Town of Sharon

2016 Comprehensive Plan

Adopted by the Sharon Plan Commission: May 10, 2016
Adopted by the Sharon Town Board: June 14, 2016
Amended by the Sharon Town Board: February 13, 2018
and January 21, 2020

Acknowledgements:

Town of Sharon

Plan Commission Chair – Jerry Kirschling

Vice Chair – William Gibbs
Member – Travis Blasi
Member – Curtis Gagas
Member – Michael Somers
Secretary – Brian Cychosz

Town Chair – Jeff Check

Supervisor – Helen Basinski
Supervisor – Curtis Gagas
Clerk – Alice Wierzba

Developed by the Town of Sharon with the assistance of
Portage County Planning and Zoning Department.

Jeff Schuler, Director
Kristen Johnson, Planner
Jeff Hartman, GIS LIS Manager
Rod Sutter, GIS Technician

Table of Contents

Introduction **1**

Chapter 1 - Issues and Opportunities **4**

Section 1.1 - Description of Planning Area 4
Section 1.2 - Town of Sharon Vision 5
Section 1.3 - Demographic Trends and Population Growth 5
Section 1.4 - Forecasts 14
Section 1.5 - Community Goals, Objectives, and Policies 14

Chapter 2 - Housing Element **16**

Section 2.1 - Introduction 16
Section 2.2 - Inventory and Analysis 16
Section 2.3 - Housing Issues 20
Section 2.4 - 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 - Inventory and Analysis of Applicable Transportation Plans and Programs 25
Section 3.4 - 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 and Community Facilities Inventory 29
Section 4.3 - Utilities and Community Facilities Issues 32
Section 4.4 - Utilities and Community Facilities Goals, Objectives and Policies 33

Chapter 5 - Agricultural, Natural and Cultural Resources Element **35**

Section 5.1 - Introduction 35
Section 5.2 - Agricultural Resources 35
Section 5.3 - Agricultural Issues 38
Section 5.4 - Agricultural Goals, Objectives and Policies 38
Section 5.5 - Natural Resources 39
Section 5.6 - Natural Resource Issues 49
Section 5.7 - Natural Resource Goals, Objectives, and Policies 50
Section 5.8 - Cultural Resources 51
Section 5.9 - Cultural Resource Issues 53
Section 5.10 - Cultural Resource Goals, Objectives and Policies 53

Chapter 6 - Economic Development Element 54

Section 6.1 - Introduction 54
Section 6.2 - Labor Force and Economic Base.....54
Section 6.3 - Strengths and Weakness for Existing Types of Businesses 56
Section 6.4 - New Business and Industry Types Desired.....56
Section 6.5 - Strengths/Weaknesses for Attracting and/or Retaining Businesses/Industry.....57
Section 6.6 - Business and Industry Sites 57
Section 6.7 - Environmentally Contaminated Sites 57
Section 6.8 - Economic Development Resources.....57
Section 6.9 - Economic Development Issues.....59
Section 6.10 - Economic Development Goals, Objectives and Policies.....59

Chapter 7 - Intergovernmental Cooperation Element 61

Section 7.1 - Introduction 61
Section 7.2 - Inventory and Analysis of Intergovernmental Relationships 61
Section 7.3 - Identification of Existing, Potential Conflicts with Other Governmental Units 63
Section 7.4 - Issues/Conclusions Regarding Intergovernmental Relations 63
Section 7.5 - Goals, Objectives and Policies for Intergovernmental Relations 63

Chapter 8 - Land Use Element 65

Section 8.1 - Existing Land Use 65
Section 8.2 - Land Use Trend Analysis and Projected Land Use.....66
Section 8.3 - Land Use Conflicts 68
Section 8.4 - Land Use Goals, Objectives and Policies.....69
Section 8.5 - Future Land Use Recommendations.....70
Section 8.6 - Extraterritorial Land Use 71
Section 8.7 - Future Land Use Categories 71

Chapter 9 - Implementation Element 75

Section 9.1 - Comprehensive Plan Adoption Procedures 75
Section 9.2 - Comprehensive Plan Implementation 77
Section 9.3 - Relationship to Zoning 78
Section 9.4 - Integration, Amendment, and Update of Comprehensive Plan Elements.....80
Section 9.5 - Monitoring/Formal Review of the Plan.....81

APPENDICES

Appendix A - Resolution to Adopt Public Participation Plan
Appendix B - Portage County Comprehensive Planning and Zoning Survey
Appendix C - Vision Statements From Town of Sharon Residents
Appendix D - Town of Sharon Planning Survey Results/February 2005
Appendix E - Development at Historic Fill Sites / Licensed Landfills

MAPS

Map 010 - Functional Class and Transportation Network
Map 011 - Town of Sharon
Map 020 - Community Facilities
Map 021 - Schools and School Districts
Map 022 - Well Yield Rates
Map 030 - Highly Productive Agricultural Soils
Map 031 - Topography
Map 032 - General Soil Associations
Map 033 - Wetlands & Watersheds
Map 034 - Groundwater Flow
Map 035 - Floodplains
Map 036 - Forested Land
Map 037 - Atrazine Prohibition Areas
Map 038 - Nitrates
Map 039 - Lake Districts & Wellhead Protection Zones
Map 040 - Land Capability for On-site Waste Systems
Map 041 - Existing Land Use
Map 042 - Parks & Recreation
Map 043A - Future Land Use
Map 043B - Future Land Use - Polonia
Map 043C - Future Land Use - Ellis