock Dam in the late 1940's, which created a flowage that was built for hydroelectric generation and flood control.

The lake is monitored by two lake associations, the Petenwell and Castle Rock Stewards and the Petenwell/Castle Rock Property Owner's Association. These groups assist with evaluating and reducing the presence of invasive species and with monitoring residential and commercial development along shorelines. The lake contains invasive species including cylindro, eurasian water-milfoil, and zebra mussel.

In addition to Castle Rock Lake, the Town of Quincy contains Silver Lake as well as Klein Creek, Duck Creek and White Creek.

Outstanding and Exceptional Resource Waters

The Wisconsin DNR classifies major surface water resources. These classifications allow water bodies of particular importance to be identified because of their unique resource values and water quality. The DNR has two categories which include Outstanding Resource Waters (ORW) which have the highest quality water and fisheries in the state and are therefore deserving of special protection, and Exceptional Resource Waters (ERW) which have excellent water quality and valued fisheries but receive or may receive water discharges.

Outstanding Resource Waters (ORWs) and Exceptional Resource Waters (ERWs) share many of the same environmental and ecological characteristics. The primary difference between the two is that ORWs typically do not have any direct point sources discharging pollutants directly to the water. In addition, any pollutant load discharged to an ORW must meet background water quality at all times. Exceptions are made for certain types of discharge situations to ERWs to allow pollutant loads that are greater than background water quality when human health would otherwise be compromised. There are no DNR classified ORWs or ERWs within the Town of Quincy.

Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." A water body is considered impaired if a) the current water quality does not meet the numeric or narrative criteria in a water quality standard or b) the designated use that is described in Wisconsin Administrative Code is not being achieved. A documented methodology is used to articulate the approach used to list waters in Wisconsin. Every two years, states are required to submit a list of impaired waters to EPA for approval.

Castle Rock Flowage is the only listed water body within the Town. In 2020, the water body was again determined to be impaired primarily due to total phosphorus. A Total Daily Maximum Load (TMDL) allocation plan is being implemented to address this issue.

Invasive Aquatic Species

Surface water resources in Adams County are threatened by the introduction of invasive aquatic species. Invasive species can alter the natural ecological relationships among native species and affect ecosystem function, economic value of ecosystems, and human health. It is recommended that the Town continue to work with the County Land and Water Conservation Department to develop public outreach education strategies. It is also beneficial that lake districts and associations

continue to work with the DNR and property owners to manage invasive aquatic species within lakes and waterbodies throughout the Town of Quincy.

AGRICULTURAL RESOURCES

Farming in Adams County has been influenced by a combination of technology and environmental awareness. Employment in farming in Adams County has declined rapidly as farms have become more reliant on machinery and chemicals and less reliant on human labor. Larger farms can now be more easily maintained by fewer people leading to a reduction in the total number of farms in the county and an increase in the average size and value per farm. Farm size, conservation practices, and effective irrigation techniques have increased productivity to make rural Adams County into profitable farmland.

Farmland

Today, the primary agricultural crop in Adams County is irrigated vegetable farming (e.g. potatoes, corn, snap beans, soybeans, and peas). Cranberry production is increasingly important too. Two cattle CAFO's have been built since 2010 in the county. Approximately 3628.36 acres of land in the Town of Quincy are currently used for agriculture, accounting for 14.3 percent of the Town's total land area. An additional 51.11 acres is a cranberry bog, accounting for an additional 0.2 percent of the Town's total land area.

The Adams County Farmland Preservation Plan indicates that pockets of prime farmland exist within the Town primarily in the southern and eastern sections. The USDA defines prime farmland as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. The Town also contains farmland of statewide importance to the west and some smaller sections that are prime farmland if drained. Cropland data indicates that primary agricultural crops within the Town are corn, followed by grain and vegetables. Much of the Town of Quincy falls under mapped Farmland Preservation Areas.

HISTORICAL AND CULTURAL RESOURCES

A cultural resource is a broad term that can encompass many aspects of heritage. Cultural resources may include archaeological sites and cemeteries, historic buildings and landscapes, historic transportation routes, or traditional cultural properties important to Native Americans or other cultural groups. Cultural resources are those elements that signify heritage and help to evoke the sense of place that makes an area distinctive. Cultural resources include buildings; sites and landscape that help communities retain their sense of identity in an increasingly homogenized society.

Community History

European-American settlement began in the early 1800's. The need to supply lumbermen in the pine forests of Northern Wisconsin with food induced the first settlements in Adams County. Prior to 1858, the Town of Quincy was the county seat of Adams County. However, in May of 1858, Julius C. Chandler issued the Adams County Independent and encouraged the populace to vote to move the county seat to a more centralized location, and the county seat was moved to the Village of Friendship. By the 1920's recreation and tourism brought a development boom to the Town of Quincy. Many recreational cabins were constructed for vacationers to enjoy seasonal activities along the Wisconsin River. Unfortunately, this prosperity was short-lived. Subsisting on a predominantly agricultural economy, Adams County suffered severely from the droughts and economic hardship of the Great Depression era.

However, there was renewed energy in the late 1940's when the Wisconsin River Power Company began construction on the dams creating Castle Rock and Petenwell Lakes. These dams stimulated the growth of recreational subdivisions and made the county a second home and retirement haven. This trend appears to present day and appears to be increasing in intensity. The accessibility of Adams County's recreational lakes has made the area very attractive to both those desiring seasonal and year-round homes.

Resources

Historic structures and cultural areas provide a sense of place, enhance community pride, and reinforce social and cultural enrichment. The identification of existing historic structures and cultural areas are an important consideration in all town planning efforts, as these features are critical to defining a community's look and character.

There are no properties within the Town on the National or State Register of Historic Places. However, there are several properties that appear on the Wisconsin Architectural History Inventory. The Castle Rock Dam was started in 1947 and completed in 1951. It was a hydropower project of the Wisconsin River Power Company. St. John Lutheran Church was constructed in 1875, although the present building may not have been constructed until 1911. Quincy Town Hall was constructed in 1920 and the Hiawatha Motel was established on site in 1964 after being moved from the Wisconsin Dells area. Additionally, there are eight homes/farmsteads listed.

Two Century Farmsteads exist within the Town. A Century Farmstead has maintained family ownership for at least 100 years:

- **Harold Feldman Farmstead** was settled on 8 acres in T16N R5E Sec 7 in 1897
- **James T. Hovorka Farmstead** was settled on 6 acres in T16N R5E Sec 21 in 1875

Natural, Agricultural and Cultural Resources Programs

Natural, agricultural, and cultural resource programs available to the town are identified below. The following list is not all-inclusive. For specific program information, the agency or group that offers the program should be contacted.

Aquatic Habitat Protection Program

The WDNR provides basic aquatic habitat protection services. Staff members include Water Management (Regulation) Specialists, Zoning Specialists, Rivers (Federal Energy Regulatory Commission-FERC) Specialists, Lakes Specialists, Water Management Engineers, and their assistants (LTEs). The program assists with water regulation permits, zoning assistance, coordination of rivers, lake management, and engineering.

County Conservation Aids

Funds are available to carry out programs for fish or wildlife management projects as per §23.09 (12), Wis. Stats. and NR 50, Wis. Adm. Code. Projects related to providing improved fish or wildlife habitat or projects related to hunter/angler facilities are eligible. Projects that enhance fish and wildlife habitat or fishing and hunting facilities have priority. Contact the WDNR for further information.

Drinking Water and Groundwater Program

This WDNR program is responsible for assuring safe, high quality drinking water and for protecting groundwater. This is achieved by enforcing minimum well construction and pump installation requirements, conducting surveys and inspections of water systems, the investigation and sampling of drinking water quality problems, and requiring drinking water quality monitoring and reporting. A team of specialists, engineers, hydrogeologists, and a program expert and program assistants staff the program. WDNR staff provide assistance to public and private well owners to help solve water quality complaints and water system problems. They also provide interested citizens with informational or educational materials about drinking water supplies and groundwater.

Wisconsin Fund

This is a program by the Wisconsin Department of Commerce, Safety and Buildings Division. Grants are provided to homeowners and small commercial businesses to help offset a portion of the cost for the repair, rehabilitation, or replacement of existing failing Private Onsite Wastewater Treatment Systems (POWIS). Eligibility is based upon several criteria, including household income and age of the structure.

Endangered Resources Program

The WDNR's Endangered Resources staff provides expertise and advice on endangered resources. They manage the Natural Heritage Inventory Program (NHI), which is used to determine the existence and location of native plant and animal communities and Endangered or Threatened Species of Special Concern. The NHI helps identify and prioritize areas suitable for State Natural Area (SNA) designation, provides information needed for feasibility studies and master plans, and maintains the list of endangered and threatened species. All management activities conducted by Wildlife Management and Forestry staff must be reviewed to determine the impact on NHI-designated species. A permit for the incidental take of an Endangered or Threatened species is required under the State Endangered Species Law. The Endangered Resources Program oversees the permit process, reviews applications and makes permit decisions. Funding for the Endangered Species Program comes from a number of sources, including tax checkoff revenue, license plates, general program revenues (GPR), gaming revenue, Natural Heritage Inventory chargebacks, wild rice permits, general gifts and Pittman Robertson grants.

Fisheries Management Program

The WDNR funds this program primarily through the sale of hunting and fishing licenses. The program assists with fishery surveys, fish habitat improvement/protection, and fish community manipulation. This program may also be used to fund public relations events and a variety of permitting and administrative activities involving fisheries.

Forest Management Program

Support for the Forest Management Program is received from the federal & state government, from recreation fees, from sale of forest products, from sale of state produced nursery stock, forest tax law payments, and other miscellaneous sources. All activities of the Forestry Program help support efforts to promote and ensure the protection and sustainable management of Wisconsin's forests.

Private Forestry

The WDNR's goal is to motivate private forest landowners to practice sustainable forestry by providing technical forestry assistance, state and federal cost-sharing on management practices, sale of state produced nursery stock for reforestation, enrollment in Wisconsin's Forest Tax Law Programs, advice for the protection of endangered and threatened species, and assistance with forest disease and insect problems. Each county has at least one Department forester assigned to respond to requests for private forestland assistance. These foresters also provide educational programs for landowners, schools, and the general public. Both private and industrial forest landowners have enrolled their lands under the Managed Forest Law.

Managed Forest Law (MFL)

The purpose of the MFL is to promote good forest management through property tax incentives. Management practices are required by way of an approved forest management plan. Landowners with a minimum of 10 contiguous acres (80% must be capable of producing merchantable timber) are eligible and may contract for 25 or 50 years. Open lands must allow hunting, fishing, hiking, cross-country skiing, and sight-seeing, however, up to 80 acres may be closed to public access by the landowner. There is a 5% yield tax applied to any wood products harvested. Contact the WDNR for further information.

Nonpoint Source Pollution Abatement Program

This WDNR program is currently undergoing restructuring and being gradually replaced by short-term grants that will address specific projects rather than focusing on entire watersheds. The goal of this voluntary program is to improve and protect the water quality of surface waters and groundwater within the watershed. Landowners are encouraged to control nonpoint pollution on their properties through cost sharing of Best Management Practices. This program will be replaced by Targeted Runoff Management projects (TRM). These are projects that are more specific in nature and may last up to three years. They are scored on a competitive basis, based on the amount of pollutant control they will achieve and the degree of impairment of the location. One nonpoint source coordinator is located in the Rhinelander WDNR Service Center. This coordinator administers and oversees the priority watershed program and will also assist with the TRM grants. The coordinator also provides nonpoint source pollution advice to counties that are implementing their land and water plans.

Parks and Recreation Program

The WDNR gets its authority for administering the Parks and Recreation Program from Chapter 27

Wisconsin Statutes. This program provides assistance in the development of public parks and recreation facilities. Funding sources include: the general fund, the Stewardship Program, Land and Water Conservation fund (LAWCON), and the recycling fund, and program revenue funds.

Stewardship Grants for Nonprofit Conservation Organizations

Nonprofit conservation organizations are eligible to obtain funding for the acquisition of land or easements for conservation purposes and restoration of wildlife habitat. Priorities include acquisition of wildlife habitat, acquisition of lands with special scientific or ecological value, protection of rare and endangered habitats and species, acquisition of stream corridors, acquisition of land for state trails including the Ice Age Trail and North Country Trail, and restoration of wetlands and grasslands. Eligible types of projects include fee simple and easement acquisitions and habitat restoration projects. All projects must be in a WDNR approved outdoor recreation plan. Contact the WDNR or NCWRPC for further information.

Wastewater Program

The Department of Natural Resources provides this program to address point and non-point source pollution control. Operating funds for this program come from the federal government's Clean Water Act funding as well as state general program revenues. The core work of this program involves the issuance of wastewater discharge permits that discharge directly to surface or groundwater and enforcing the requirements of these permits. The program closely monitors the impacts of industry, septic tanks, sludge, and stormwater on the environment. Pretreatment plants for wastewater are offered economic assistance and provided with plan review services before the facility is established.

Watershed Program

The WDNR seeks to protect wild and domestic animals, recreational activities, natural flora and fauna, agriculture, business, and other land uses through watershed management. Funds to run this program are provided by the federal government through Clean Water Act and through state general program revenues. The program assists with watershed planning, water quality monitoring and modeling, and development of water quality standards and policy.

Wetlands Reserve Program (WRP)

The purpose of the WRP is to restore wetlands previously altered for agricultural use. The goal of the WRP is to restore wetland and wildlife habitats. Lands that have been owned for at least one year and can be restored to wetland conditions are eligible. Landowners may restore wetlands with permanent or 30-year easements or 10-year contracts. Permanent easements pay 100% of the agricultural value of the land and 100% cost-sharing; 30-year easements pay 75% of the agricultural value and 75% cost sharing; 10-year contract pays 75% cost share only. Permanent or 30-year easements are recorded with a property deed, however 10-year contracts are not. Public access is not required. Contact the USDA Natural Resources Conservation Service for further information.

Wildlife Management Program

The WDNR's Bureau of Wildlife Management oversees a complex web of programs that incorporate state, federal and local initiatives primarily directed toward wildlife habitat management and enhancement. Programs include land acquisition, development and maintenance of State Wildlife Areas, and other wild land programs such as State Natural Areas. Wildlife Staff work closely with staff of state and county forests to maintain, enhance, and restore wildlife habitat. Wildlife

Management staff conduct wildlife population and habitat surveys, prepare property needs analysis's, develop basin wildlife management plans and collaborate with other WDNR planning efforts such as Park, Forestry or Fishery Area Property Master Plans to assure sound habitat management. Funding comes from the federal government in the form of Endangered Species grants and Pittman-Robertson grants and from state government in the form of hunting and trapping license revenues, voluntary income tax contributions, general program revenue and Stewardship funds.

Wisconsin Historical Society, Office of Preservation Planning (OPP)

The OPP can provide information on how to protect and preserve your own historic property, to implement grassroots strategies for preserving and protecting historic properties, and on state or federal laws and regulations that may be applicable to a given case.

GOALS, OBJECTIVES AND POLICIES

Natural Resources

Goals:

1. Protection of natural areas, including wetlands, wildlife habitats, ponds, woodlands, open spaces and groundwater resources.
2. Protection of economically productive areas, including farmland and forests.
3. Preservation of cultural, historic, and archaeological sites.
4. All new development in the town must not negatively impact environmental resources or adjoining property values.

Objectives:

1. New development in the Town should not negatively impact natural resources.
2. Minimize impacts to the Town's natural resources from non-metallic mineral mining.
3. Encourage and support the preservation of natural open spaces that minimize flooding such as wetlands and floodplains.
4. Promote development that minimizes groundwater impacts from on-site septic systems and other sources.

Policies:

1. New development should be discouraged from areas shown to be unsafe or unsuitable for development due to flood hazard, potential groundwater contamination, loss of farmland, highway access problems, incompatibility with neighboring uses, etc.
2. Development and expansion of non-metallic mining operations should be allowed only on lands where the operation will not conflict with preexisting development.
3. Reclamation of non-metallic mining sites should conform to the land use plan map in regard to the reclaimed use.
4. Discourage the draining or filling of wetlands.

Cultural Resources

Goal:

1. Preservation of cultural, historic and architectural sites.

Objective:

1. Work with the Adams County Historical Society and others to provide guidance in the identification and protection of historic and cultural resources.

Policy:

1. Development proposals should be reviewed relative to the potential impacts to the historical and cultural resources of the Town.

Agricultural Resources

Goal:

1. Protection of economically productive areas, including farmland and commercial forest.

Objectives:

1. Support diversification of farming types and practices to maintain agriculture as a viable economic activity.
2. Existing agricultural uses and buildings should be taken into consideration when locating new development to avoid conflicts.
3. Preserve productive farmland for long-term agricultural uses.

Policies:

1. Non-farm development, particularly subdivisions, will be encouraged in areas away from intensive agricultural activities, in order to minimize farm & non-farm conflicts due to noise, odors, nitrates in well water, pesticides, farm/vehicle conflicts on roadways, late night plowing, etc.
2. Inconveniences that result from agricultural operations, such as aerial spraying, irrigation, dust, noise, odors, vehicle traffic, etc. that are not a major threat to public health or safety, should not be considered a nuisance.
3. Encourage landowners to develop forest management plans and enroll in the managed forest law program.

Chapter 3

Housing

Housing characteristics and trends are important components of comprehensive planning. The physical location of housing can determine the need of many public facilities and services. Furthermore, understanding dynamics in the market likely to affect housing development in the future provides a basis for the formulation of policy to coordinate transportation facilities with a sustainable pattern of residential development. Understanding the factors affecting people's ability to meet their own housing needs provides a basis for reinforcing community ties, fostering economic development and environmental sustainability and improving the quality of life.

PREVIOUS HOUSING PLANS AND STUDIES

Wisconsin State Consolidated Housing Plan

The Consolidated Housing Plan is required by the U.S. Department of Housing and Urban Development (HUD) in the application process required of the states in accessing formula program funds of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants and Housing Opportunities for Persons with AIDS (HOPWA).

“The Consolidated Plan provides the Framework for a planning process used by states and localities to identify housing, homeless, community, and economic development needs and resources and to tailor a strategic plan for meeting those needs.”

Regional Livability Plan, 2015

The 2015 Regional Livability Plan (RLP), written by the North Central Wisconsin Regional Planning Commission (NCWRPC), addresses issues of livability in the areas of housing, transportation, economic development and land use. The RLP identifies a number of issues affecting community livability related to housing:

- Aging Population
- Smaller household sizes
- Lack of Housing Options
- Increase in Housing Costs related to incomes

HOUSING ASSESSMENT

Housing Type and Tenure

In 2018, the Town of Quincy had approximately 613 occupied housing units, 87.9 percent of which were owner occupied, see Table 9. The Town of Quincy had a significantly higher percentage of owner-occupied homes than the State of Wisconsin, and slightly more than the whole of Adams County. There were 5.2 percent more owner-occupied homes than in Adams County and 21.0 percent more than in Wisconsin. The average household size of 2.11 was slightly lower than the county and the state, at 2.20 and 2.40 respectively. In 32.5 percent of households the householder lived alone and 67.7 percent of households had an individual age 60 or older. The number of households that included someone age 60 or older was slightly higher than the county at 59.0 percent and significantly higher than the state at 39.7 percent.

	T. Quincy	Adams County	Wisconsin
Total occupied housing units	613	8,619	2,343,129
Owner occupied units	539	7,128	1,568,040
Renter occupied units	74	1,491	775,089
Average household size	2.11	2.20	2.40
% owner occupied	87.9%	82.7%	66.9%
% householder living alone	32.5%	30.2%	29.2%
% with individuals 60 or over	67.7%	59.0%	39.7%

Source: 2018 American Community Survey 5-Year Estimates

Seasonal Housing

In the Town of Quincy, much of the housing stock is used seasonally. As shown in Table 10, in 2018, 1,047 of the 1,763 total housing units were seasonal housing units, for a total of 59.4 percent. This was substantially higher than the statewide average of 7.3 percent. However, it was even notably higher than the Adams County average of 44.0 percent. Over half of the housing units in the Town are for seasonal usage only.

	Total Housing Units	Seasonal Housing Units	% Seasonal Housing Units
T. Quincy	1,763	1,047	59.4%
Adams County	17,672	7,781	44.0%
Wisconsin	2,681,232	194,810	7.3%

Source: 2018 American Community Survey 5-Year Estimates

Structural Characteristics

Tables 11 and 12 detail the number and percentage of housing units by type. Housing in the Town of Quincy is overwhelmingly single-family detached housing, with a small amount of single-family attached housing. One marked exception is mobile homes. There are 570 mobile homes in the Town, which account for 32.3 percent of the total units. There are two mobile home parks both located within the more developed northwest section of the Town. One is located off of CTH Z and the largest is Westwind Estates II located off of CTH F. Westwind Estates II has 86 sites and offers a playground, clubhouse and recreational facilities.

Adams County is also comprised mainly of single family housing, but does have a variety of housing types. Apartment style homes with five or more units make up 5.1 percent of the total housing units in Adams County. Mobile homes make up a significant amount of Adams County housing stock at 4,017 units, or 22.7 percent.

Although there is a small percentage of multi-family housing across different structural types, there is a need for additional diversity in housing styles within the county. Additionally, there is a distinct need for a variety of styles within the Town. This would better accommodate those at various income levels and from different economic backgrounds.

Table 11: Housing Units by Structural Type, 2018

	1- Detached	1- Attached	2	3 or 4	5 or more	Mobile Home	Other	Total
T. Quincy	1,179	11	3	0	0	570	0	1,763
Adams County	12,355	212	76	53	903	4,017	56	17,672
Wisconsin	1,785,339	113,291	172,688	99,630	416,560	93,043	681	2,681,232

Source: 2018 American Community Survey 5-Year Estimates

Table 12: Housing Units by Structural Type (Percentage), 2018

	1- Detached	1- Attached	2	3 or 4	5 or more	Mobile Home	Other	Total
T. Quincy	66.9%	0.6%	0.2%	0%	0%	32.3%	0%	100%
Adams County	69.9%	1.2%	0.4%	0.3%	5.1%	22.7%	0.3%	100%
Wisconsin	66.6%	4.2%	6.4%	3.7%	15.5%	3.5%	0%	100%

Source: 2018 American Community Survey 5-Year Estimates

Age Characteristics

The age of a community’s housing stock typically reflects several important factors including size, offered amenities, and overall maintenance costs. Age of the home often also reflects different regional and national trends in housing development. Housing predating the 1960’s for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have increased. For example, average homes constructed in the later part of the previous century and the first decade of the millennium are typically much larger than housing built in previous decades. This can be seen in both the rural and more urban environments of Adams County. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in

newer housing units.

Tables and 13 and 14 outline build dates of housing units throughout the Town, county, and state based on 2018 American Community Survey data. A majority of the housing in the Town of Quincy was built in 1970 or later, for a total of 78.6 percent. In Adams County, 78.3 percent of the total homes have been constructed since 1970. In the Town of Quincy, the greatest percentage increase resulted between 1970 and 1979, when a total of 602 or 34.1 percent of homes were constructed. Only 21.4 percent of homes in the Town were built prior to 1970. This is lower than the county at 21.8 percent and the state at 45.7 percent. The housing stock in the Town is comparatively newer than the county and state.

Table 13: Year Structure Built, 2018

	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 or later
T. Quincy	51	34	59	234	602	285	256	211	31
Adams County	1,195	343	685	1,620	4,275	2,874	2,989	3,241	450
Wisconsin	523,371	149,246	293,236	261,113	394,062	266,845	372,967	341,400	78,992

Source: 2018 American Community Survey 5-Year Estimates

Table 14: Year Structure Built (Percentage), 2018

	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 or later
T. Quincy	2.9%	1.9%	3.3%	13.3%	34.1%	16.2%	14.5%	12.0%	1.8%
Adams County	6.8%	1.9%	3.9%	9.2%	24.2%	16.3%	16.9%	18.3%	2.6%
Wisconsin	19.5%	5.6%	10.9%	9.7%	14.7%	10.0%	13.9%	12.7%	2.9%

Source: 2018 American Community Survey 5-Year Estimates

Value Characteristics

Table 15 details housing values in owner-occupied homes throughout the Town, county and state. In 2018, the median housing value was \$79,300 in the Town of Quincy. This was significantly lower than both Adams County, at \$125,100 and the State of Wisconsin at \$173,600. When compared to the county and state, the Town has proportionately far fewer homes valued at \$100,000 and over and far more valued under \$100,000. This is not the case in Adams County, where there are comparatively more homes in the \$100,000 to \$149,999 range when compared to the Town and the state.

Most homes (34.3%) within the Town are valued between \$50,000 and \$99,999. There is a range of housing across a broad spectrum of valuations in the Town and the county.

Table 15: Housing Values Owner Occupied, 2018

	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	Median Value
T. Quincy	30.6%	34.3%	12.4%	10.4%	7.4%	4.8%	\$79,300
Adams County	14.0%	24.1%	21.4%	16.1%	16.7%	7.9%	\$125,100
Wisconsin	5.1%	13.4%	20.6%	19.9%	23.1%	17.9%	\$173,600

Source: American Community Survey 5-Year Estimates

Summary of Housing Characteristics

The Town of Quincy is regarded as a desirable location for year-round residents, and attracts a sizable number of seasonal residents as well. The Town has an overriding rural character, and is abundant with natural resources, agricultural resources, and cultural resources. Most housing consists of single-family detached housing and mobile homes. Over one out of every two units are seasonal housing units. Most year round homes are owner-occupied. Housing is generally newer and more affordable than the county or state on average.

In looking at population and household projections, there is a need for additional housing units in upcoming decades. Consistent with the state as a whole, new housing construction over the past decade has stalled. There is a need for construction of additional housing units to accommodate demand.

Housing is available across a range of values. There are a large number of senior residents in the Town. Seniors typically desire housing that is smaller, accessible, and near needed healthcare services and amenities. This need will continue throughout the upcoming decade.

The high number of seasonal residents and visitors also present unique challenges and opportunities. These tourists and visitors create opportunities for economic development. However, they do tax infrastructure and natural resources all within a very concentrated timeframe. These are important considerations when looking at future housing policy and planning.

Housing Programs

The following are housing programs available to the Town:

The Wisconsin Housing and Economic Development Authority (WHEDA) administers the Federal Low Income Housing Tax Credit (LIHTC). Investors who allocate a number of units as affordable to low-income families for a certain period of time (usually 15 years) are allowed to take a credit on their income tax.

The U.S. Department of Agriculture-Rural Development (USDA-RD) is focused on rural areas. A list of available programs follows:

Section 502 Homeownership Direct Loan program of the Rural Health Service (RHS) provides loans to help low-income households purchase and prepare sites or purchase, build, repair, renovate, or relocate homes.

Section 502 Mutual Self-Help Housing Loans are designed to help very-low-income households construct their own homes. Targeted families include those who cannot buy affordable housing through conventional means. Participating families perform approximately 65 percent of the construction under qualified supervision.

Section 504 Very-Low-Income Housing Repair program, provides loans and grants to low-income homeowners to repair, improve, or modernize their homes. Improvements must make the homes more safe and sanitary or remove health or safety hazards.

Section 515 Multi-Family Housing Loan program supports the construction of multi-family housing for low-income residents. Under the program, which has been in operation in Wisconsin since 1969, USDA underwrites fifty-year mortgages at a one percent interest rate in exchange for an agreement to provide housing for low and very low-income residents.

Section 521 Rural Rental Assistance program provides an additional subsidy for households with incomes too low to pay RHS-subsidized rents.

Section 533 Rural Housing Preservation Grants are designed to assist sponsoring organizations in the repair or rehabilitation of low-income or very-low-income housing. Assistance is available for landlords or members of a cooperative.

The U.S. Department of Housing and Urban Development (HUD) administers the following programs:

The HUD Self-Help Homeownership Opportunity Program finances land acquisition and site development associated with self-help housing for low-income families.

The HOME Investment Partnership Program aims to encourage the production and rehabilitation of affordable housing. HOME funds may be used for rental assistance, assistance to homebuyers, new construction, rehabilitation, or acquisition of rental housing.

U.S. Department of Housing and Urban Development Section 8 Housing Choice Vouchers are administered locally by the Central Wisconsin Community Action Corporation (CWCAC). The program is open to any housing unit where the owner agrees to participate and where the unit satisfies the standards. Congress is considering replacing the current voucher program with a block grant to states. If enacted, eligibility criteria for the program may change.

The Small Cities Development Block Grant (CDBG) program is the rural component of HUD's Community Development Block Grant program, which is administered by the State of Wisconsin, Department of Administration. The state CDBG program provides assistance for the development of affordable housing and economic development efforts targeted to low- and moderate-income people.

GOALS, OBJECTIVES AND POLICIES

Goals:

1. Discourage residential development in prime farmland areas.
2. Allow adequate affordable housing for all individuals consistent with the rural character of the community.
3. Encouragement of neighborhood designs that support a range of transportation choices, if applicable.

Objectives:

1. Ensure that local land use controls and permitting procedures do not discourage or prevent the provision of affordable housing opportunities.
2. Support development of senior and special needs housing within the Town.
3. Direct residential development away from existing agricultural uses and buildings to avoid conflicts.

Policy:

1. The Town should work with developers to provide a variety of housing types for all income and age groups.

Chapter 4

Utilities and Community Facilities

Utilities and community facilities, provided by either public or private entities, are critical for community development. Utilities include things such as electrical service, natural gas, telephone, cable and internet. Community facilities include local government buildings, libraries, educational facilities, and maintenance and storage facilities, as well as services like police, fire protection, and emergency medical services.

Utilities and community facilities play an important role in the economy and livability of a community.

PREVIOUS PLANS AND STUDIES

Adams County All Hazards Mitigation Plan, 2020

This plan examines general conditions, including an inventory of utilities, community facilities, and emergency services throughout Adams County. Risk assessment is at the heart of the all-hazards mitigation program. In order to mitigate the risks, it is necessary to assess their relative importance. The report looks at a series of mostly weather-related disasters; how they have affected the county in the past and how future instances are likely to affect the county and how local government should respond to such occurrences.

The report concludes with suggested mitigation measures that might be taken by local governments to reduce the risk from identified hazards. Counties and incorporated municipalities are required to adopt such plans with updates every five years.

Adams County Outdoor Recreation Plan, 2019-2023

The primary purpose of the Adams County Outdoor Recreation Plan is to provide continued direction in meeting the current and future recreation needs of Adams County. This direction takes the form of an inventory and analysis of outdoor recreational facilities followed by establishing recommendations to meet identified needs.

UTILITIES

Water Service

The Town of Quincy does not have a public water supply system. Instead, private wells supply the water for public and private facilities within the Town. The Town is not aware of any water problems in the Quincy area that might affect the drinking water supply.

Wastewater

There is no public sewer system in the Town of Quincy. Therefore, all development in the Town uses on-site septic systems that discharge to underground drainage fields and may include: conventional (underground), mound, pressure distribution, at-grade, holding tank, or sand filter systems. Wisconsin Administrative Code regulates these on-site wastewater treatment systems.

Solid Waste and Recycling

The Town has a transfer site for garbage/recycling. Individuals can contract for roadside pick-up with Adams County Solid Waste or other private firms.

Energy and Telecommunications

Electric and Natural Gas

Electric service in the Town is provided by Adams-Columbia Electric Cooperative from an interconnected high capacity system. There are several high voltage lines traversing the county. One line runs along the Wisconsin River to the north from the crossing at WI-21; one is located near the River from the Wisconsin Dells to the Town of Springville; and another cuts across the center of the county from the Town of Quincy eastward to the Town of Lincoln. There is no natural gas service to the Town of Quincy and residents must rely on propane gas (LP), which is available through several service vendors in the area.

Cable/Internet

Several companies provide telephone service to Adams County including Frontier and Marquette-Adams Telephone Cooperative. High speed and wireless internet availability is slowly growing throughout the county and Marquette-Adams Telephone Cooperative recently completed a fiber optic installation project that increased high speed connectivity through parts of Quincy. Additional fiber optic will be installed pending broadband expansion grants.

COMMUNITY FACILITIES

Town Operations

Town Hall

The Quincy Town Hall is located at 2599 County Road Z. Community facilities include the town hall, outbuildings, two firehouses, and three storage buildings that are all Town owned and maintained. The Quincy Town Hall functions as a multi-purpose building. The Town Board

consists of three elected officials, a chair and two supervisors. The Town employs a Clerk/Treasurer.

Public Safety

Police

The Adams County Sheriff's Office provides primary law enforcement services to all areas not included within municipal police department boundaries, including the Town of Quincy.

Fire

Fire protection services are provided by the Quincy Volunteer Fire Department with a north and south station. There is also a mutual aid agreement between the Adams County Fire District.

Maintaining rural fire service is a challenge. The Town must continue to invest in and maintain fire protection equipment to ensure the protection of the public health and safety as population and housing growth increases service demands. Fire equipment has to be continually updated and replaced, and training requirements must be met. Volunteer fire departments across the state struggle with maintaining sufficient membership to meet the needs of the community.

Emergency Medical Services and Medical Facilities

Ambulance services are provided by the Town of Quincy through a contract with Lifestar Emergency Medical Services LLC. The Town does not have any medical facilities within the Town proper. The hospital nearest the Town of Quincy is Gundersen Moundview Hospital and Clinics in Friendship. The health system provides primary and specialty care.

Cemeteries

Wisconsin Statute 157.70 provides for the protection of all human burial sites, including all marked and unmarked burials and cemeteries. The Quincy Cemetery is the only known public cemetery in the Town.

Child Care Facilities

There are no licensed child care facilities located within the Town of Quincy.

Education

Primary and Secondary Schools

The Town of Quincy is located within the Adams-Friendship Area School District. Students begin at Adams-Friendship Elementary School, which serves students in grades K-4. The elementary school had a total of 466 students enrolled during the 2019-2020 school year. Students attend Adams-Friendship Middle School for grades 5-8, and there were 437 total students enrolled during the 2019-2020 school year. Adams-Friendship High School serves students in grades 9-12. There were 463 students enrolled in the high school during the 2019-2020 school year.

Post-Graduate Education

Mid-State Technical College is a public two-year technical college with four regional campuses, one in Adams. They offer degrees, technical diplomas and certificates in a variety of high-demand career fields designed to meet local workforce needs.

Libraries

The Adams County Library serves the entire county. The library is located in the Adams County Community Center space and contains over 18,000 books, reference works, CDs, videos, and cassettes. The library participates in the Inter-Library Loan Program. The Quincy Town Hall is located approximately 12 miles from the Adams County Library.

Recreation

Parks

Castle Rock Park consists of 80 acres and is located in the Town of Quincy. Camping is permitted year-round and the park has both reservable and non-reservable campsites. There are 200 campsites and 150 electrical outlets. The park includes boat docks, ADA accessible restrooms, picnic area, fishing area, boat ramp, swimming beach, trails, playground, shelter, and dump station. This park experiences heavy use throughout the summer months. However, it is also utilized in the winter, and has a designated snowmobile load/unload area. The park is maintained by Adams County.

Geologic Sites

Adams County is generally characterized by its flat to slightly undulating topography. However, there are occasional pinnacles of hills of resistant sandstone. Two notable land features are located within the Town of Quincy:

- Quincy Bluff, Town of Quincy, state owned
- Lone Rock, Town of Quincy, state owned

State Natural Areas

State Natural Areas were acquired to protect the state's natural diversity, provide sites for research and environmental education, and serve as benchmarks for assessing and guiding use of other lands in the state. Natural areas are defined as tracts of land or water, which have native biotic communities, unique natural features, or significant geological or archeological sites. These sites do not have much facility development, though there may be a designated trail on the site. The Department of Natural Resources lists six areas within Adams County, two of which are in the Town of Quincy:

- Sohlberg Silver Lake SNA includes 308 acres in the Town of Quincy.
- Quincy Bluffs and Wetlands includes 6,523 acres of ecosystem co-owned and managed with the Nature Conservancy and WDNR. The natural area has an observation tower on the mound and is open to the public for hiking.

GOALS, OBJECTIVES AND POLICIES

Goals:

1. 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.
2. Continue to provide ambulance, volunteer fire and first responder services to residents.
3. Encourage recycling by residents.
4. Continue to research options for improving ambulance service.
5. Work with the surrounding towns and the County to form a coalition to address development of adequate broadband internet access throughout the area.

Objectives:

1. Make information available to residents on the proper maintenance of septic systems.
2. Consider the potential impacts of development proposals on groundwater quality and quantity.
3. Explore opportunities to develop integrated, multi-use trail systems and recreational facilities.
4. Share equipment and services across Town boundaries, where possible.

Policies:

1. Work with adjoining towns, the county, the state, and individual landowners to address known water quality issues.
2. The feasibility of wastewater collection and treatment systems on water quality should be considered by major developments.
3. Develop and maintain a Capital Improvements Plan for major equipment purchases.

Chapter 5

Transportation

The transportation system in the Town includes all the state, county, and local roads. The local transportation network is an important factor in the safe movement of people and goods, as well as in the physical development of the Town. There is not transit, passenger rail, air or water transportation service within the Town’s jurisdiction.

PREVIOUS PLANS AND STUDIES

Adams County Bicycle & Pedestrian Plan, 2013

This plan is intended to be utilized in developing a safe and bicycle and pedestrian friendly transportation network throughout Adams County. There are three goals that were identified to achieve this end, to make all roads safe to walk or bike, to provide parking for schools.

To achieve a safe and bicycle and pedestrian friendly transportation network, the following three goals were identified:

- Make all roads safe to walk or bike
- Provide bicycle parking
- Provide Safe Routes to School

This plan identified opportunities that include the Town of Quincy. The proposed Ice Age Trail would connect Adams and Friendship with Quincy Bluff and continue to Petenwell Lake. Proposed bicycle routes would connect Adams-Friendship to Castle Rock, Quincy Rock to Grand Marsh, and Castle Rock to Oxford. Bicycle and pedestrian improvements are also recommended within Castle Rock County Park.

Adams County Locally Developed, Coordinated Public Transit – Human Services Transportation Plan, 2018-2022

The purpose of this plan is to assess transportation services provided for seniors and individuals with disabilities within Adams County. The designated keeper of this plan is the Aging and Disability Resources Center (ADRC) – Adams County. This assessment identified that evening and weekend services are limited, that employment needs are underserved, and that more rural, intercity, and cross-country services are needed. The plan identifies a five-year work program to prioritize and address the gaps identified.

Regional Livability Plan, 2015

Transportation is one of the four elements included in the NCWRPC’s 2015 RLP. The Transportation Assessment Report, a component of the Plan, looks in detail at the transportation network through the ten-county region and identified trends and issues facing transportation. The RLP addresses three issues: the modes of transportation to work, the age of drivers in the region,

and high transportation maintenance costs. The three transportation goals of the Plan are as follows.

- Provide and improve transportation access to people of all ages and abilities to ensure lifelong mobility and accessibility.
- Fund the maintenance and expansion of the transportation system
- Enhance the regional economy by supporting airports and freight rail.

North Central Wisconsin Regional Bicycle and Pedestrian Plan, 2018

This plan is a regional effort to improve bicycling and walking across communities throughout the north central Wisconsin region. The Plan assesses existing conditions related to bicycling and walking, identifying other potential trail and route user groups, identifying routes and describing policies and programs to assist local governments in improving bicycling and walking to promote connectivity between communities and destinations throughout North Central Wisconsin.

Connections 2030

Connections 2030 is WisDOT's long-range transportation plan for the State of Wisconsin. Adopted in 2009, the Plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian, and transit.

State Trails Network Plan, 2001

This Plan documents the DNR's role and strategy in the provision of all types of trails. The plan identifies a series of potential trail corridors that would link existing trails, public lands, natural features, and communities. This statewide network of interconnected trails would be owned and maintained by municipalities, private entities, and partnerships of the two. Preserving transportation corridors, such as old rail lines, is specifically discussed as a very important strategy in the creation of recreational and alternative transportation corridors.

ROAD NETWORK

In analyzing the road system, several aspects and factors should be examined to discern possible shortcomings as well as plan for future needs. Analysis of traffic patterns through the examination of the road system, analysis of road conditions, review of traffic counts, discussion with individuals at the local, county and state levels, and finally observation can assist in providing possible recommendations relevant to the system.

The Town of Quincy road network consists of 14.36 miles of county highway and 73.89 miles of local roads, for a total of 88.25 miles. There are no federal or state highways. As Map 4 depicts, the Town's road configuration generally follows the typical rural roadway pattern of primarily north-south and east-west roads. The road system is composed of two levels of government jurisdiction. These include the Town system, encompassing the local roads and the county system of trunk highways. Although the local roads comprise the greatest net mileage, CTH Z, CTH F, and CTM H carry the most significant traffic volumes.

Jurisdictional and Functional Classification

Functional Classification

A functionally classified road system is one in which streets and highways are grouped into classes according to the character of service they provide, ranging from a high degree of travel mobility to land access functions. At the upper limit of the system (principal arterials, for example), are those facilities that emphasize traffic mobility (long, uninterrupted travel), whereas at the lower limits are those local roads and streets that emphasize access.

The functional classifications are generally defined as:

- **Principal Arterials** – The principal function is to provide the most efficient movement for relatively large volumes of traffic at increased speeds. Movement to and from other road facilities is limited to controlled interchanges. Regional movement of traffic contributes an increasing portion of the traffic counts.
- **Minor Arterials** – The principal function is to provide efficient traffic movement for larger volumes of traffic. Little or no direct access is strived for with non-local destinations comprising a major portion of the traffic.
- **Major Collectors** – The principal function is to provide an intermediary link between efficient movement of arterials and accessibility of local roadways. They serve to funnel or collect traffic from local roadways to arterials. More efficiency of movement is strived for in favor of accessibility.
- **Minor Collectors** – The principal function is to provide traffic with access to and from property. It is the grass roots classification where accessibility for vehicles and pedestrians is emphasized and efficiency of movement is secondary.
- **Local Roads** – provide direct access to residential, commercial, and industrial developments.

Using the roadway classifications, the Town of Quincy has the service of four collectors: CTH F, CTH H, CTH Z, and Deerborn Drive. All other roads in Town are local roads.

Jurisdiction

Jurisdiction refers to a governmental ownership, not necessarily responsibility. For example, some state owned roads are maintained by local jurisdictions. Additionally, the designation of a “Federal aid highway” does not alter its ownership or jurisdiction as a state or local road, only that its service value and importance have made the road eligible for Federal-aid construction and rehabilitation funds.

Ownership is divided among the federal, state and local governments. States own over 20 percent of the national road network. The Federal Government has responsibility for about five percent, primarily in national parks, forests and Indian reservations. Over 75 percent of the road system is locally controlled. As of January 2020, there were 88.25 total miles of roadways in the Town under

both the jurisdiction of the Town of Quincy and Adams County.

In some cases, local municipalities are responsible for conducting routine maintenance and minor repairs on state and federal highways within their jurisdictional boundaries. In return, the state generally provides financing to those jurisdictions. However, major repairs and reconstruction are generally still the responsibility of Wisconsin Department of Transportation. Road mileage by jurisdiction for the Town of Quincy is indicated in Table 16.

Jurisdiction	Arterial	Collector	Local	Totals
Federal	0	0	0	0
State	0	0	0	0
County	0	14.36	0	14.36
Town	0	2.19	71.70	73.89
Totals	0	16.55	71.70	88.25

Source: WisDOT

In addition to these main classifications, a road or segment of road may hold a number of other designations, such as forest road, rustic road, emergency or evacuation route, truck route, bike route, etc.

Pavement Conditions

WisDOT requires all local units of government to submit road condition rating data every two years as part of the Wisconsin Information System for Local Roads (WISLR). The Pavement Surface Evaluation and Rating (PASER) program and WISLR are tools that local governments can use to manage pavements for improved decision making in budgeting and maintenance. Towns can use this information to develop better road budgets and keep track of roads that are in need of repair. A summary of pavement conditions in the Town of Quincy can be found in Table 17. Roads exhibiting a surface condition rating at or below “fair” must be examined to determine what type of reconstruction or strengthening is necessary.

The roads that display a surface rating of “good” or better will only require minimal preventative maintenance to promote safe travel conditions. Most Town roads are in relatively good condition, as about 14.4% of roads rate as “Poor” or “Very Poor” and about 85.4% of roads rate as “Fair” or better. However, there is room for improvement.

Table 17: Summary of Pavement Conditions, 2019	
Surface Type	Miles
Unimproved	0.01
Sealcoat or Gravel Road	34.33
Asphalt or Concrete	39.30
Surface Condition Rating	Miles
No Rating	0.10
Very Poor	1.64
Poor	9.01
Fair	27.78
Good	22.27
Very Good	3.47
Excellent	9.46
Total	73.74

Source: WisDOT

Traffic and Safety

Traffic Volumes

Annual average daily traffic (AADT) counts are measured and calculated on selected high traffic roads and highways every three, six, or ten years (depending upon functional classification) by the Wisconsin Department of Transportation (WisDOT). Monitoring these counts provides a way to gauge how traffic volume is changing in the Town of Quincy. Supplemental count as done by Adams County Highway.

Table 18: Average Daily Traffic Counts - Quincy			
Location:	2012	2015	Change
CTH Z near CTH F - Quincy	2,078*	2,185**	5.2%

Source: Adams County *Just North of Hwy F **Just South of Hwy F

There are two 2011 state traffic count sites located in the Town, both along CTH Z, see Map 4. Adams County did some more recent counts on CTH Z in 2012 and 2015 which showed traffic ranging from 1,850 to 2,200, so traffic appears to have remained relatively constant over the time period. The 2011 numbers may have been faulty. General consensus of the Town Plan Commission is that traffic has grown significantly on Highway Z in recent years.

It remains important to balance planned land use with existing roadway infrastructure. Land use type and intensity has a direct relationship on traffic volumes, with higher density and intensity of land use generally leading to higher traffic volumes. To maximize safety, proposed land use should be considered in conjunction with the existing road network.

Increased traffic volume, congestion concentrated in certain areas, and even the types of vehicles travelling to and from a site can be impacted depending on land use. Mitigation is possible through measures such as creation of new access points, changes in circulation patterns, and general roadway modifications. Uncontrolled division of land tends to affect highways because of the increased intensity, which impairs safety and impedes traffic movements.

Evacuation Routes

The town should meet with the Adams County Sherriff's Office to discuss a plan for evacuation of residents and visitors in the town. Areas of high population concentration like campgrounds and other high density developments should have plans for efficient evacuations in times of emergencies.

ALTERNATIVE TRANSPORTATION MODES

Airports

The nearest airports are the Adams County Airport, a Class A airport with a 6,000 foot runway, and Adams County Legion Field, a public-use airport in the Town of Adams. Adams County Legion Field has a 60' X 3400' lighted, hard-surfaced runway, aircraft tie-down, and vehicle parking, hanger/commercial sites, fuel, rental cars, telephones, and seasonal restrooms. Regular commercial air and freight service is available at the Dane County Regional Airport in Madison, the Central Wisconsin Airport in Mosinee, and the La Crosse Municipal Airport in La Crosse.

Bus/Transit

No local or intercity bus services are provided within the Town of Quincy. The nearest stops to access inter-community bus services are at Mauston, Plover or Portage with connections to Appleton/Green Bay, Chicago, Madison, Milwaukee, Minneapolis and other communities along those lines.

Rail

There are no railroad services available within the Town of Quincy. Union Pacific Railroad freight trains pass through the City of Adams enroute between Minneapolis and Milwaukee/Chicago. Canadian National has freight connections in Necedah and New Lisbon with their main line between the Twin Ports of Duluth/Superior and Milwaukee/Chicago. Passenger rail service is provided by Amtrak, which runs along the Canadian Pacific Railway line with stops in Tomah and Wisconsin Dells.

ATV/UTV

ATV/UTV All-terrain and utility terrain vehicles are becoming increasingly popular. More and more communities are allowing these vehicles on local roadways. A Town Board has the authority to open roads to these types of vehicles and can designate some or all of the Town's roads. The Town of Quincy has adopted an ATV ordinance. Signage is critical to informing the public which roads are open or closed. The Town of Quincy adopted Ordinance 1-2021, an ATV/UTV Vehicle Ordinance, on August 26, 2021.

Pedestrian/Bicycle

All roads within the Town are available for bicycle and pedestrian travel. The 2013 Adams County Bicycle and Pedestrian Plan identified opportunities that include the Town of Quincy. The proposed Ice Age Trail would connect Adams and Friendship with Quincy Bluff and continue to Petenwell Lake. Proposed bicycle routes would connect Adams-Friendship to Castle Rock, Quincy Rock to Grand Marsh, and Castle Rock to Oxford.

Bicycle and pedestrian improvements are also recommended within Castle Rock County Park.

These improvements include an eight foot wide paved path, pedestrian/bicycle road crossings, and Bike Route signage. The plan also recommends a widening of the existing CTH Z wooden bicycle and pedestrian bridge. Additionally, walking trails are presently located within Quincy Bluff and Wetlands State Natural Area.



CTH Z Pedestrian Bridge

Specialized

The Aging and Disability Resource Center serving Adams, Green Lake, and Waushara Counties provides transportation services for the elderly and those with disabilities. Some service is also provided by the Veterans Service and some services are available from local agencies, such as Faith in Action and the Salvation Army.

GOALS, OBJECTIVES AND POLICIES

Goals:

1. Encouragement of neighborhood designs that support a range of transportation choices.
2. Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety that meets the needs of all citizens, including transit-dependent and disabled citizens.
3. Utilize PASER software to inventory and rate the local roads.
4. Widen and Improve existing roads before constructing new roads.
5. Limit both town and private road development until existing infrastructure is brought up to a common level.

Objectives:

1. Support and maintain a safe and efficient Town road system.
2. Promote the development of multi-use trails, trail linkages, or wide shoulders as part of new development proposals, where appropriate.

Policies:

1. Prepare and update a 5-year Road Improvement Plan.
2. The Town should work with the county on any project that affects the Town.
3. Land uses which generate heavy traffic volumes will be discouraged on local roads that have not been constructed or upgraded for such use.
4. Roadway access will be better spaced along the existing Town road network to increase safety and preserve capacity.
5. Future road locations, extensions or connections will be considered when reviewing development plans and proposals.
6. All Town roads must accommodate access requirements for emergency services (fire, EMS, ambulance, etc.) as well as school bus and snowplows.

Chapter 6

Economic Development

The economic base of the community serves as an important driver for current and future land use. Economic characteristics include such components as the size of the civilian labor force, comparative employment growth, employment by industry, unemployment rates, and commuting patterns. Employment patterns and economic trends generally occur on a regional scale. Residents of one community often work in another. Similarly, changes in a major industry can impact jobs and growth far beyond the community where the business is physically located. It is therefore important to understand a local community's economy in light of its regional context.

Assessment of these components of the economic base provides an important historical perspective on current land use patterns, and provides insights that help to predict possible future directions and opportunities for growth of the local economy.

PREVIOUS PLANS AND STUDIES

Comprehensive Economic Development Strategy (CEDS), 2019

Adams County is one of ten counties included in the North Central Wisconsin Economic Development District as designated by the U.S. Department of Commerce, Economic Development Administration (EDA). The NCWRPC is the agency responsible for maintaining that designation. As part of the designation, the NCWRPC annually prepares a CEDS. This report summarizes and assesses economic development activities over the past year and presents new and modified strategies to promote growth.

Regional Livability Plan (RLP), 2015

Economic Development is one of four elements included in the RLP, adopted by the NCWRPC in 2015. The Economic Development Assessment Report within the RLP observes in detail the economic health of the ten-county region and identifies trends and issues facing the local economy. The RLP addresses three economic development issues:

- Available Labor Force and Employment – Businesses need a workforce with the proper education to meet the demands of an ever changing job market. High labor needs combined with an older workforce preparing for retirement will result in a labor force shortage and inability to meet the workforce needs of area businesses. The future availability of a quality labor force is a major concern for the business community.
- Living Wage – over the past ten years, the region's cost of living (i.e. home prices and rent) have increased faster than per capita and household incomes. Consequently, many working adults must seek public assistance and/or hold multiple jobs in order to meet the basic needs of their families. Occupations paying a living wage provide families resources for savings,

investments, education, and the purchasing of goods which improves the local economy and increases the quality of life of the region's population.

- Broadband – High-speed broadband connections are crucial for government services, healthcare, education, library systems, private businesses, and residents. Improving the region's telecommunication network can assist existing businesses, attract new businesses, and allow residents to access education opportunities.

ALICE: A Study of Financial Hardship in Wisconsin

This report, developed by the United Way, described the 34 percent of households in Adams County that are above the federal poverty level, but still struggle to afford basic household necessities, or "ALICE" households (Asset Limited, Income Constrained, Employed). These households are largely employed but do not earn enough in wages to meet the "household survival budget," which does not allow for any savings. The report states that many ALICE households provide vital services, such as retail, health care, child care, and security, but cannot make ends meet on the income provided from these jobs.

- The ALICE report shows that 54 percent of Quincy households are either below the federal poverty level or are considered ALICE households, indicating that the average household in Quincy is relatively less financially prosperous than the average Adams County household at-large.

Adams County Comprehensive Plan, 2018

The Adams County Comprehensive Plan covers economic development in both the inventory and goals, objectives and policies sections. The inventory information is a brief overview of economic sectors, economic analysis, labor force analysis, and economic development programs. Goals, objectives, policies, and recommendations are identified. The economic development goals include:

- Maintain, diversify and expand the economy in the county, while maintaining the rural character of the county.
- Preserve and enhance the quality of life by promoting the compatibility with economic development.
- Encourage the coordination of economic development, including tourism efforts, throughout the county and region.

QUINCY AREA ECONOMIC ENVIRONMENT

Until 1858, Quincy served as the county seat, at which time it was moved to the Village of Friendship which provided a more central location. In the 1920's there was a development boom in the Town of Quincy, when many recreational cabins were constructed for vacationers to enjoy seasonal activities along the Wisconsin River. Unfortunately this prosperity was short lived. Subsisting on a predominantly agricultural economy, Adams County suffered severely from the droughts and economic hardship of the Great Depression era.

Transportation improvements in the 1940's brought new life to Adams County and the Town of Quincy when the Wisconsin River Power Company began construction of the dams creating Castle Rock and Petenwell Lakes. These dams stimulated the growth of recreational subdivisions and made the county a second home and retirement haven. A bridge spanning the Wisconsin River in

the 1950's and the development of a nearby interstate highway brought increasing numbers of visitors and urban expatriates to Adams County. This trend has continued to the present day and appears to be increasing in intensity. The accessibility of Adams County's recreational lakes has made the area very attractive to persons seeking a natural environment for construction of homes, both seasonal and permanent. Town of Quincy businesses are consistent with this trend and include resorts, lodging, restaurants, and commercial business catering to visitors (bait shops, boat dealers) and year-round owners (service stations, auto repair).

It should also be noted that agriculture is central to the Town of Quincy economy. The Town has been an agriculturally based community for generations. Today, the primary agricultural crop in Adams County is irrigated vegetable farming (e.g. potatoes, corn, snap beans, soybeans, and peas). Cranberry production is increasingly important too, and there is a fairly substantially sized cranberry bog located in the eastern portion of the Town.

ECONOMIC ANALYSIS

Economic Sectors

Table 19 details employment by sector for the Town of Quincy. In 2018, there were 450 persons employed in the nine basic economic sectors in the Town, down 14.4 percent since 2010.

Table 19: Employment by Sector						
Sector	Town of Quincy			Adams County		
	2010	2018	% Change	2010	2018	% Change
Natural Resources, Mining, and Construction	66	41	-37.9%	1,034	912	-11.8%
Manufacturing	120	78	-35.0%	1,230	1,219	-0.9%
Trade, Transportation and Utilities	112	90	-19.6%	1,997	1,463	-26.7%
Information and Financial Activities	3	25	733.3%	422	490	16.1%
Professional and Business Services	13	20	53.8%	384	389	1.3%
Education and Health Services	65	83	27.7%	1,351	1,262	-6.6%
Leisure and Hospitality	100	77	-23.0%	1,255	1,103	-12.1%
Other Services	10	16	60.0%	312	344	10.3%
Public Administration	37	20	-45.9%	369	335	-9.2%
Total	526	450	-14.4%	8,354	7,517	-10.0%

Source: U.S. Census and American Community Survey 2010, 2018

Between 2010 and 2018, there were several dramatic shifts throughout most of the sectors. The three fastest growing sectors were Information and Financial Services, Other Services and Professional and Business Services. In terms of total employment, the Trade, Transportation and Utilities industry is the largest segment of the economy, followed by Education and Health Services and Manufacturing. It should be noted that the number of employees in certain sectors, particularly those workers engaged in Natural Resources, Mining and Construction, which includes agriculture, forestry and fishing, may be understated in this data set.

In Adams County there were 7,517 persons employed in 2018, down 10.0 percent since 2010. Most people were employed in the area of Trade, Transportation and Utilities, followed by Education and Health Services. The fastest growing sector from 2010 to 2018 was Information and Financial Activities. This was true for both the Town of Quincy and Adams County as a whole. The area that experienced the most significant downward trend was in the area of Trade, Transportation and Utilities. This trend is significant considering the substantial number workers in this sector.

Labor Force Analysis

Labor Force

Labor force is defined as the number of persons, sixteen and over, employed or looking to be employed. Overall, while the Town population has increased slightly from 2010 to 2018, the number of people in the labor force has declined. There were 92 fewer people in the labor force from 2010 to 2018, for a loss of 15.8 percent. The percent reduction was slightly less than in Juneau County as a whole, which experienced a net decline of 1,018 individuals in the labor force, for a 11.1 percent decrease. The state of Wisconsin had a marginal increase in the labor force from 2010 to 2018, at a rate of 0.5 percent.

Table 20: Town of Quincy Labor Force			
	2010	2018	% Change
Population 16 years and over	1,123	1,168	4.0%
Labor force	582	490	-15.8%
Employed	526	450	-14.4%
Unemployed	56	40	-28.6%
Unemployment Rate	9.6%	8.2%	-14.6%
Participation Rate	51.8%	42.0%	-18.9%

Source: U.S. Census and American Community Survey 2010, 2018

Unemployment

Unemployment is defined as the difference between the total civilian labor force and total persons employed. Stay-at-home parents, retirees, or persons not searching for employment are not considered unemployed because they are not considered part of the labor force. In 2010, the Town of Quincy had 9.6 percent unemployment, and in 2018 that number was down slightly to 8.2 percent. The percent unemployed was slightly higher in Adams County (8.4%) and significantly lower in the State of Wisconsin (4.0%) in 2018.

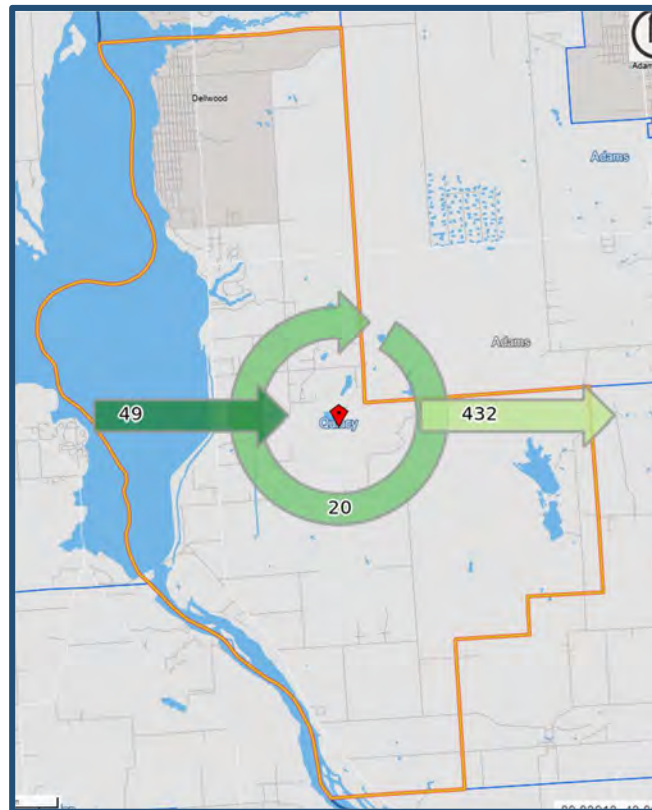
Workforce Participation

Workforce participation is a measure expressed in terms of a percentage of persons actively seeking employment divided by the total working age population. People not participating in the labor force may not seek employment due to a variety of reasons including retirement, disability, choice to be a homemaker, or are simply not looking for work. In 2010, 51.8 percent of Quincy’s population over the age of 16 was in the labor force. By 2018, that percentage dropped to 42.0 percent. The state participation percentage was 66.7 percent in 2018, while Adams County’s participation rate was 46.5 percent. The labor force participation rate in the Town likely fell from 2010 to 2018 in large part due to an increase in the size of the retired population. The significant rise in median age from 2010 to 2018 would support this presumption.

Laborshed

A laborshed is an area or region from which an employment center draws its commuting workers. In 2017, approximately 20 of the 69 total jobs within the Town of Quincy were filled by Quincy residents. About 49 workers traveled to Quincy during the average work day. In contrast, 432 Quincy residents commuted to locations outside of the Town for work, indicating that Quincy’s laborshed extends beyond its municipal boundaries. Figure 6 shows the inflow-outflow patterns of the Town of Quincy’s laborshed.

Figure 6: Inflow/Outflow Analysis Town of Quincy 2017



Source: U.S. Census "On the Map"

In-Migration

The majority of in-commuters live in close proximity to Quincy. Workers commute from a variety of locations throughout the state of Wisconsin and as far away as Illinois.

Out-Migration

Town of Quincy residents commuting outside of the Town's boundaries travel across Wisconsin. About 452 residents are employed outside of the Town's boundaries. Like in-commuters, the majority of employed residents work in nearby communities. The largest percentage (10.6%) of workers leaving Quincy for work travel to the City of Adams, followed by the Village of Friendship where 8.8 percent of workers travel for work.

Occupations

Table 20 identifies the five main occupational categories by number and percentage and provides comparison with the Town, county and state.

Production and Transportation workers are the largest component of the labor force in the Town of Quincy, followed Sales and Office workers. This is in contrast to the county where Management/Business/Science and Service workers make up a majority of the workforce, and in the state where Management/Business/Science workers make up a majority of workers by a substantial margin. In Adams County Production and Transportation workers comprise the next largest group, whereas this group is Sales and Office workers in the state as a whole.

Occupation	Town of Quincy		Adams County		Wisconsin	
Management/Business/Science	85	18.9%	1,698	22.6%	1,068,930	36.1%
Service	83	18.4%	1,700	22.6%	494,858	16.7%
Sales/Office	99	22.0%	1,589	21.1%	622,193	21.0%
Natural Resources/Construction	50	11.1%	905	12.0%	253,223	8.5%
Production/Transportation	133	29.6%	1,625	21.6%	525,336	17.7%
Total	450	100.0%	7,517	100.0%	2,964,540	100%

Source: U.S. Census and American Community Survey 2018

Economic Development Strengths and Weaknesses

The Town's strengths for attracting and retaining a diverse workforce include central proximity to the Interstate 90/94 corridor making it something of a "midpoint" between larger cities like Madison and Eau Claire/LaCrosse, and between Chicago and Minneapolis. This transportation linkage impacts employers in the warehousing and transportation industries and allows commuting access for employees. The primary weaknesses for attracting or retaining a diverse workforce are the lack of employment opportunities, a lack of starter houses for young families, and the general distance to more urban areas and their amenities. Additionally, the Town lacks a commercial and industrial base.

There is potential for those interested in agriculturally based businesses. There is also opportunity for those with home based business potential. However, there is a need to continue to expand broadband access to create viable options throughout the Town for home based businesses and all technology dependent businesses.

ECONOMIC DEVELOPMENT PROGRAMS

There are a number of economic development programs available to businesses and local governments in Adams County. Following is a partial list of those programs.

County

Adams County Economic Development (ACED)

ACED is a non-profit organization that promotes the economic development of Adams County, Wisconsin, and its respective cities, villages, and towns. ACED is comprised of area businesspersons, citizens, local government, utility company representatives, state agencies and elected officials, educational institutions and other organizations essential to the growth of Adams County. The organization serves the needs of new businesses coming to the area as well as to assist existing companies.

Adams County Chamber of Commerce

The Adams County Chamber of Commerce is dedicated to the development of the business community in Adams County. The Chamber offers information on local business and industry and also provides a variety of programs designed to assist business development.

Adams - Columbia Electric Coop (ACEC) Revolving Loan Fund

The ACEC established a USDA - Rural Development IRP revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. It is targeted at the timber and wood products industry, tourism and other manufacturing and service industries.

Regional

Central Wisconsin Economic Development (CWED) Revolving Loan Fund

Adams County is a member of a multi-county revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. It is currently managed by CAP Services in Stevens Point.

North Central Wisconsin Development Corporation

The North Central Wisconsin Development Corporation (NCWDC) manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. It is targeted at the timber and wood products industry, tourism and other manufacturing and service industries.

State

Rural Economic Development Program

This program administered by Wisconsin Department of Commerce provides grants and low interest loans for small business (less than 25 employees) start-ups or expansions in rural areas, such as Adams County. Funds may be used for "soft costs" only, such as planning, engineering, and marketing assistance.

Wisconsin CDBG

The Wisconsin Department of Administration provides federal Community Development Block Grant (CDBG) funds to eligible municipalities for approved housing and/or public facility improvements and for economic development projects. Economic Development grants provide loans to businesses for such things as: acquisition of real estate, buildings, or equipment; construction, expansion or remodeling; and working capital for inventory and direct labor.

Wisconsin Small Business Development Center (SBDC)

The UW SBDC is partially funded by the Small Business Administration and provides a variety of programs and training seminars to assist in the creation of small business in Wisconsin.

Transportation Economic Assistance (TEA)

This program, administered by the Wisconsin Department of Transportation, provides immediate assistance and funding for the cost of transportation improvements necessary for major economic development projects.

Federal

U.S. Dept. of Commerce - Economic Development Administration (EDA)

EDA offers a public works grant program. These are administered through local units of government for the benefit of the local economy and, indirectly, private enterprise.

U.S. Department of Agriculture - Rural Development (USDA – RD)

The USDA Rural Development program is committed to helping improve the economy and quality of life in all of rural America. Financial programs include support for such essential public facilities and services as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. USDA-RD promotes economic development by supporting loans to businesses through banks and community-managed lending pools.

Small Business Administration (SBA)

SBA provides business and industrial loan programs that will make or guarantee up to 90% of the principal and interest on loans to companies, individuals, or government entities for financing in rural areas. Wisconsin Business Development Finance Corporation acts as an agent for the U.S. Small Business Administration (SBA) programs that provide financing for fixed asset loans and for working capital.

GOALS, OBJECTIVES AND POLICIES

Goals:

1. Building of community identity by revitalizing community character and enforcing building standards.
2. Promote the stabilization of the current economic base.
3. Encourage new retail, commercial & industrial development to locate adjacent to county or state highways.
4. Industrial development must not negatively impact environmental resources or adjoining property values.
5. Retain and protect prime farmland areas.
6. Establish appropriate minimum/maximum lot sizes for commercial development, taking parking requirements into consideration, in the town zoning ordinance.
7. Encourage new ordinances that establish minimum aesthetic standards to eliminate commercial, industrial, and agricultural property with excessive debris, blighted property, and dilapidated buildings.

Objectives:

1. Encourage new retail, commercial & industrial development to locate in designated areas and adjacent to county highways.
2. Encourage businesses that are compatible in a rural setting.
3. Work with the Chamber of Commerce /Adams County on strategies to promote the Town and develop tourism and retirement home markets.

Policies:

1. Accommodate home-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding areas.
2. Review the costs and benefits of a proposed development project prior to approval.
3. Commercial and industrial development should be directed to designated planned areas consistent with the Future Land Use Map.
4. Intensive industrial uses should be steered to areas that have the service capability to support that development.

Chapter 7

Land Use

Land use is a crucial component of livability and provides a basis for the formulation of policy to coordinate a sustainable pattern of development. The existing natural landscape and land use patterns influence future land use and development. Much of the region has population and housing densities well below the state average, which in turn places more reliance on automobiles to get to and from work, shopping and other activities. Balancing the needs of the community with land use issues requires that each land use situation be considered individually and that the community seeks the solution which fits the unique challenges it faces.

The Town has established the following Land Use Vision:

The Town of Quincy boasts a safe, peaceful, country-style environment as a special place to raise a family. The Town's wish is to ensure our strong family farming tradition continues. Preservation and conservation of our most valuable resource of prime agricultural land is important to protect food, fiber and livestock production.

PREVIOUS PLANS AND STUDIES

Regional Livability Plan, 2015

Land Use is one of the four elements included in the RLP, adopted by the NCWRPC in 2015. The Land Use Assessment Report, a component of the Plan, looks in detail at the land uses through the ten-county region and identifies trends and issues facing land use. The RLP addresses two issues: housing density and farmland preservation. The two land use goals of the Plan are as follows:

- Preserve and protect the Region's landscape, environmental resources, and sensitive lands while encouraging health communities.
- Manage and restore vacant land and structures.

Adams County Comprehensive Plan, 2018

The Adams County Comprehensive Plan includes a Land Use chapter which describes existing and future land uses, as well as regulatory tools for land use. The primary goal of the plan is to guide the future development and redevelopment throughout the county. The plan identifies several issues that were discussed as part of the planning process, the issues include:

- conflicting land uses
- sustainable agriculture and forestry
- environmentally sensitive areas
- location of public facilities and infrastructure

- community revitalization

EXISTING LAND USE

The Town of Quincy covers an area of about 25,314 acres in Adams County. The area is characterized by thin till and pitted outwash. The typical terrain is rolling and covered with hardwoods or open for agricultural use with a general north to south drainage pattern. The natural resource base of the area is dominated by timber. Agricultural uses of the land are vitally important, consisting mainly of sweet corn and soybeans.

Knowledge of the existing land use patterns within a town is necessary to develop a desired “future” land use pattern. The Existing Land Use Map was developed using air photos from a countywide flight in 2015, with updates by the locals. Thirteen basic categories were used to classify the various existing land uses. These are: Agriculture, Commercial, Cranberry bog, Governmental/Institutional, Industrial, Mobile Home Park, Open Lands, Outdoor Recreation, Quarry, Residential, Transportation, Water, and Woodlands.

Woodlands and agricultural uses (agriculture and cranberry bogs) dominate the area, covering about 70 percent of the Town. Table 22 displays land use acreage for the Town of Quincy in 2015. Map 5 Existing Land Use, displays current land use within the Town. In general, agricultural, forest lands and residential uses are scattered in a “mixed” pattern. Residential development is distributed sporadically along the road network and along Lake Petenwell.

Land Use Type	Acres	Percentage
Agriculture	3628.36	14.3%
Commercial	46.44	0.2%
Cranberry Bog	51.11	0.2%
Governmental/Institutional	10.19	0.0%
Mobile Home Park	34.12	0.1%
Open Lands	832.67	3.3%
Outdoor Recreation	54.17	0.2%
Residential	1328.64	5.2%
Transportation	851.73	3.4%
Utility	3.22	0.0%
Water	4491.29	17.7%
Woodlands	13982.23	55.2%
Total	25314.17	100.0%

Source: NCWRPC GIS

There is a more developed grid roadway pattern in the northwest portion of the Town. Residences in this area are set in a more traditional pattern. There are two mobile home parks located within the Town. One is at the intersection of CTH Z and CTH F, the other is Westwood Estates II off of CTH F, which includes 86 sites. Mobile homes along with modular and manufactured homes,

camping units, and recreational vehicles are regulated under the Town of Quincy Zoning and Land Use Ordinance. Agricultural properties and the associated farmsteads are mainly concentrated in the southern half of the Town. There is a marginal amount of commercial, industrial and governmental land use sprinkled throughout the Town.

Public Lands

There are 3,359 acres enrolled in the Managed Forest Law (MFL) program, which are subject to a substantial reduction in property taxes. In addition, tax exempt lands include approximately 2723 state acres, 143 Adams County acres (not Forest Crop), and another 5,733 acres of tax-exempt land.

Land Supply and Demand

As shown by the existing land use inventory, the majority of the Town is “undeveloped” woodlands, so the supply of land “available” for development appears to be adequate. Nevertheless, even under a rapid growth scenario, the supply of land in the Town of Quincy is more than sufficient to accommodate projected demand over the next 20 years for all use categories.

Land Values

Table 23 displays the assessed land values in the Town of Quincy. It is important to note that lands enrolled in the Managed Forest Law and Forest Crop Law programs and other exempt lands (such as state lands) are not included in values for Table 23. Overall, land value per acre in the Town is valued at about \$15,435.72 per acre based on assessed land values from the Adams County tax information. Residential properties have the highest value per acre, followed by commercial properties.

Land Classification	Total Value of Land and Improvements	Total Acres	Average Value per Acre
Residential	\$157,624,800	2,413	\$65,323.17
Commercial	\$5,026,400	90	\$55,848.89
Manufacturing	\$0	0	\$0
Agricultural	\$462,400	3,647	\$126.79
Undeveloped	\$603,200	1,110	\$543.42
Agricultural Forest	\$931,700	754	\$1,235.68
Forest Lands	\$8,151,100	3,207	\$2,541.66
Other	\$1,500,500	71	\$21,133.80
Total	\$174,300,100	11,292	\$15,435.72

Source: WI Department of Revenue

Opportunities for Redevelopment

The vast majority of the Town currently consists of open farmland, scrubland, and wetlands, all of which has experienced very little development. Hence the need for “redevelopment” is negligible.

Some developed areas may not meet current development standards or may have fallen into disrepair since they were developed. Some of these properties may be in need of rehabilitation by property owners rather than needing a comprehensive redevelopment strategy.

Existing and Potential Land Use Conflicts

Land use conflicts within the Town of Quincy are typical of rural Wisconsin communities. These include agricultural activity versus residential development and quarry activities versus residential development.

FUTURE LAND USE

Map 6 is the Future Land Use Plan Map, which details the desired arrangement of preferred land uses for the future of the Town of Quincy. The Future Land Use Map is not a zoning map. The Future Land Use Map is general in nature and was developed as a general guide for future development in the county. Although general, the future land use plan map indicates appropriate future land uses, and as a result shows where rezoning may occur. In many areas the existing zoning districts already reflect the desired future land uses; while in other areas, zoning map or text changes may be required to meet some of the desired future land uses.

The identification of desired future land use types through the map does not imply that an area is immediately appropriate for rezoning. Given service demands and a desire for controlled growth, careful consideration to the timing of zoning decisions is essential. In some places, it may be desirable to rezone land to reflect the planned land use designations as soon as possible. In other cases, it may be appropriate to wait to rezone the area until an actual development proposal is brought forward.

Future land use planning assists local governments with balancing individual property rights and community goals, minimizing conflict between different land uses, and maximizing use of public expenditures. It is essential that future land use planning is ongoing and flexible. Periodic plan updates ensure that the plan continues to reflect future community preferences.

Future Land Use Map Classifications

- 1. Residential:**
Identifies areas recommended for residential development typically consisting of smaller lot sizes.
- 2. Low Density Residential:**
Identifies areas that are recommended for less dense residential development, consisting of larger minimum lot sizes than the residential category. These areas will also allow a mixture of residential uses, and provide a good transition from more dense development to the rural countryside.
- 3. Commercial:**
Identifies areas recommended for commercial development, as well as existing commercial establishments located throughout the Town.
- 4. Industrial:**
Identifies areas recommended for industrial development, as well as existing industrial areas located throughout the Town.
- 5. Governmental/Public/Institutional:**
Identifies existing or planned government/public/institutional facilities within the Town, including recreational facilities.
- 6. Agricultural Areas:**
Identifies areas to be preserved for the purpose of general crop farming or the raising of livestock. These areas may include buildings that pertain to agriculture, including residential.
- 7. Woodlands:**
Identifies areas of large woodlands within the Town.
- 8. Preservation Areas:**
Contains sensitive environmental areas, such as 100-year floodplains as defined by the Federal Emergency Management Agency, DNR wetlands and steep slopes of 12 percent or greater. This could include endangered species habitat or other significant features or areas identified by the Town.

LAND USE PROGRAMS AND TOOLS

The principle land use program in Wisconsin is the comprehensive planning program. The primary land use tools are zoning, subdivision ordinance, and official mapping.

Zoning

Under Wisconsin Statutes, counties and local units of government are authorized to adopt zoning ordinances. Zoning is a method for implementing or carrying out the land use plan by predetermining a logical pattern of land use development.

A zoning ordinance consists of a map and written text. The zoning map arranges the community into districts or zones, agriculture, residential, commercial, industrial, etc. Within each of these districts, the text of zoning ordinances specifies the permitted land uses, the size of buildings, yard/lot dimensions, and other prerequisites in obtaining permission to develop. The goal of the zoning ordinance is to set a reasonable development pattern by keep similar and related uses together and separating dissimilar, unrelated and incompatible uses; particularly in relationship to transportation facilities, utilities and public services and facilities.

A county may promulgate a zoning ordinance as described above for the unincorporated areas of the county, that is, outside the corporate boundaries of cities and villages, but it is only effective if a town adopts it for application to its jurisdiction. Towns can elect to adopt their own zoning ordinances, which the Town of Quincy has done.

Shoreland Zoning

All counties are mandated by Wisconsin law to adopt and administer a zoning ordinance that regulates development in shoreland and floodplain areas of the county outside of villages and cities in accordance with state shoreland zoning standards. Towns may apply their own zoning in shoreland areas as long as it does not impose requirements on matters regulated by their County. Adams County Shoreland Zoning regulates land use within shoreland and floodplain areas throughout the Town.

Land Division

At present, land division within the Town of Quincy is regulated by Chapter 382 Land Division, within the Planning and Zoning portion of the Adams County Code. Subdivision regulation relates to the way in which land is divided and made ready for development. A community can control the subdivision of land by requiring a developer to meet certain conditions in exchange for the privilege of recording a plat. While imposing conditions restricts the use of private property, the cumulative effect of land subdivision on the health, safety, and welfare of a community is so great as to justify public control of the process.

There is some overlap between zoning and subdivision codes in terms of standards. Both ordinances, for example, can set lot sizes. Both can deal with the suitability of land for development. Implementing important plan techniques such as rural cluster development often requires use of the zoning ordinance and the subdivision ordinance.

A town land division code can provide the town the means to review and regulate new divisions of land to ensure consistency with the vision, goals, objectives, land protection criteria, and other recommendations of an adopted plan. The ordinance would require administration and enforcement

by the town. Therefore, local control of divisions of land would require town funding. It also adds a layer of government involved in regulating proposals for land divisions.

GOALS, OBJECTIVES AND POLICIES

Goals:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, agricultural, commercial and industrial structures.
2. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
3. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, agricultural, commercial and industrial uses
4. Balancing individual property rights with community interests and goals.
5. Planning and development of land uses that create or preserve the rural community.

Objectives:

1. Maintain orderly, planned growth which promotes the health, safety and general welfare of residents and makes efficient use of land and efficient use of public services, facilities and tax dollars.
2. New development should not negatively impact the natural environment or existing property.
3. Provide for a mix of land uses within the Town.
4. Promote new land development that is consistent with this plan.
5. Develop and implement a strategy to address various nuisance issues confronting the Town.
6. Identify and work to address issues within the Town Zoning Ordinance.

Policies:

1. The Town will maintain the comprehensive plan, which will serve as a guide for future land use decisions. New development will be permitted based on consideration of this Plan, as well as other Town, County, Regional, and state plans and other regulations.
2. Land uses and building locations that minimize both the loss of productive farmland and the potential for conflicts between existing and proposed land uses will be encouraged.

3. Land uses and building locations that minimize fragmentation of large contiguous forest tracts and mitigate environmental forests will be encouraged.
4. Use conservancy zoning to protect natural resources in the Town.
5. Encourage conservation easements and other tools to protect environmentally sensitive or unique resources.
6. Update existing land use regulations to be consistent with this plan.

Chapter 8

Intergovernmental Cooperation

The issue of intergovernmental cooperation is increasingly important; since many issues cross over political boundaries, such as watersheds, labor force, commuter patterns, and housing. Communities are not independent of each other, but rather dependent on each other. The effects from growth and change on one spill over to all surrounding communities and impact the region as a whole.

OVERVIEW

Wisconsin Statute s.66.30, entitled “Intergovernmental Cooperation”, does enable local governments to jointly do together whatever one can do alone. Unfortunately, there is little public policy in Wisconsin law that encourages, let alone requires, horizontal governmental relationships such as town to town and municipality to county or town. The result is that towns, municipalities, and counties act more as adversaries than as partners.

State-wide, Wisconsin has more than 2,500 units of government and special purpose districts. Having so many governmental units allows for local representation, but also adds more players to the decision making process. In general terms, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies, and programs to address and resolve issues of mutual interest. It can be as simple as communication and information sharing, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue.

As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another’s needs and priorities. They can better anticipate problems and work to avoid them. Intergovernmental cooperation makes sense for many reasons including trust, cost savings, consistency, and ability to address regional issues. Cooperation can lead to positive experiences and results that build trust between jurisdictions. It can save money by increasing efficiency and avoiding unnecessary duplication. It can lead to consistency of goals, objectives, plans, policies, and actions of neighboring communities. Finally, by communicating and coordinating their actions and working with regional and state jurisdictions, local communities are able to address and resolve issues that are regional in nature.

The major beneficiary of intergovernmental cooperation is the local resident. They may not understand, or even care about, the details of a particular intergovernmental issue, but residents can appreciate their benefits, such as cost savings, provision of needed services, a healthy environment, and a strong economy.

A variety of factors, some long-standing and others more recent, have brought the issue of intergovernmental cooperation to the forefront. Some of these factors include:

- Local government’s financial situation;
- Opportunity to reduce costs by working together;
- Elimination of duplication of services;
- Population settlement patterns and population mobility; and
- Economic and environmental interdependence.

In addition, as more jurisdictions create and implement comprehensive plans and share them with surrounding communities, new opportunities for intergovernmental cooperation will be identified.

INTERGOVERNMENTAL RELATIONSHIPS

School Districts

Primary and Secondary Schools

The Town of Quincy is served by the Adams-Friendship Area School District. In addition, the Wisconsin Open Enrollment program allows children to attend other nearby school districts, provided that the district has the necessary space to accept the student. There are no school district facilities located within the Town.

Post-Graduate Education

Quincy Town Hall is located approximately 12 miles from the Mid-State Technical College, City of Adams location. The main form of interaction with both school and college districts are through payment of property taxes, which help to fund both districts’ operations. The Town has little participation in issues pertaining to administration or siting of new facilities. All school and college board meetings are open to the public.

Adjoining Units of Government

The Town of Quincy is bounded by Juneau County to the west, the Town of Strongs Prairie to the north, the Towns of Adams and Eason to the east, and the Town of Springville to the south. The Town has a good working relationship with adjacent communities.

Adams County

Adams County directly and indirectly provides a number of services to the Town, and the Town enjoys a good working relationship with many of the responsible departments. These departments include Treasurer, Highway, Sheriff’s Office, and Parks and Recreation. The County Treasurer collects local property tax for the Town. The Adams County Sheriff’s Office provides primary law enforcement services to all areas not included within municipal police department boundaries, including the Town of Quincy. The Parks and Recreation Department is responsible for the maintenance of Castle Rock County Park, located within the Town.

In many cases where state and federal agencies require area-wide planning for various programs or

regulations, Adams County sponsors a county-wide planning effort to complete these plans and include each individual local unit in the process and resulting final plan. Examples of this include the County Outdoor Recreation plan which maintains the eligibility for Wisconsin Department of Natural Resources administered park and recreation development funding of each local unit that adopts it, and All Hazard Mitigation Plans, which are required by the Federal Emergency Management Agency in order for individual local units of government to qualify for certain types of disaster assistance funding.

North Central Wisconsin Regional Planning Commission

The North Central Wisconsin Regional Planning Commission (NCWRPC) was formed under §60.0309 Wis. Stats. as a voluntary association of governments within a ten county area. Adams County is a member of the NCWRPC, which qualifies the Town of Quincy for low cost local planning assistance. Typical functions of the NCWRPC include (but are not limited to) land use, transportation, economic development, intergovernmental and geographic information systems (GIS) planning and services.

State and Federal Government

The Wisconsin departments of Natural Resources and Transportation are the primary agencies the Town might deal with regarding development activities. Many of the goals and objectives of this plan will require continued cooperation and coordination with these agencies.

The Wisconsin Department of Natural Resources takes a lead role in wildlife protection and sustainable management of woodlands, wetland, lakes, and other wildlife habitat areas, while Wisconsin Department of Transportation is responsible for the planning and development of state highways, railways, airports, and other transportation systems. State agencies make a number of grant and aid programs available to local units of government like the Town of Quincy. Examples include local road aids, the Local Roads Improvement Plan (LRIP) and the Priority Watershed Program. There are also a number of mandates passed down from the state that the Town must comply with, such as the biannual pavement rating submission for the Wisconsin Information System for Local Roads (WISLR).

Most federal programs are administered by the states, so the Town would be dealing with the responsible state agency with regard to federal programs and regulations.

EXISTING OR POTENTIAL INTERGOVERNMENTAL CONFLICTS

No existing or potential intergovernmental conflicts were identified in the Town of Quincy. The process for resolving any conflicts will in part be a continuation of past practices as new mechanisms evolve. The Town will continue to meet with surrounding towns when significant issues of mutual concern arise.

PROGRAMS

66.0301-Intergovernmental Cooperation: Wisconsin Statute §66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, and certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, and sewer utility districts, Indian tribes or bands, and others.

Intergovernmental agreements prepared in accordance with §66.0301, formerly §66.30, are the most common forms of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

66.0305-Municipal Revenue Sharing: Wisconsin Statute, §66.0305, Municipal Revenue Sharing, gives authority to cities, villages, and towns to enter into agreements to share revenue from taxes and special charges with each other. The agreements may also address other matters, including agreements regarding services to be provided or the location of municipal boundaries.

Boundaries of the shared revenue area must be specified in the agreement and the term of the agreement must be for at least ten years. The agreement must specify the formula or other means for sharing revenue, the date of payment of revenues, and the means by which the agreement may be invalidated after the minimum 10 year period.

GOALS, OBJECTIVES AND POLICIES

Goal:

1. Encourage continued cooperation among nearby units of governments.

Objectives:

1. Promote communication with other units of government, including adjoining towns, the county, the state, and federal government.
2. Join together with other units of government to provide services in a more cost-effective manner.

Policies:

1. Pursue cooperative agreements regarding boundary agreements, annexation, expansion of public sewer and water services, and growth management between the City/Village and the Town.
2. Identify alternative solutions to existing or potential land use, administration or policy conflicts that may hinder intergovernmental cooperation.
3. Regularly meet with adjoining unit of government to discuss issues of mutual concern.
4. Periodically review existing shared service agreements, and explore additional agreements.

Chapter 9

Implementation

A primary reason for a community to prepare a comprehensive plan is to establish a framework for the future, especially as it relates to decisions regarding growth and regulation of development to protect and maintain the health, safety and welfare of the community. A plan also helps to set priorities for public expenditures. To be effective, this plan should be actively used as a tool to guide decisions concerning:

- The implementation and enforcement of regulatory ordinances based on the goals and objectives identified in this plan.
- The development of programs and support systems that further the goals and objectives set forth in this plan.
- The location of specific land uses as identified in the comprehensive plan, and based on goals and objectives.
- The establishment and support of a continued planning process providing for periodic review and updates to this plan and other land use control measures.

IMPLEMENTATION TOOLS

Having the appropriate tools to implement the recommendations in this comprehensive plan is critical. The most common implementation tools are the Town official controls or regulatory codes. Zoning ordinance and subdivision (or land division) regulations are used to protect existing development and guide future growth and development as identified in this comprehensive plan. There are also non-regulatory approaches to implementing the comprehensive plan. These generally involve decisions about how the community will spend its limited funding resources on capital improvements, staffing and maintenance. These decisions will affect the development demand and the location of development in the Town.

The State planning law requires certain programs and/or actions that affect land use must be consistent with the locally adopted comprehensive plan. Following the adoption of this comprehensive plan update, the Town of Quincy should evaluate and update, as necessary, its related ordinances to ensure meeting this requirement

Zoning Ordinance and Map

The Town of Quincy Zoning Ordinance is the primary land use regulation for the Town. Zoning is used to manage and control how land is used and developed. Zoning ordinances typically establish detailed regulations concerning how land may be developed, including setbacks, the density or

intensity of development, and the height and bulk of building and other structures. The general purpose of zoning is to minimize undesirable externalities from development by segregating and/or buffering incompatible uses and by maintaining standards that ensure development will not negatively impact the community's character or environment. The zoning ordinance also controls the scale and form of development, which heavily influences how people will interact with their environment and their neighbors.

The establishment of zoning districts and the zoning map indicates where specific types of development can and should be located. Zoning districts shown on the zoning map should be coordinated with the land use plan and map. While the zoning map and land use map do not need to directly match at the time the land use map is adopted, the intent is that the land use map will serve as a guide indicating how the property should eventually be zoned. Therefore, indiscriminate zoning changes may result in weakening of the comprehensive plan. In fact, changes to zoning district boundaries should only be made if they are consistent with the adopted land use map and the goals of the comprehensive plan.

Subdivision (Land Division) Ordinance

Land division within the Town of Quincy is regulated by Chapter 382 Land Division, within the Planning and Zoning portion of the Adams County Code. Subdivision regulations are an important tool ensuring the orderly development of unplatted and/or undeveloped land. These regulations may regulate lot sizes, road access, street design, public utilities, storm water drainage, parks and open space, and other improvements necessary to ensure that new development will be a public asset.

Capital Improvement Plan (CIP)

This is an ongoing financial planning program that allows local communities to plan ahead for capital expenditures and minimize unplanned expenses. A capital improvement plan consists of a list of proposed projects according to a schedule of priorities over a four-to-six year period. It identifies needed public improvements, estimates their costs, and identifies financing methods and sources. Public improvements or expenditures typically considered in a CIP include:

- Public buildings (i.e., fire and police stations)
- Park and trail acquisition and development
- Roads and highways (maintenance and new construction/paving)
- Fire and law enforcement protection equipment

A CIP is simply a method of planning for and scheduling expenditures for public improvements over a period of several years in order to maximize the use of limited public funds. Each year the CIP should be reviewed and extended one year to compensate for the previous year that was completed. This keeps the improvement program current and allows for modifications to meet the community's changing needs.

The preparation of a CIP is normally a joint responsibility between the town board, plan commission, staff, and citizen commissions. The preparation of a capital improvement program may

vary from community to community depending on local preferences, the local form of government and available staff. The proposed capital improvement plan should be reviewed in light of the priorities outlined in the comprehensive plan.

Annual Operating Budget

The Town prepares a budget each year and it is one of the most important policy documents prepared. It is a statement of the prioritization and allocation of financial resources to achieve certain objectives over a specific time period. The budget is based on the needs of Town residents and priorities set by the Town Board. The budget and the services provided by that budget are instrumental in achieving the goals and objectives of the plan.

Brownfield Redevelopment

Pursuing funding from state agencies for redevelopment of contaminated sites can reduce the uncertainty that otherwise prevents contaminated properties from being redeveloped. Action by the Town to evaluate contaminants or begin remediating the property is often necessary before the private sector is willing to invest in redevelopment. This may require some upfront investment from the community. However, as sites are improved and reused they generate tax base.

CONSISTENCY AMONG PLAN CHAPTERS

The State of Wisconsin planning legislation requires that the Implementation Chapter describe how each of the required chapters will be integrated and made consistent with the other chapters of the plan. Since the Town of Quincy completed all planning chapters simultaneously, no known inconsistencies exist. It is noted that some overlap naturally exists between the nine plan chapters. Where deemed appropriate, goals, objectives, and policies have been repeated under all applicable chapters to reinforce their importance.

PLAN ADOPTION, AMENDMENTS, UPDATES, AND MONITORING

While this comprehensive plan provides a long-term framework to guide development and public spending decisions, it must also respond to changes that occur in the community and region that were not foreseen when the plan was initially adopted. Some elements of the plan are rarely amended while others need updating on a more regular basis. Plan maps should also be updated periodically. In general, key maps, such as the future land use map, should be reviewed annually to make sure they are still current.

Plan Adoption

The first step in implementing this plan involves adoption of the plan by local officials. The formal review and adoption process involves plan review by the Plan Commission which must recommend the plan to the Town Board via resolution. The Plan Commission recommendation is forwarded to the Town Board who must adopt the plan by ordinance. A public hearing is required to allow public comment on the ordinance during a 30-day review period prior to final action to adopt the plan. Adoption formalizes the plan document as the framework to guide local development

decisions over the next 20 years. The adopted plan should also be recognized as a tool for communicating the community's land use policy and goals and objectives regarding coordination of growth and development.

Plan Amendments

The Town of Quincy Comprehensive Plan may be amended at any time by the Town Board following the same process described above for initial Plan adoption, regardless of how minor the proposed amendment or change. Amendments may be appropriate throughout the lifecycle of the plan, particularly if new issues emerge or trends change. These amendments will typically consist of minor changes to the plan text or maps. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity.

The following criteria shall be considered when reviewing plan amendments:

- The change corrects an error made in the original plan.
- The change is consistent with the overall goals and objectives of the Town of Quincy Comprehensive Plan.
- The change does not create an adverse impact on public facilities and services that cannot be mitigated.
- Development resulting from the change does not create an undue impact on surrounding properties. Such development shall be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
- The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
- The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
- There is a change in town actions or neighborhood characteristics that would justify a change.
- There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
- The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.
- The change does not adversely affect water quality and the overall health of residents.

Proposed amendments must be reviewed by the Plan Commission prior to final action and adopted by the Town Board. The public should be notified of proposed Plan changes and allowed an opportunity for review and comment. For major amendments, the Town might consider soliciting

public opinion through surveys and/or community meetings prior to the official public hearing.

Plan Updates

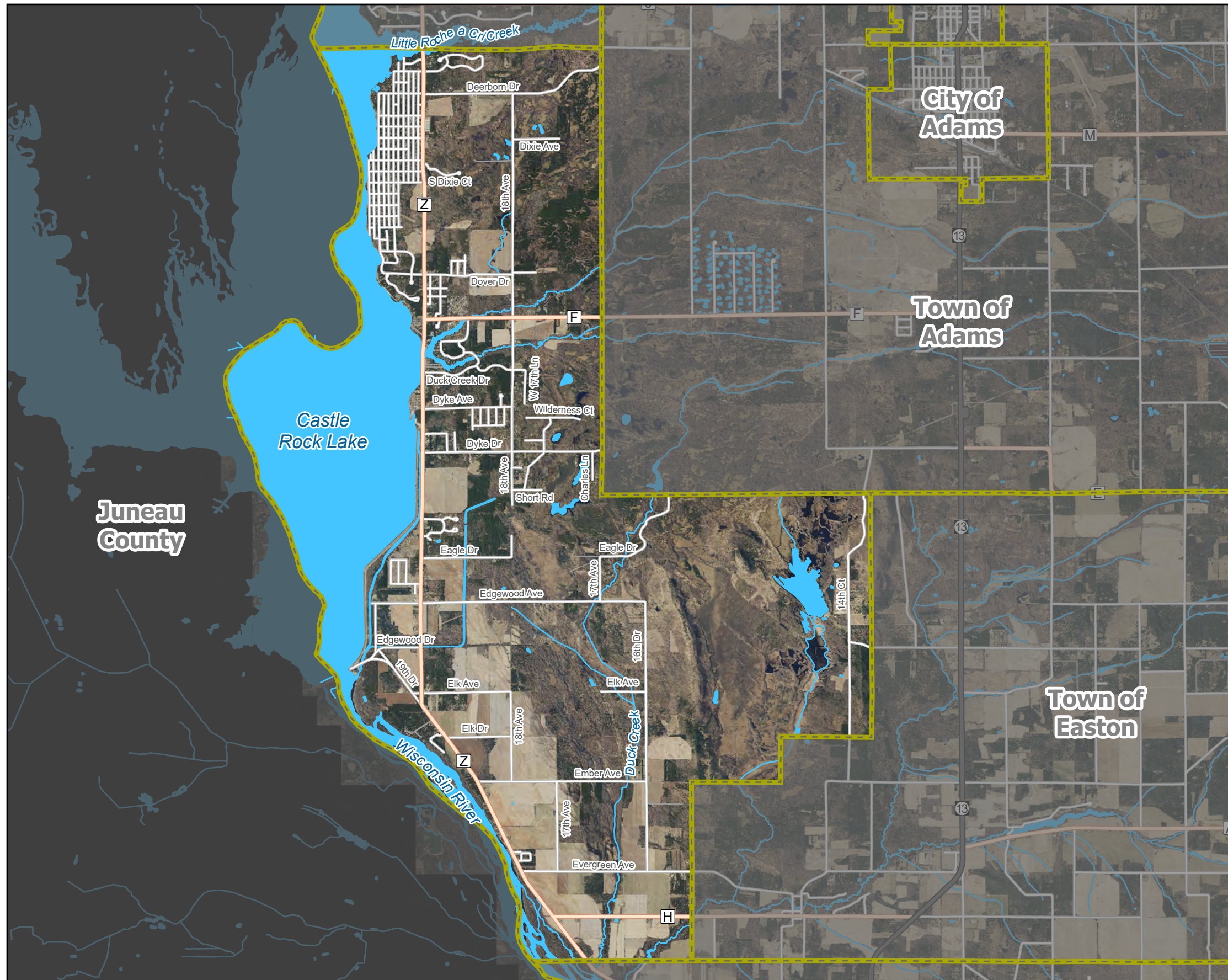
According to the State comprehensive planning law, comprehensive plans must be updated at least once every ten years. As opposed to the more routine amendments described above, plan updates often involve rewriting of whole sections of the plan document and significant changes to supporting maps. A plan update should include a thorough examination of the community's goals and objectives based on an analysis of current growth trends and major changes that have occurred since the plan was initially adopted or last amended. Plan updates must be formally adopted following the same procedure described above for initial plan adoption.

Plan Monitoring

The adopted plan should be used as a tool by Town when making land use and development decisions. Decisions concerning private development proposals, public investments, regulations, incentives, and other actions should be consistent with the goals, objectives, policies, and recommendations outlined in this plan.

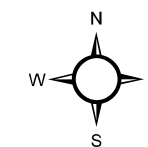
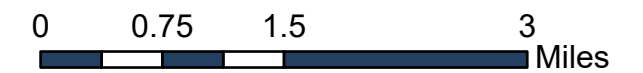
Although this plan describes policies and actions for future implementation, it is impossible to predict the exact future condition. As such, the goals, objectives, and actions in this plan should be monitored on a regular basis to maintain concurrence with changing conditions and respond to unanticipated events.

This plan should be evaluated at least every 5 years, and updated at least every ten years. Members of the Town Board, Plan Commission, and any other local decision-making bodies should periodically review the plan and identify areas that might need to be updated. The evaluation should involve first reviewing the goals and objectives to ensure they are still relevant and reflect current community desires. Then the strategies and actions should be reviewed and refined to eliminate completed tasks and identify new approaches if appropriate.



Planning Area

- Minor Civil Divisions
- State Highways
- County Highways
- Local Roads
- Private Roads
- Water

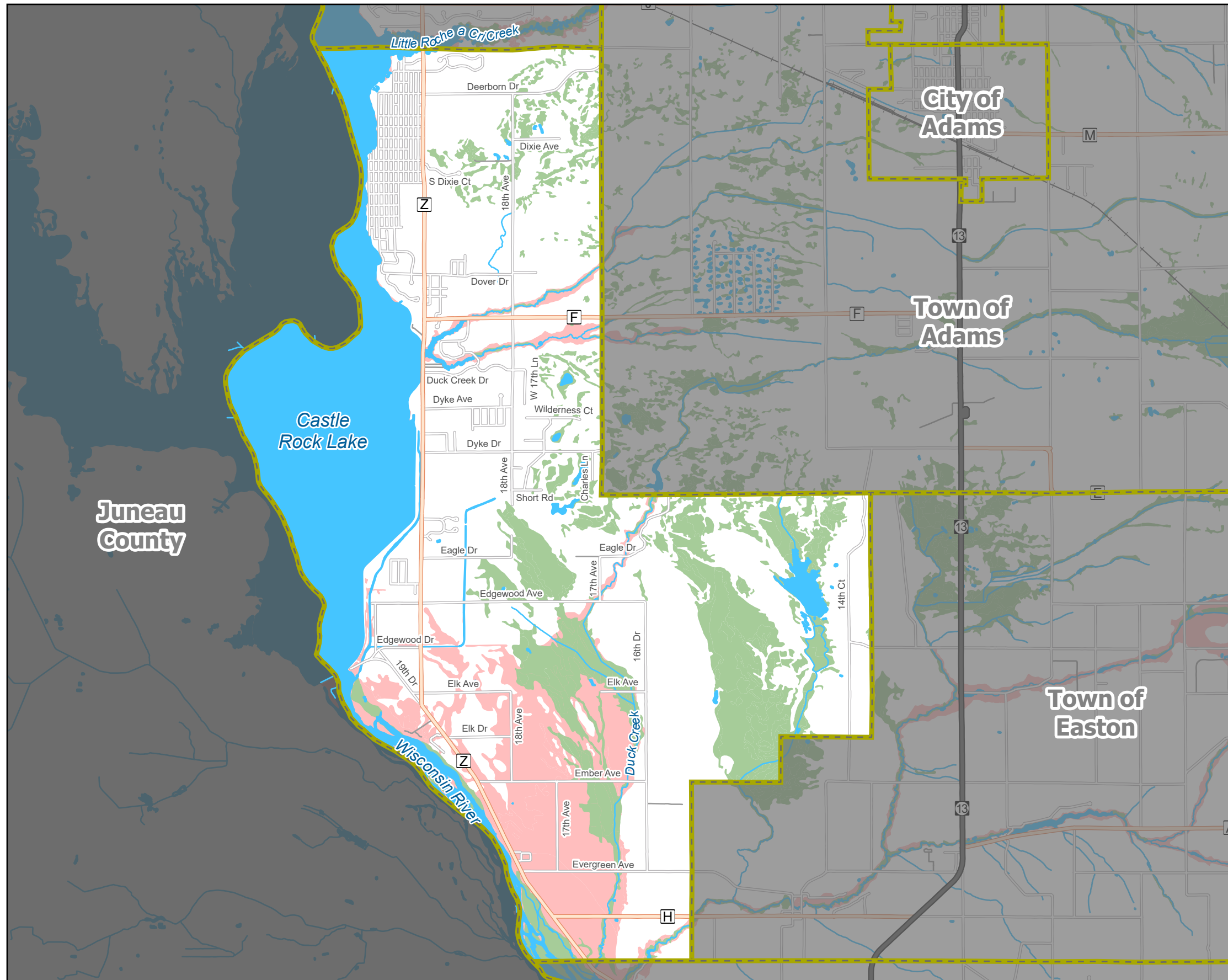


Source: WisDOT, WI DNR, NCWRPC, Adams Co
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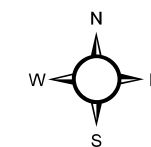
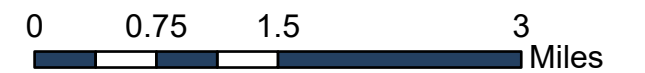
Prepared By:
**North Central
 Wisconsin Regional
 Planning Commission**

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Natural Resources

- Minor Civil Divisions
- State Highways
- County Highways
- Local Roads
- Private Roads
- Water
- Wetlands
- Floodplain

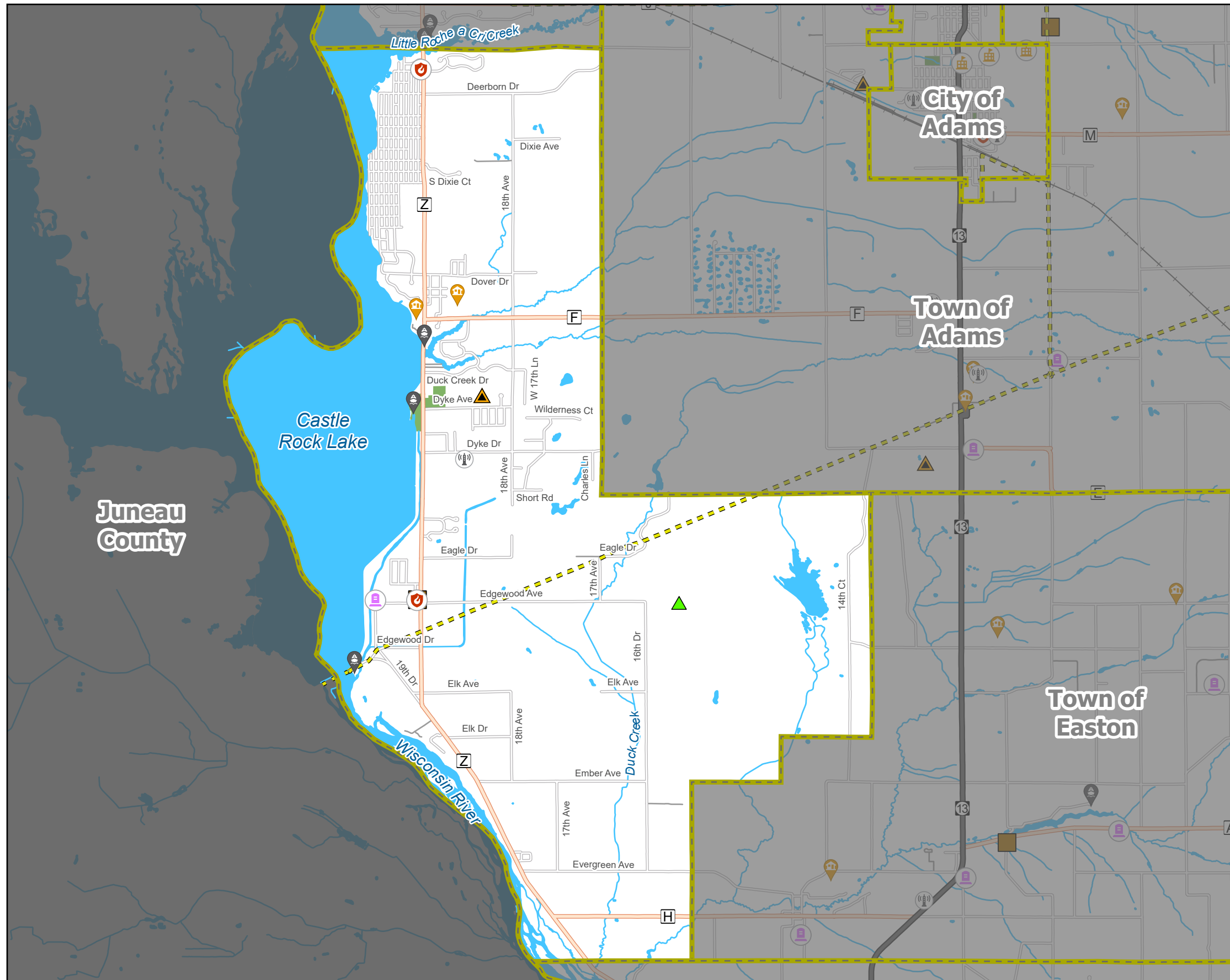


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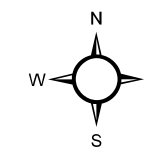
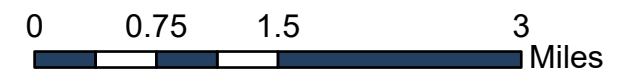
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Utilities and Community Facilities

- Minor Civil Divisions
- State Highways
- County Highways
- Local Roads
- Private Roads
- Railroad
- Cemetery
- Fire Station
- Landfill
- Lookout Tower
- Mobile Home Parks
- Schools
- Town Hall
- Boat Launch
- Communication Towers
- High Voltage Powerline
- Park
- Water

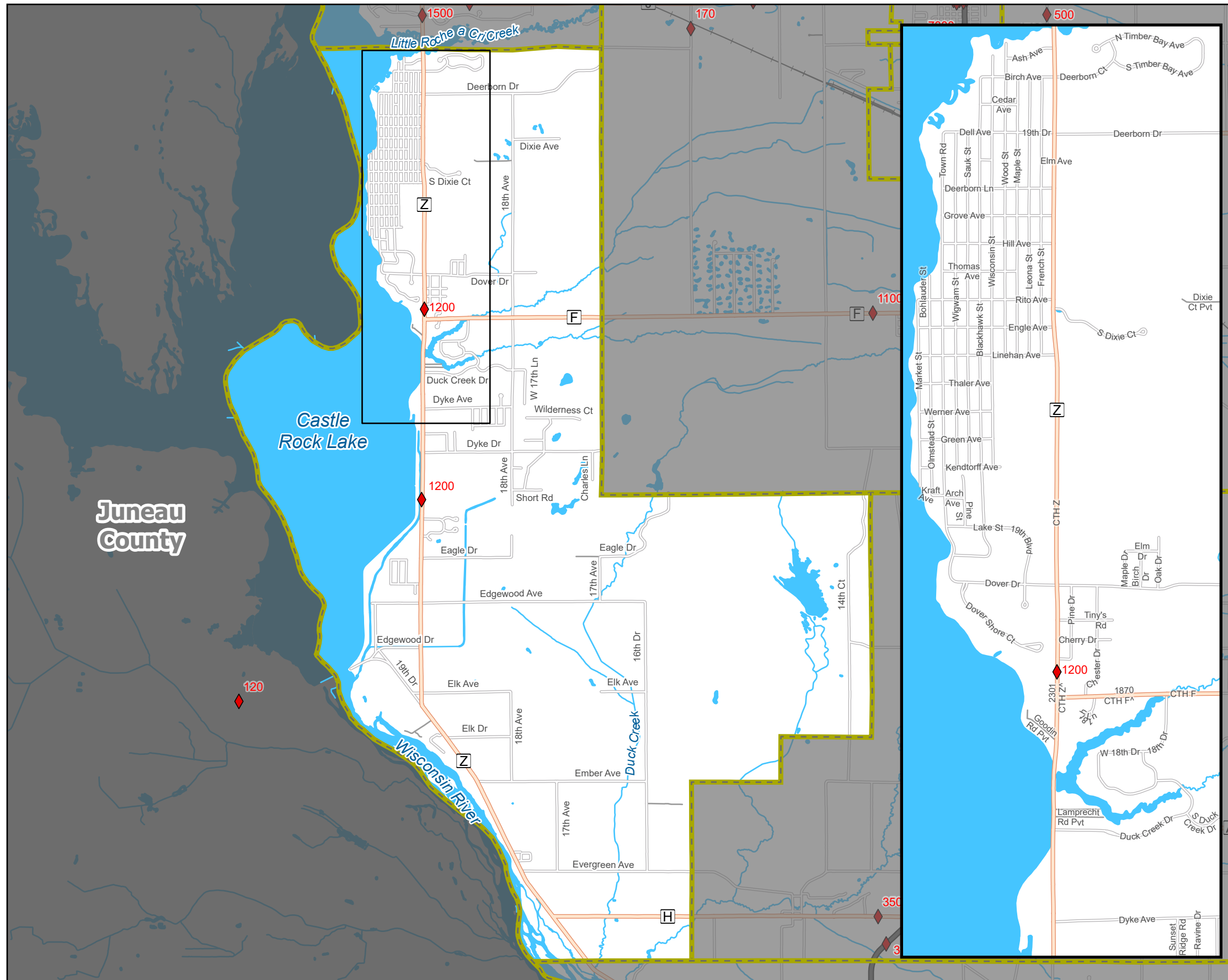


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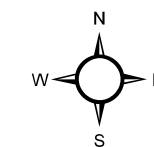
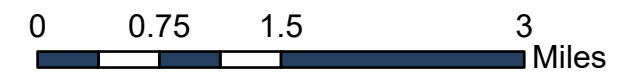
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Transportation

-  Minor Civil Divisions
-  State Highways
-  County Highways
-  Local Roads
-  Private Roads
-  Railroad
-  Traffic Counts
-  Water

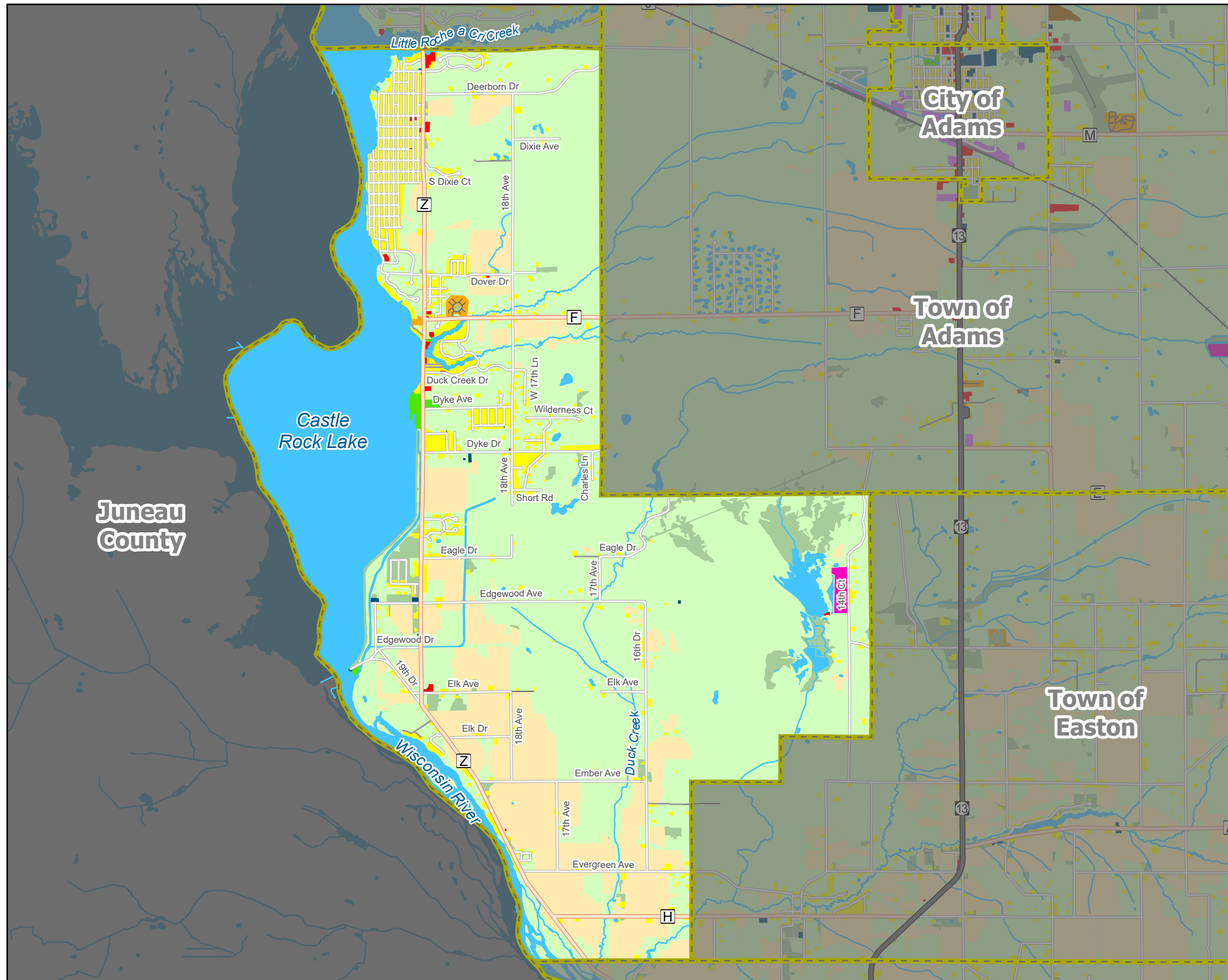


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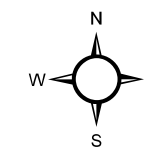
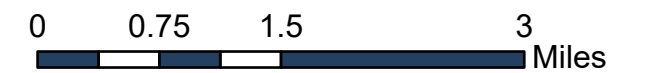
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Existing Land Use

- Minor Civil Divisions
- State Highways
- County Highways
- Local Roads
- Private Roads
- Railroad
- Agriculture
- Commercial
- Cranberry Bog
- Governmental / Institutional
- Industrial
- Mobile Home Park
- Open Lands
- Outdoor Recreation
- Quarry
- Residential
- Water
- Woodlands

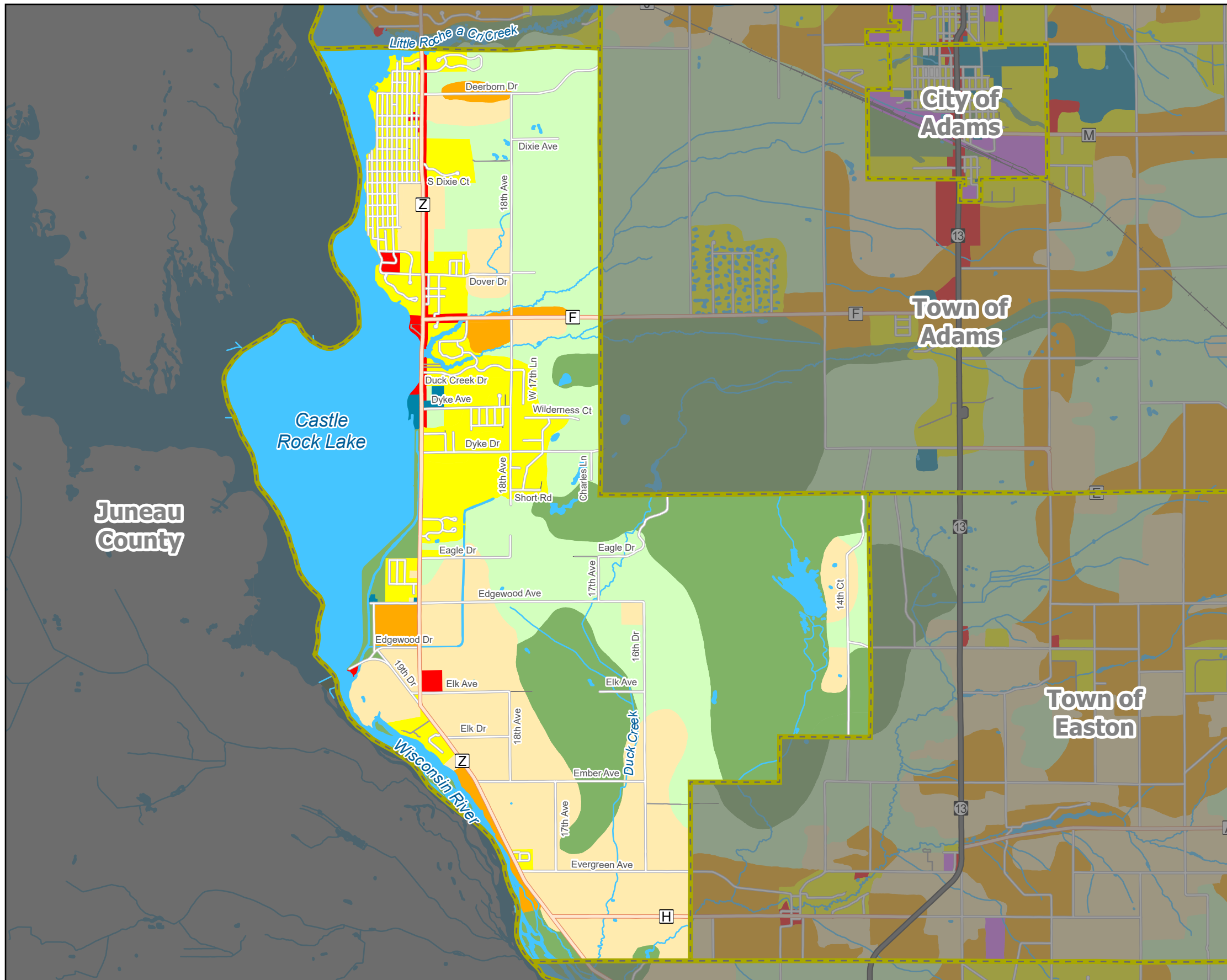


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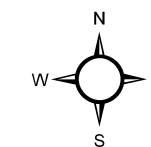
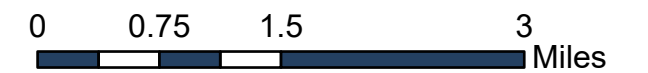
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Future Land Use

- Minor Civil Divisions
- State Highways
- County Highways
- Local Roads
- Private Roads
- Railroad
- Agriculture
- Commercial
- Woodlands
- Governmental / Public / Institutional
- Industrial
- Preservation Areas
- Residential
- Low Density Residential
- Water



Source: WisDOT, WI DNR, NCWRPC, Adams Co
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**APPENDIX A
PUBLIC PARTICIPATION PLAN**

Town of Quincy Public Participation Plan (PPP)

The Town of Quincy recognizes the importance of public participation in the planning process. As such, a goal during the comprehensive planning process will be to inform and involve the public in the planning process.

I. Plan Development:

Throughout the plan process, the Plan Commission will provide oversight for the update of the Comprehensive Plan. The Plan Commission will also recommend adoption of the Public Participation Plan to the Town Board.

The public participation plan will incorporate the following:

1. All meetings for the planning process will be posted and open to the public.
2. Plan related materials will be available at the Town Hall for review by the public.
3. The draft plan and maps will be available on a website for review by the public.
4. A public hearing will be held to solicit comment from the public.
5. The Comprehensive Plan will be distributed as outlined in state statute.

The Plan Commission will review and recommend adoption of the Comprehensive Plan to the Town Board.

II. Implementation, Evaluation & Update:

The Comprehensive Plan will be used as a general guideline for development in the Town. The plan will support the existing zoning and other regulations that the Town has in place.

As with all plans, it is critical for the Comprehensive Plan to be maintained and updated on a regular basis to keep it current as things change.

Any planning process is subject to change, and this public participation plan is no different. Over the planning period the process may vary from that presented.

**APPENDIX B
PLAN ADOPTION**

PLAN COMMISSION RESOLUTION

RESOLUTION # 4-2021

Town of Quincy, Adams County, Wisconsin

The Plan Commission of the Town of Quincy, Adams County, Wisconsin, by this resolution, adopted on proper notice with a quorum and by a roll call vote of a majority of the town plan commission present and voting resolves and recommends to the town board of the Town of Quincy as follows:

Adoption of the Town Comprehensive Plan.

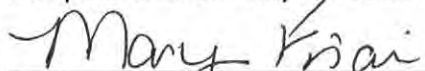
The Town of Quincy Plan Commission, by this resolution, further resolves and orders as follows:

All maps and other materials noted and attached as exhibits to the Town of Quincy Comprehensive Plan Update are incorporated into and made a part of the Town of Quincy Comprehensive Plan.

The vote of the town plan commission in regard to this resolution shall be recorded by the clerk of the town plan commission in the official minutes of the Town of Quincy Plan Commission.

The town clerk shall properly post or publish this resolution as required under s. 60.80, Wis. stats.

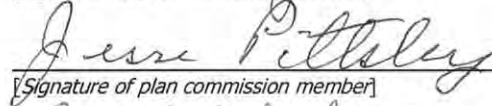
Adopted this 8th day of December 2021.



[Signature of plan commission member]



[Signature of plan commission member]

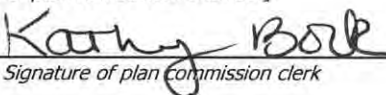


[Signature of plan commission member]



[Signature of plan commission member]

[Signature of plan commission member]

Attest: 

Signature of plan commission clerk

TOWN OF QUINCY COMPREHENSIVE PLAN ORDINANCE ORDINANCE # 1-2022

Town of Quincy, Adams County, Wisconsin

SECTION I – TITLE/PURPOSE

The title of this ordinance is the Town of Quincy Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Quincy to lawfully adopt a comprehensive plan update as required under s. 66.1001 (4) (c), Wis. stats.

SECTION II – AUTHORITY

The town board of the Town of Quincy has authority under its village powers under s. 60.22, Wis. stats., its power to appoint a town plan commission under ss. 60.62 (4) and 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. stats., to adopt this ordinance. The comprehensive plan of the Town of Quincy must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the town board to adopt this ordinance.

SECTION III – ADOPTION OF ORDINANCE

The town board of the Town of Quincy, by this ordinance, adopted on proper notice with a quorum and roll call vote by a majority of the town board present and voting, provides the authority for the Town of Quincy to adopt its comprehensive plan under s. 66.1001 (4), Wis. stats., and provides the authority for the town board to order its publication.

SECTION IV – PUBLIC PARTICIPATION

The town board of the Town of Quincy has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

SECTION V – TOWN PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of Quincy, by a majority vote of the commission present and voting, recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the Town of Quincy Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

The Town of Quincy, has held a public hearing on this ordinance, with notice in compliance with the requirements of s. 66.1001 (4) (d), Wis. stats.

SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

The town board of the Town of Quincy, by the enactment of this ordinance, formally adopts the document entitled Town of Quincy Comprehensive Plan pursuant to s. 66.1001 (4) (c), Wis. stats.

SECTION VIII – SEVERABILITY

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision of application, and to this end, the provisions of this ordinance are severable.

SECTION IX – EFFECTIVE DATE

This ordinance is effective on publication or posting.

The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

Adopted this 24th day of March 2022.



Mary Firari, Chairperson



Ken Bork, Supervisor I



Sharon Trzesniak, Supervisor II

Attest:



Kathy Bork, Clerk-Treasurer