

# CHAPTER 4 INVENTORY AND TRENDS

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## Chapter 4 - INVENTORY AND TRENDS

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### **INTRODUCTION**

This chapter of the comprehensive plan provides a brief summary of the seven resource elements that comprise Volume II (Community Resources) of the *Town of Wilson 20-Year Comprehensive Plan*. More detailed descriptions and data related to each of these topics can be found within each of these chapters. Information provided in the following chapters form the basis for the development of the General Plan Design (Future Land Use Plan) covered in Chapter 2 of this document.

- (Chapter 5) - Natural, Agricultural & Cultural Resources
- (Chapter 6) - Population & Housing
- (Chapter 7) - Economic Development
- (Chapter 8) - Transportation
- (Chapter 9) - Utilities & Community Facilities
- (Chapter 10) - Intergovernmental Cooperation
- (Chapter 11) - Land Use Controls and Inventory

### **COMMUNITY RESOURCE SUMMARIES**

#### **Chapter 5 - Natural, Agricultural & Cultural Resources**

##### **Natural Resources Summary**

The natural resources inventory includes the geology, soils, water resources, woodlands, etc. found within the Town of Wilson.

The geology consists of Niagara Dolomite bedrock by a glacial drift that consists primarily of clay intermixed with other loam (i.e., sand and silt) deposits that may be less than five feet thick in some areas.

The topography of the area varies from relatively flat to gently rolling, following the patterns of the glacial geology.

The *Soil Survey of Sheboygan County, Wisconsin* is utilized to provide details of all soils in the county. It specifies information on the suitability and limitations of soils for private on-site wastewater treatment systems, basements, sand and gravel extraction, and other natural resource and engineering uses.

The Town of Wilson lies within the Black River, Onion River, and Sheboygan River Watersheds as delineated by the WDNR. These watersheds are part of the Sheboygan Water Management Unit of the Lake Michigan Watershed.

- The Town of Wilson's groundwater reserves are held in the Eastern Dolomite Aquifer located along the Lake Michigan coastline from Door County to the Wisconsin-Illinois border.
- Floodplains are normally defined as those areas, excluding the stream channel, subject to inundation by the 100-year recurrence interval flood event. This event has a one percent chance of occurring in any given year.

- The 679 acres of floodplains within the town are located adjacent to the Black River, Onion River and Weedens Creek.

Within the Town of Wilson, there are approximately 1,625 acres of wetlands. The majority of the wetlands are located adjacent to the identified surface water features. These wetlands along with surface water features, floodplains, and shorelands provide important environmental functions (e.g. storm water retention and groundwater recharge), quality wildlife habitat and recreational opportunities.

There are approximately 2,247 acres of identified woodlands within the town not including the State park. Upland woodlands located in areas of higher ground and lowland woodlands (woodlands within wetlands). Upland woodlands constitute approximately 1,324 acres and the lowland woodlands cover 932 acres of land.

There are 5,992 acres of designated shorelands within the town. These areas are often viewed as valuable environmental resources both in urbanized and rural areas.

### **Agricultural Resources Summary**

The 2002 Census of Agriculture indicates that the total number of farms has declined in Sheboygan County from 1,178 in 1997 to 1,116 in 2002.

The three classes of prime agricultural soils (i.e. prime farmland, farmland of statewide importance, and prime farmland only where drained) cover 43 percent of the town.

The average annual temperature is 47.5 degrees with the coldest month being January (17 degrees) and the warmest month July at approximately 70 degrees. The nearby waters of Lake Michigan can have a modifying influence on the climate in the planning area.

The production, sales, and processing of Sheboygan County's farm products generate significant employment opportunities, economic activity, and income and tax revenue. In 2002, the county's agriculture industry accounted for nearly \$482 million, or 12 percent of the total economic activity.

### **Cultural Resources Summary**

The Town of Wilson has many structures/ sites considered to be of historic significance. Several of them date back to the mid-to-late 1800's. The majority of these entries are houses and barns in addition to a school.

## **Chapter 6 - Demographics**

The Population and Housing chapter assesses the demographics of town and details population and housing trends and projections.

### **Population Summary**

The Town of Wilson experienced its highest population level of 3,604 in 1980, which was prior to land annexations by the City of Sheboygan. Through these annexations, it reduced the town's population by 762 people according to the 1990 Census. However, in the decade of the 1990's, the town was able to add 385 residents or nearly 16 percent.

The working age group (16+) accounts for 64 percent of the total population, 13 percent of the town's population was considered in the retirement age group (65+), while nearly 20 percent of the total population was of school age (5-17).

Over the course of the last 27 years, the town's median age has risen from 26.6 in 1970 to 41.5 years in 2000.

The Wisconsin Department of Administration (WDOA), the Town of Wilson is projected to have a population of 4,031 by 2025. This represents an additional 805 persons, or a 25 percent increase from the 2000 Census count of 3,227.

### **Housing Summary**

The total number of housing units within the Town of Wilson has increased by 39 percent from 1970 to 2000.

Of the 88 vacant units in the town, 34 units, or three percent of the total housing in the Town of Wilson, are used for seasonal, recreational, or occasional use

There are 1,235 occupied housing units, which accounts for approximately 93 percent of the housing in the town. The remaining seven percent homes in the town are vacant (88 units). Of the 1,235 occupied units, 1,093 (83 percent) were owner-occupied while 142 units (11 percent) were renter-occupied.

According to the 2000 Census, one unit detached structures comprised nearly 90 percent of the housing types in the town. The second largest housing type found was 2-unit structures, which made up three percent of the town's housing.

From the year 2000, 174 new single family homes have been built in the town. Within Wilson, another seven two family homes have been constructed. The average number of new homes constructed per year has been 29 with the greatest number being 39 in 2004.

Approximately 36 percent of the existing housing units or 125 units in the town were built before 1940.

In 2000, the majority of housing units (41 percent) in the Town of Wilson were valued between \$100,000 and \$149,999.

- The 2000 Census indicates that 148 owners out of 962 (15 percent) specified owner-occupied housing units paid more than 30 percent of their income for monthly owner costs. According to the HUD definition, this 15 percent is considered as living in non-affordable housing.
- According to WDOA, the household size within Town is projected to decrease throughout the planning period from 2.59 in 2000 to 2.54 in 2025.

WDOA estimates there will be 353 built in the Town of Wilson by 2025.

### **Chapter 7 - Economic Development**

The chapter details the Town of Wilson's and Sheboygan County's general labor force and economic base characteristics.

#### **Labor Force Summary**

According to the 2000 Census, the percentage of high school graduates in the Town of Wilson is 35 percent, which is slightly better than the state average (34 percent) but below Sheboygan County at 40 percent.

The 1999 median household income for the Town of Wilson was \$59,241 compared to \$41,134 in 1989.

In 2000, the majority of Town of Wilson residents were employed in management, professional and related service fields (35 percent); production, transportation, and material moving (21 percent); or sales and office occupations also at 21 percent.

There are 1,715 residents of working age in the town and a total of 776 people working in Wilson. Only 173 of the town's residents or 10 percent live and work in Wilson.

Of those who work in the town, 78 percent travel from other communities. Most of these workers commute from the City of Sheboygan (39 percent) or another community within Sheboygan County (24 percent).

The county's unemployment rate and the number of residents unemployed was the lowest in 1999 at 3.2 percent and 1,255 respectively. Only four years later in 2003, the unemployment rate was 5.1 percent and 3,277 people were unemployed.

According to the Wisconsin Department of Workforce Development, just under 72 percent of Sheboygan County's population, age 16 and older, are in the labor force. This percentage is referred to as the labor force participation rate (LFPR).

### **Economic Base Summary**

Manufacturing has and continues to be the cornerstone for the Sheboygan County's economy by contributing over \$1.1 billion or nearly 47 percent of the total income provided by all seven industries. Agriculture contributed \$482 million, or 12 percent of the county's total income.

According to the Wisconsin Department of Tourism's 2004 Tourism Economic Impact Study, travelers spent an estimated \$271 million in Sheboygan County in 2004. Sheboygan County ranks 9<sup>th</sup> in the state for traveler spending.

Sheboygan County boasts a variety of large employers from both the public and private sectors. The public sector employers include the local school district and county. The Kohler Company and Bemis Manufacturing Company are the two largest private employers employing over 1,000 people each.

In 2000, farm employment and manufacturing were considered "export based", meaning these areas produce more goods and services than the local economy can use. Conversely, wholesale trade; transportation and utilities; services; and finance, insurance, and real estate industries were not meeting local demand for given goods or services.

The most notable changes in the county's economy since 1990 are the decline in farm, mining, and government employment to include the military (27 percent), plus the 88 percent increase in agriculture services, forestry, and fishing; a 45 percent increase in employment in construction, and solid 32 percent raise in the service industry during this same 10 year interval.

### **Chapter 8 - Transportation**

The chapter includes descriptions of Wilson's transportation system including a detailed explanation of the highway and road system; rail and air service; bicycle transportation; pedestrian transportation; elderly and disabled transportation services; etc.

There are approximately 47.56 miles of local function streets and roads within the town, comprising approximately 65.77 percent of the total road mileage within the town. About 9.15 miles of local facilities are under county jurisdiction, while about 38.41 miles of local facilities are under town jurisdiction.

There were 75 injury crashes involving 114 persons injured from 2002 through 2004. The vast majority of the crashes from 2002 through 2004 (255 of 331, or over 77 percent) were property damage only accidents.

Sheboygan Transit primarily involves a fixed-route, fixed-schedule bus system. The closest Sheboygan Transit routes to the Town of Wilson are Route 7 South (serves the intersection of South 12<sup>th</sup> Street and Weeden Creek Road), and the Industrial Park Route (serves Weeden Creek Road from South Taylor Drive to County Highway OK).

- Currently, the town has a limited number of facilities (bicycle paths, paved shoulders or signed shared use roads) to serve bicyclists. These facilities include County Highway EE/Weeden Creek Road from County Highway KK/South 12<sup>th</sup> Street to Evergreen Drive (signed shared use road), as well as shared use recreational paths in Kohler Andrae State Parks just east of County Highway V and west of the Black River.

Rail service through the Town of Wilson terminating north of the City of Sheboygan is provided by the Union Pacific Rail Company on track that originates in the City of Milwaukee. Union Pacific lines north of Sheboygan to Cleveland and west of Sheboygan to Plymouth are not currently in operation.

## **Chapter 9 - Utilities and Community Facilities**

The chapter inventories of the location, use, and capacity of the existing utilities and community facilities that serve the residents of the Town of Wilson.

The town's electric service is supplied by We Energies and Alliant Energy. An Alliant substation is located on South Business Drive on the Butzen property. Natural gas service is provided by Integrys Energy Group. It is only available in the more developed parts of the town and not in the rural areas.

All Town of Wilson residents own and maintain wells. Some homes have shared wells.

Rural property owners within the Town of Wilson are responsible for owning and maintaining individual private on-site wastewater treatment systems (POWTS). Heavily populated residential areas within the town are served by Town sewer treated through the City of Sheboygan's Regional Wastewater Treatment Plant.

Fire protection for the Town of Wilson is provided by the Black River Fire Department and the Village of Oostburg Fire Department.

The Town of Wilson is located within the Sheboygan Area, Oostburg, Sheboygan Falls and Kohler School Districts. Parents also have the option to send their children to area private schools or have them schooled at home.

Ambulance services for the Town of Wilson are provided by Orange Cross Ambulance, Inc. or Oostburg Ambulance Service.

The Town of Wilson is part of the Lakeshore Technical College (LTC) District of The Wisconsin Technical College System. There are also several higher education institutions located near the town including **Lakeland College** and **UW-Sheboygan** in the City of Sheboygan and **UW-Manitowoc** and **Silver Lake College** in the City of Manitowoc.

- The Kohler-Andrae State Park is located in the town's southeast corner. The park is one of the last natural preserves along the Lake Michigan shore.

## **Chapter 10 - Intergovernmental Cooperation**

The town's relationship and cooperative planning and development efforts with the neighboring communities, Sheboygan County, other government entities, and local departments are detailed in this chapter.

The Town of Wilson works with neighboring communities and Sheboygan County through mutual aid agreements for sanitary sewer, road maintenance, fire, police, and ambulance services.

The Intergovernmental Cooperation Workshop was held on October 23, 2006 at the Wilson Town Hall. Boundary issues/annexations; and good mutual aid agreements were identified as some of the existing or potential issues. Continued communication; more cooperative/joint planning efforts; and agreements with the City of Sheboygan regarding border developments are a few of the potential conflict resolutions generated during the workshop.

## **Chapter 11 - Land Use**

This portion of the plan inventories the town's current land uses along with existing land controls that may limit or restrict the use of land for specific purposes.

Within the area, the Town of Holland has a comprehensive plan that is not Smart Growth compliant. The Town of Lima does not have a plan. The Village of Oostburg does not have a plan in place. The Village of Kohler is completing a comprehensive plan that will meet Smart Growth requirements. The cities of Sheboygan Falls and Sheboygan have plans but do not meet Smart Growth compliance.

Sheboygan County adopted a Comprehensive Outdoor Recreation and Open Space Plan in 2004. The plan meets the eligibility requirements for participation in Federal Land and Water Conservation Fund (LAWCON) grant program.

The *Town of Wilson Zoning Ordinance* was updated in December, 2005. The purpose of the zoning ordinance is to promote the health, safety, morals, prosperity, aesthetics, and general welfare of the town.

Of the approximate 14,684 acres that comprise the Town of Wilson, 2,415 acres, or 16 percent is developed. Of the 2,415 acres of developed land, single family residential covers nearly 750 acres, or 31 percent. When taking into consideration the entire town, the vast majority of the undeveloped acreage consists of croplands or pastures.

The Sheboygan County Farmland Preservation Plan was updated in 2005 with attention given to land use changes resulting in urban growth and in farmland reduction.

- The current pattern of land use serves as the framework for creating the General Plan Design for the Town of Wilson found in Chapter 2 of this document.