



2005 Comprehensive Plan



Town of Pine Grove
Portage County, Wisconsin

Town of Pine Grove

2005 Comprehensive Plan

Adopted by the Pine Grove Town Plan Commission May 31, 2005

Adopted by the Pine Grove Town Board July 21, 2005

Acknowledgements:

Town of Pine Grove

Plan Commission Chair – Jill Kollock

Member – Mike Page

Member – Ron Meddaugh

Member – Jean Meddaugh

Member – Tim Baird

Town Chairman - David Wilson

Supervisor – Harlan High

Supervisor – Mike Page

Portage County Planning and Zoning Department

Chuck Kell, Director

Tim Semmann, Associate Planner

Kathy Foelker, Planning Assistant

Jeff Hartman, GIS LIS Manager

Rod Sutter, GIS Technician

Developed by the Town of Pine Grove, with the assistance of
Portage County Planning and Zoning Department, 2005.

This project was made possible through Comprehensive Planning Grant Funding
obtained through the State of Wisconsin Department of Administration.

Table of Contents

Introduction	1
Chapter 1 - Issues and Opportunities	3
Section 1.1 - Description and Brief History of the Planning Area	3
Section 1.2 - Past Planning in Pine Grove	5
Section 1.3 - The Current Comprehensive Planning Process	5
Section 1.4 - Demographic Trends	6
Section 1.5 - Forecasts	14
Section 1.6 - Issues and Conclusions.....	14
Section 1.7 - Town of Pine Grove Vision.....	15
Section 1.8 - Goals, Objectives and Policies	15
Chapter 2 - Housing Element	16
Section 2.1 - Introduction	16
Section 2.2 - Inventory and Analysis	16
Section 2.3 - Housing Programs	20
Section 2.4 - Housing Issues.....	21
Section 2.5 - Housing Goals, Objectives and Policies.....	21
Chapter 3 - Transportation Element	23
Section 3.1 - Introduction	23
Section 3.2 - Transportation Facility Inventory	23
Section 3.3 - Transportation Plans and Programs	26
Section 3.4 - Transportation Related Programs	26
Section 3.5 - Transportation Issues	27
Section 3.5 - Transportation Goals, Objectives and Policies.....	27
Chapter 4 - Utilities and Community Facilities Element	29
Section 4.1 - Introduction	29
Section 4.2 - Public Utilities Inventory.....	29
Section 4.3 - Community Facilities Inventory	34
Section 4.4 - Summary of Future Needs.....	37
Section 4.5 - Utility and Community Facilities Issues	37
Section 4.6 - Utility and Community Facilities Goals, Objectives and Policies	38
Chapter 5 - Agricultural, Natural and Cultural Resources Element	39
Section 5.1 - Introduction	39
Section 5.2 - Agricultural Inventory	39
Section 5.3 - Agricultural Issues in the Town of Pine Grove	44
Section 5.4 - Agricultural Goals, Objectives, Policies.....	45
Section 5.5 - Natural Resources.....	45
Section 5.6 - Natural Resource Issues.....	55
Section 5.7 - Natural Resource Goals, Objectives and Policies	55
Section 5.8 - Cultural Resources.....	55
Section 5.9 - Cultural Resource Issues	56
Section 5.10 - Cultural Resource Goals, Objectives and Policies	56

Chapter 6 - Economic Development Element	57
Section 6.1 - Introduction	57
Section 6.2 - Labor Force and Economic Base.....	57
Section 6.3 - Strengths and Weaknesses for Attracting/Retaining Business	60
Section 6.4 - Desired Businesses	60
Section 6.5 - Environmentally Contaminated Sites	60
Section 6.6 - Economic Development Resources	60
Section 6.7 - Economic Development Issues.....	63
Section 6.8 - Economic Development Goals, Objectives and Policies.....	63
Chapter 7 - Intergovernmental Cooperation Element	64
Section 7.1 - Inventory and Analysis of Intergovernmental Relationships	64
Section 7.2 - Identification of Existing/Potential Conflicts w/ Other Governmental Units	66
Section 7.3 - Issues/Conclusions Regarding Intergovernmental Relations	66
Section 7.4 - Intergovernmental Cooperation Goals, Objectives and Policies	66
Chapter 8 - Land Use Element	67
Section 8.1 - Existing Land Use	67
Section 8.2 - Land use Trend Analysis and Projected Land Use.....	68
Section 8.3 - Land Use Conflicts	72
Section 8.4 - Land Use Goals, Objectives and Policies	72
Section 8.5 - Future Land Use Recommendations.....	73
Section 8.6 - Future Land Use Categories	74
Chapter 9 - Implementation Element	80
Section 9.1 - Comprehensive Plan Adoption Procedures	80
Section 9.2 - Comprehensive Plan Implementation	82
Section 9.3 - Implementation Tools.....	83
Section 9.4 - Integration, Amendment, and Update of Comprehensive Plan Elements	83
Section 9.5 - Monitoring/Formal Review of the Plan.....	85

Maps

Map 3.1 - Transportation Networks and Functional Class	25
Map 4.1 - Nitrate Nitrogen in Private Well Water.....	31
Map 4.2 - Community Facilities & Utilities	32
Map 4.3 - Gas Service (Bancroft Area)	33
Map 5.1 - Highly Productive Agricultural Soils.....	41
Map 5.2 - Portage County Drainage District	42
Map 5.3 - Topography	47
Map 5.4 - General Soil Associations	48
Map 5.5 - Wetlands and Watersheds	49
Map 5.6 - Groundwater Flow.....	52
Map 5.7 - Forested Areas and Wildlife Habitat.....	53
Map 8.1A - Existing Land Use (Town of Pine Grove).....	69
Map 8.1B - Existing Land Use (Bancroft).....	70
Map 8.2A - Future Land Use (Town of Pine Grove).....	75
Map 8.2B - Future Land Use (Bancroft).....	76

Appendices

Appendix A - Public Participation Plan and Resolution.....	A-1
Appendix B - Town of Pine Grove Survey (2001)	B-1
Appendix C - Wisconsin Statutes 16.965(4) and 66.1001	C-1
Appendix D - Population Projection Methodology	D-1
Appendix E - Land Evaluation Site Assessment System.....	E-1
Appendix F - Plan Commission Resolution to Adopt	F-1
Appendix G - Town Board Ordinance to Adopt.....	G-1

Introduction

Welcome to the Town of Pine Grove Comprehensive Plan. This Comprehensive Plan is the centerpiece of the community planning process, stating our community's development goals and outlining public policies for guiding future growth. It establishes an identifiable destination that allows both the governing body and private interests to plan and budget with an idea as to the direction the Town may move in the future, and helps to ensure that future growth is not only anticipated, but planned for. The Plan functions as a practical guide to coordinate day-to-day decisions so they make sense in the future.

The Portage County Comprehensive Planning Process and the Town of Pine Grove

The Town of Pine Grove Comprehensive Plan has been completed as a part of a larger, county-wide planning project. In November of 2000, the Portage County Planning and Zoning Department submitted an application for a State of Wisconsin planning grant to help fund the creation of County-wide Comprehensive Plans that would meet the newly enacted State Statute requirements for long range planning (see SS 66.1001). The Statute stipulates that by January 1, 2010, all towns, villages, cities, and counties that make decisions regulating land use will need to base those decisions on an adopted comprehensive plan. In January 2001 grant funds totaling \$504,000 were awarded to Portage County to assist with the project. Two separate "large area" plan documents are to be developed: an Urban Area plan which encompasses the City of Stevens Point, Villages of Park Ridge, Whiting and Plover, and a portion of the unincorporated Towns of Hull, Stockton, Plover, Linwood and Carson; and the Portage County Comprehensive Plan, which includes each of the seventeen unincorporated Towns (Alban, Almond, Amherst, Belmont, Buena Vista, Carson, Dewey, Eau Pleine, Grant, Hull, Lanark, Linwood, New Hope, Pine Grove, Plover, Sharon, Stockton) and six incorporated rural Villages (Almond, Amherst, Amherst Junction, Junction City, Nelsonville, Rosholt) that make up the rest of the County. In addition to the large area plans, the project includes the adoption of a Comprehensive Plan for each of the County's 27 individual units of government.

In June of 2001, a committee made up of representatives from each unit of government within Portage County was appointed to draft the large-area plan documents. The ***Portage County Comprehensive Planning Joint Steering Committee*** adopted a "Public Participation Plan" on July 25, 2001. The Participation Plan detailed the different ways that residents of the County would be invited and encouraged to participate in the formulation of the Comprehensive Plans. The Town of Pine Grove also adopted the Public Participation Plan on September 14, 2001 (Appendix A).

The first step in soliciting public involvement was a County-wide opinion survey, which was conducted in the second half of September 2001. Over 30,000 surveys were mailed, with an intended target of one for every household within the County. Over 6,600 of the households responded, a return rate of approximately 22%. The survey responses provided information on residents' feelings in the areas of: County trends and land use; housing; utilities and community facilities; agriculture, natural, and cultural resources; commerce and employment; transportation; and quality of life within the County. The Town of Pine Grove was well represented in the survey results (see Appendix B). In order to follow up and build on the information gathered in the survey, a series of Hopes and Concerns Workshops were held in various locations around Portage County. A wide variety of County residents participated in the Workshops. To include as many groups as possible, workshops were scheduled in towns and villages across the County,

as well as junior high and high schools, UW-Stevens Point (with both faculty and students), and the Lincoln Center.

After completion of the Hopes and Concerns workshops, all of the response information was forwarded to the Portage County Comprehensive Planning Joint Steering Committee, who used a series of meetings to boil the information down to 44 summarizing “issue statements”. This list then became the basis for a series of six visioning sessions held across Portage County during the spring of 2002. Again, all of the public input was returned to the Joint Steering Committee for review and discussion. An Urban Area Vision Statement and a Rural Vision Statement were approved in the fall of 2002. These Vision Statements were used as a foundation for the Urban Area and Rural Area Comprehensive Plans, respectively, and their ideas resonate throughout the individual local unit plans.

State Statute 66.1001 (Appendix C) defines minimum requirements for what content should be included within a Comprehensive Plan. These requirements include nine “elements” or chapters describing: *issues and opportunities; housing; transportation; utilities and community facilities; agricultural, natural and cultural resources; economic development; intergovernmental cooperation, land use; and implementation.* The Town of Pine Grove has used the required elements as an outline for its plan document.

