CITY OF PRINCETON COMPREHENSIVE PLAN

Green Lake County, Wisconsin

Planning Advisory Committee

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Comprehensive Land Use Planning

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I. INTRODUCTION

A. Defining a Comprehensive Plan

The comprehensive plan serves as a blueprint for the community's physical development, the plan also clarifies the relationship between physical development polices and social economic goals. Based on the information in the plan, the plan becomes a public guide to community decision-making. The comprehensive plan is usually the only public document that describes the community as a whole in terms of its complex and mutually supporting networks.

Components of a comprehensive plan encompass many of the functions that make a community work, such as transportation, housing and agriculture as well as other land uses. The plan also considers the interrelationships of those functions. The comprehensive plan reflects broad community interests and values; it is built upon economic growth estimates, population trends, and the condition of the natural and historic resources. Comprehensive planning therefore helps coordinate the various plans, programs, and procedures of a community by providing information which is vital to the functioning of a community. Implementation of the comprehensive plan must be linked to the local budget, cooperation with other units of government, and the needs and capabilities of the private sector.

Why a comprehensive plan is important to the City

When a City develops and adopts a comprehensive plan it has officially made a statement of the local government's policy regarding the physical development of the community. The existing community, local officials and potential new residents and business will know how the City envisions its future.

Comprehensive plans are policy oriented. (A policy is a rule or course of actions that guides or directs future actions.) Comprehensive plans provide an assessment of a community's needs and a statement of the community's values. The plan provides a long-term perspective to guide short-term community decisions.

How does a comprehensive plan work?

There is a fundamental function of how a comprehensive plan operates. A comprehensive plan is:

- *A guide to physical development.* It will help guide how, when, where, and why to build, rebuild, conserve and protect.
- *Long range* in perspective. It will express the future in terms of guiding statements as opposed to a rigid, precise future.
- *Internally consistent.* It will consider the interrelationships of each of the functional areas and different land uses.
- *Made up of policy statements.* It describes how the community wants to look in the future, what its character will be. (Rural, urban, suburban, etc.)
- *A guide to decision making.*

- *Fiscally feasible.*
- *Legally sound.*
- *Dynamic.* The plan will reflect a picture in time, as time changes and factors that created the original plan change so the plan must be changed.

In summary, the comprehensive plan is designed to serve as a long-range policy guide to the physical development of a community. It reflects the overall "vision" concerning future growth and land use. It establishes the policy parameters within which local land use operates. The plan should be fluid and amended as the foundations upon which it is based changes, but should not be modified to simply respond to an individual property owner's desire to reach a higher level of development intensity than the plan would otherwise allow. Most importantly the comprehensive plan will need to reflect what the community as a whole wants.

B. Planning in the City of Princeton & Green Lake County

The 'Smart Growth' Comprehensive Plan for the City of Princeton is part of a larger multi-jurisdictional planning effort currently being conducted throughout Green Lake County. The City of Princeton being one cog of a much larger effort has been involved with both locally at the City level and with the County wide planning efforts

In 1999 Green Lake County conducted a visioning process including a household survey. With the assistance of the residents of the City, the County was able to conduct a household survey that included specific responses to conditions at the City level and important for long range planning in the City. These opinions extrapolated from the County survey are used as an introduction to many of the critical elements of this plan. As a method of strengthening positions and recommendations in the plan the opinions gathered from the survey were matched with facts about the City. As part of the multi-jurisdictional effort this combination of strong public input along with statistical analysis assures the City that strategies and recommendations in the plan will not only be good for the City but will also be supported by the County. The following is a summary of some opinions gathered from the City's people as part of the County wide household survey.

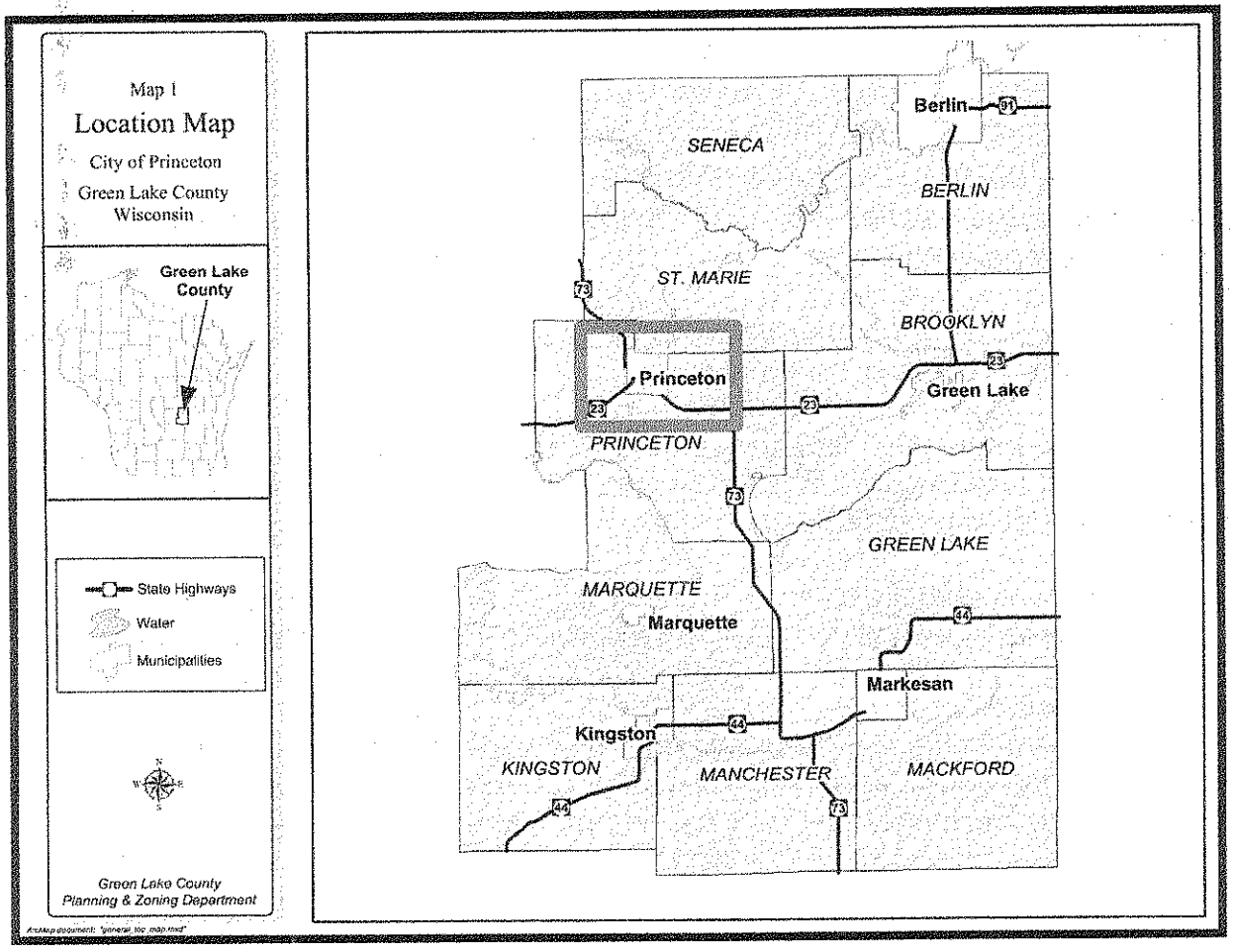
- 94% 'Agreed' or 'Strongly Agreed' that protecting and preserving the natural resources, such as the soil, water and wetlands, was important to them.
- 94% 'Agreed' or 'Strongly Agreed' that preserving the open spaces (woods, meadows and scenic vistas) was important to them.
- 88% 'Agreed' or 'Strongly Agreed' that protecting the agricultural land was important to them.

C. Introduction to the City

The City of Princeton is located in west-central Green Lake County (Map 1). State Highway 23 is the main entry into the City if approaching from the east. This main entry ties the City of Princeton to the Cities of Green Lake and Ripon to the East. The Town of Princeton defines the east, west and southern borders, with the Town of St. Marie defining the northern border. While the City of Princeton has not been growing in population, it is evident that changes are occurring. With a combination of a growing recreational population throughout Green Lake County and a large number of recently refurbished businesses along Water Street, Princeton has the opportunity through this multi-jurisdictional planning effort to take steps to make change happen in an orderly manner.

The City of Princeton has some major geographic features and natural resource areas that enhance the identity of the City and therefore need to be protected. These features include such things as the large wetland/marshes and the Fox River.

The community's 2022 vision, drawn from the County wide survey results and planning meetings, envisions the City 20 years from now, with quality residential, commercial and industrial growth clustered with compatible uses around the City. The City's 'small town' charm, natural features, and surrounding farms and open spaces have been protected, preserved and even improved upon.



II. LAND USE VISION & GOALS

A. Community Vision

What's the Vision?
Information collected from the City's responses to the countywide survey & visioning process has provided the baseline of information used to build the City's Vision Statement. A vision is a positive, preferred future – one that people aspire to achieve. People were asked to describe the City they would like to see in 20 years. The following summarizes their responses.

VISION STATEMENT

By the Year 2022 the City has accomplished a balance between economic growth and the conservation of its natural, cultural and historic resources. Proper planning has allowed commercial and economic growth in the City while focusing new residential development in designated areas. A strong economy supports our hard working citizens and well-paying jobs. Surrounding the City as well as throughout the County a visitor can still enjoy the open spaces and natural areas the way they appeared 20 years ago. The family farms still exist around the City and we have preserved our productive agricultural land. Our water resources, the rivers and streams, have been well managed and preserved and have remained uncontaminated. The City has remained safe and has kept that rural, small town feel.

The City recognizes that many elements of growth need to be dealt with fairly and consistently, some of these elements are:

- The need to protect the natural resources, scenic beauty and historic resources.
- The right of property owners not to be unduly harmed by adjoining land uses.
- To ensure development occurs in a way that is cost-effective for future services.

The City seeks to address these principles through an open, public, and collaborative process that will include the comprehensive planning and implementation process.

Emerging Theme
The predominant theme that has emerged from the initial planning activities is that the people value the 'small town' feel of the City. The land base is the key to the City's future. The quaint shops, scenic vistas and natural features, provide the beauty and economic base. Development is important also; it will assist in supporting the City's residents. However, it will need to be done in a manner that does not take away from the existing character of the City.

Comparing Survey Responses from Different Groups
The statistics were analyzed to look at how residency status, occupancy status, length of residence, age, employment status, and primary source of household income affect the vision chosen in the questionnaire. The vision question on the questionnaire asked respondents to choose the option that most closely matched their vision of the future.

There was little variation in vision responses based on residency, occupancy, years of residence, or age. This provides a base of consensus for the community to work with, one that emphasizes two themes:

- A theme of natural resource protection and preservation.
- To protect the existing character of the City.

This general community consensus gives planners a starting point and a long-term goal to aim for.

Other Survey Results
Most City residents also want to see other preservation efforts around the county; such as preserving the natural and scenic resources. "Preserving open space (woods, meadows and scenic vistas) is important to me." - a response that further re-enforces the opinions expressed in support of natural resource protection.

B. Land Use Goals

The City established the following long-term goals for land use and development. In order to implement the City's vision for the future, maintain and improve the community's quality of life, promote the comfort, safety, health, prosperity, aesthetics and general welfare, provide for orderly development, and protect the City's natural resource base, City officials and citizens of the City will work to:

- **NATURAL RESOURCES**
  To conserve, protect, and improve the environmental resources of the City and its surrounding area.

- **HOUSING**
  To encourage a high quality living environment in all residential neighborhoods and to assure adequate, decent, safe, and affordable housing for all City residents.

- **ECONOMIC DEVELOPMENT**
  Ensure that the City maintains a strong, diverse economy. Work with a range of private and public partners to retain existing businesses and attract new employers providing high quality jobs.

- **COMMERCIAL**
  Develop and maintain attractive, convenient, and safe business districts that include a full range of goods and services that complements both existing and future residential developments.

- **DOWNTOWN**
  Help local shop owners to run prosperous businesses. Help residents find the goods they need within the city. Keep the downtown area attractive to residents and to tourists alike.

- **INDUSTRIAL**
  Attract and maintain industry, which will provide local employment opportunities and contribute to the city tax base without adversely affecting adjoining land uses, the residential character of the community, its tourism potential, or the environment.

- **TRANSPORTATION**
  Develop and maintain a well-integrated and cost-effective transportation system capable of moving people, goods, and services to, from, and within the community. Where possible encourage the use of non-automobile forms of transportation. Help people with limited access to transportation to get the assistance they need.

- **UTILITIES & FACILITIES**
  Maintain and provide community facilities and services to make the City a safe, attractive community in which to live, work, play, visit, and raise a family.

- **INFRASTRUCTURE**
  Provide adequate water, sewer, and other infrastructure to support the orderly and cost effective development of the community.

- **LAND USE**
  Develop and maintain effective land use controls to implement the Comprehensive Plan, such as zoning and subdivision ordinances, and other regulations. Consistently administer land use regulations to assure consistent results.

- **COMMUNITY GROWTH AND DEVELOPMENT**
  Encourage orderly community growth and development that is sound and attractive, will result in the least possible environmental impact, and will maximize public expenditures, and goods and services received.

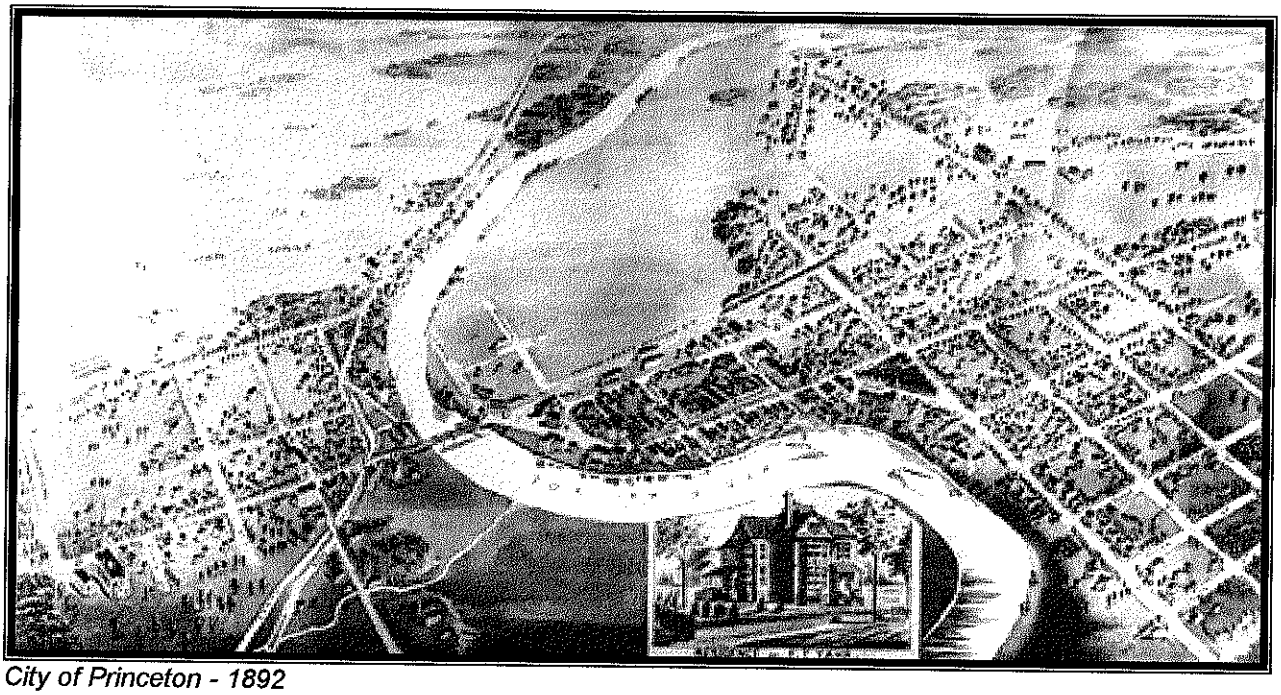
- **HISTORIC PRESERVATION**
  Preserve the older buildings in the City. Determine ways to keep them useful and functional well into the future in order to assure that they are maintained and treasured as links with the past.

- **PARKS, RECREATION AND OPEN SPACE**
  Provide residents and visitors with well-maintained, attractive parks and open spaces for people of all ages, with emphasis on preserving the historic and natural resources.

- **COOPERATION**
  Establish shared interests and goals for land use and development with surrounding towns, and develop shared plans for action. Explore opportunities provided by Wisconsin's cooperative boundary agreement legislation.

III. CITY HISTORY

In 1673 Father Jacques Marquette and Lois Joliet exploring down the Fox River journeyed through the area that is now the City of Princeton. "The Legend of the Cross", as told by local Indians to the earliest settlers, relates that Father Marquette erected a wooden cross on the west side of the River, in an area that is now the Town of St. Marie. This site became the center of worship for early settlers and Indians on Catholic feast days.



City of Princeton - 1892

173 years after Father Marquette's visit the first permanent settlement was established. Two years later, 1848, Royal C. Treat founded Princeton. One of the earliest recorded land transactions shows Royal Treat selling land that he had originally purchased from the Federal Government in October 15, 1852. It was purchased by Frederick W. Siebel on August 5, 1857. Siebel sold it to William Ludke on August 4, 1859. In October of that same year it was sold to Augustine Klessper. It was not until 1865 that one of the first businesses in the area, a blacksmith and wagon shop, was opened on this by August Swanke.

Throughout the history there are many interesting facts and milestones that make up an important part of the City's history.

- 1867 the first bridge crossing the Fox River was constructed. Prior to this date the crossing was by ferryboat.
- 1872 the railroad line was extended from Fon du Lac to Princeton.
- In the 1880's-90's the west side was called "Canada"
- The precursor to the modern snowmobile was invented in the City of Princeton.
- The City made the Guinness Book of World Records for the most taverns per capita (27 taverns).
- The Princeton Flea Market is the largest outdoor flea market in the State.

IV. PHYSICAL CHARACTERISTICS & NATURAL RESOURCES

A. Introduction

This chapter describes and analyzes the natural resource base of the City. The natural resource base is the appropriate first layer of data and analysis in the comprehensive plan because the long-term health of the land and water is directly affected by current and future land use decisions.

B. Soils/Suitability for Development

"Soil is a natural, three-dimensional body at the earth's surface that is capable of supporting plants and has properties resulting from the integrated effect of climate and living matter acting on earthy parent material, as conditioned by relief (varying elevations of the land surface) over periods of time" (Green Lake County Soil Survey 1977). Plant and animal life have a symbiotic relationship with soil. Vegetative cover and organic matter accumulation from living organisms contributes to the formation of soil while the existing soil provides the nutrients and shelter required by organisms living within and on top of the soil. Soils also act as a natural filter for waters infiltrating the surface into the groundwater below. Some soils are not well suited for this filtration process. Soils that are very porous, located on steep slopes or in low-lying areas where the water table is high are at risk for groundwater pollution. For this reason, state and county regulations regarding the placement of septic systems in the Towns are enforced. Good groundwater supplies are currently abundant. It should be the City's goal to maintain this supply, as it might become a more vital resource in the future.

According to the Green Lake County Soil Survey (1977) there are three predominant general soil associations (types) found within the City of Princeton: Adrian-Houghton, Oakville-Brems-Grandby and Lapeer-Mecan-Okee Associations (See Soils Map).

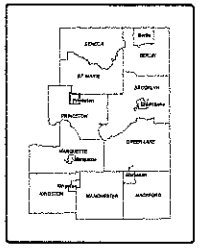
- The most predominant type of soil is the Adrian-Houghton Association. It is located along both sides of the Fox River and like the river it bisects the City from the southwest to the northeast corners of the City boundaries. This soil is very poorly drained and it is nearly level with organic soils underlain by sandy, loamy, or clay material. The areas with this soil type being along the Fox River are generally referred to as 'marsh', wetlands and floodplains.

- The second most common soil association is the Oakville-Brems-Grandby type, located outside of the Adrian-Houghton type and also found on each side of the Fox River. Most of the east side of the City is made up of this soil type with a smaller area in the southwest corner of the City. This type of soil ranges from moderately to well drained to poorly drained and from nearly level to steep slopes. It has subsoils of fine sand underlain by fine and medium sand. Where the land is relatively flat this soil type can have slight limitations for buildings, roads and streets.

Map 2

General Soil Associations

City of Princeton
Green Lake County, WI



Legend

SOIL ASSOCIATIONS

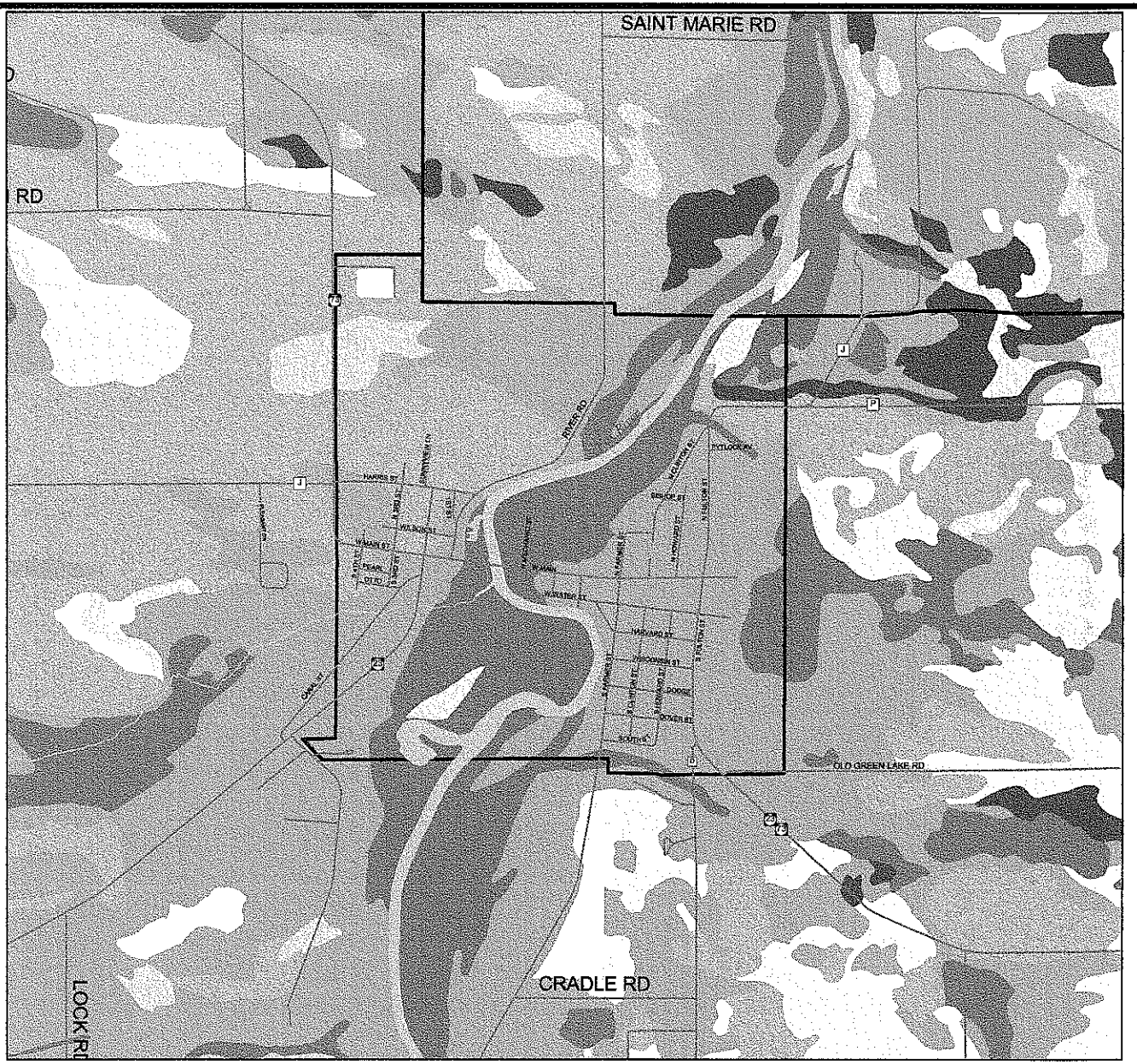
- No general association
- Plano-Mendota-St. Charles
- Kidder-Rotamer-Greliton
- Lapeer-Mecan-Okee
- Boyer-Oshtemo-Gotham
- Oakville-Brems-Granby
- Adrian-Houghton
- Willete-Poy-Poygan
- Water

N, W, E, S

0 5 10 20
Miles

Map Date: 8/29/2002

Green Lake County
Planning & Zoning Department



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- The third and least prevalent type is the Lapeer-Mecan-Okee Association. Located in the northwest corner of the City 'up-hill' from the previous two types it is described as ranging from well drained to excessively well drained, gently sloping to steeply sloping. It has a subsoil of sandy loam underlain by gravelly sandy loam. This Association has no serious limitations for use as sites for housing, septic absorption fields, roads and streets or sanitary landfills.

It must be noted that the above general soil associations are just that, "general". There are often several other minor soil series that exist within these associations that may or may not be suitable for development. To obtain detailed soil maps and descriptions for a specific area to ensure proper land uses, refer to the *Soil Survey of Green Lake County, Wisconsin, 1977* (On file at with NRCS, Green Lake County office).

Lands within the City of Princeton that contain steep slopes (lands having potentially high erosion problems) or are susceptible to wetness due to flooding and ponding are considered to be Environmentally Sensitive Areas (ESA). Although certain land use practices and developments are not restricted on these soils, individuals must view these areas as potential problem areas where further investigation and action must be taken to prevent improper land uses. These areas are identified within the Environmentally Sensitive Areas section and shown on the Natural Resources Map.

C. Wetlands/Surface Water

Wetlands contain some of the most unique and important ecosystems found on the planet. According to the State of Wisconsin, "the term 'wetlands' means an area where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophilic vegetation and which has soils indicative of wet conditions" (Wisconsin Stats 23.32(1). Wetlands generally include swamps, marshes, bogs, sedge meadows and similar areas. **31% of the City of Princeton consists of wetlands.** NRCS Wetland Inventory Maps can be obtained at the local NRCS office.

The majority of the wetland acreage located in the City is associated with the Fox River. These wetlands have water tables that are located at or just below the soil surface and are dependant on the floodplain of the River. The high water tables along with surface water runoff from the surrounding landscape keep the wetland soils saturated or inundated throughout most of the year. These soils then allow growth of wetland vegetation in these areas. The City of Princeton contains several wetlands associated with lesser creeks and tributaries of the Fox. These wetlands are often referred to as "floodplain" wetlands.

Wetlands, especially floodplain wetlands and large wetland areas, have great value. Among many important functions, they filter pollutants out of the water, control flooding during significant precipitation events and spring runoff, offer habitat for a variety of

plant and animal life, and recharge groundwater systems. The mixed marsh/scrub-shrub wetland community found in and around Princeton is a good example of a wetland complex designed by nature to carry out important ecological functions. Wetlands are designated by the state and federal governments as environmentally sensitive areas that should be protected from development.

The main surface water within the City is the Fox River along with several lesser tributaries feeding into the river. These tributaries, as well as the river not only serve the purpose of draining watersheds in which they exist, but also provide links to adjacent wetlands. In spring, these wetlands provide additional water storage capacity needed during spring runoff to prevent flooding. They also assist in filtering excess nutrients and debris out of the surface waters to improve the water quality of the receiving streams and rivers. Good water quality throughout the Fox River is important to the fisheries in the area, both up and downstream as there are many species that use the river and its tributaries for spawning.

In an effort to protect the public welfare, a number of regulatory constraints have been placed on development activities occurring within, and sometimes adjacent to, wetlands and streams. From a planning perspective, it can be assumed that any activities involving earthmoving within wetlands or within and adjacent to the Fox River will require approvals from the U.S. Army Corps of Engineers (USACE), Wisconsin Department of Natural Resources (WDNR), as well as county and local governments.

D. Topography & Drainage Patterns

The topography of the land in the City of Princeton determines the movement and drainage of water towards the community's, streams, rivers, and lowlands. An area's watersheds, drainage basins, and drainage corridors guide water movement. (See Topographic Map)

What's a Watershed? Why is it Important to Protect?

A watershed is an area of land that collects and concentrates precipitation and other water, and delivers it to a common outflow. This same process of collection and concentration applies to the sediment and contaminants carried by water. Therefore, maintaining the health and integrity of the watershed by limiting sediment and contaminants becomes critical. Land use and development decisions made every day can have an impact on watershed health.

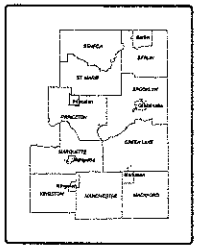
Drainage Basins and Corridors

Within each watershed are smaller "sub-sheds" called drainage basins. Basin drainage corridors are low channels that function to convey surface waters from watershed basins to surface waters as perpetual streams or as intermittent drainage ways and creeks. Levels of sedimentation and pollution in these drainage corridors, particularly during significant rainfalls, greatly affect the health of local surface water resources.

Map 3

Topography & Natural Resources

City of Princeton
Green Lake County, WI



Legend

- Roads
- Municipal Boundary
- Lake or River
- Woodlands
- Wetland or ESA*

Value

High : 1100

Elevation (MSL)

Low : 740

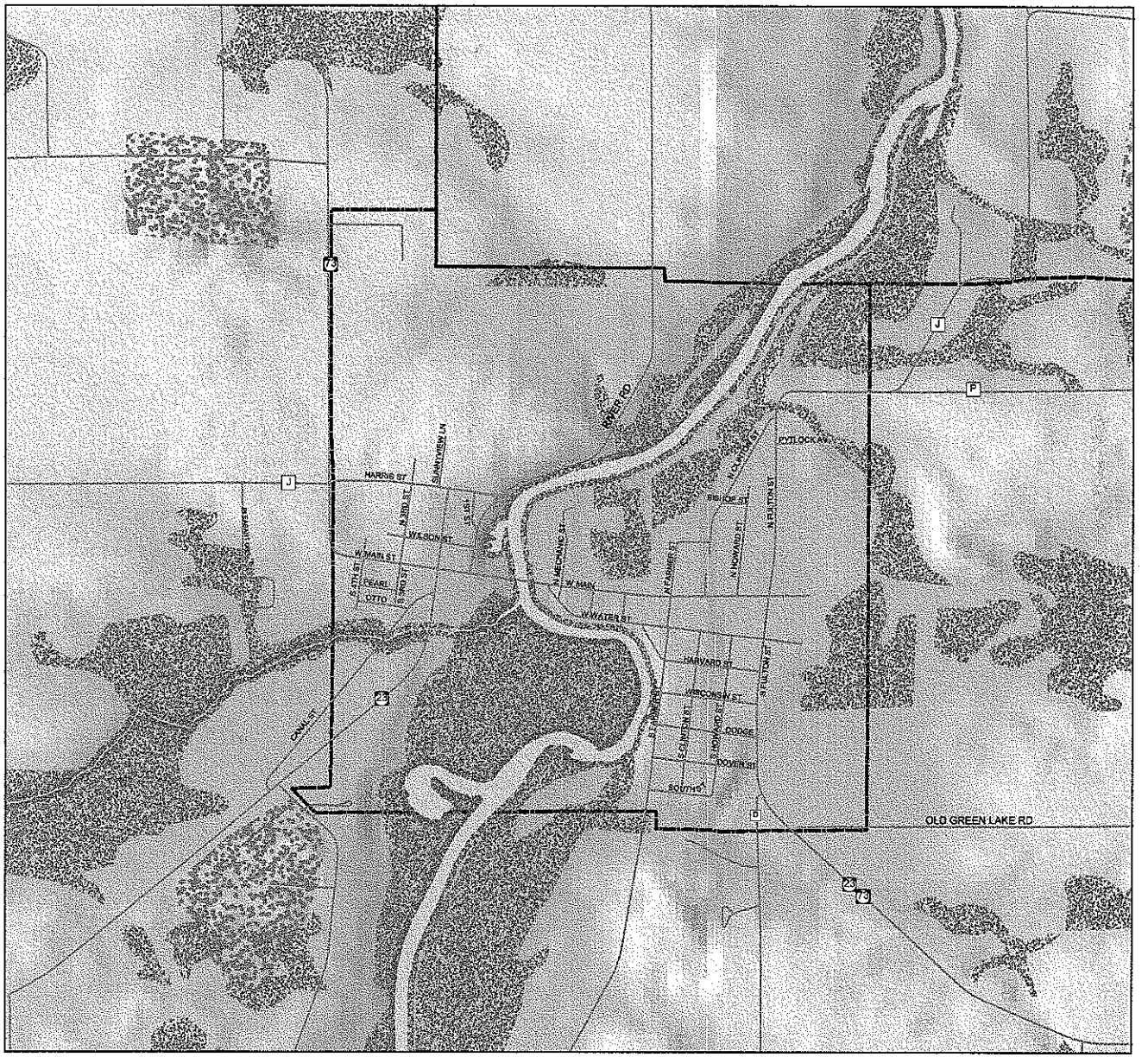
*ESAs (Environmentally Sensitive Areas) include stream protection areas consisting of a 75 foot buffer.

N W E S

0 5 10 20
Miles

Map Date: 8/29/2002

Green Lake County
Planning & Zoning Department



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Map 3: Topography & Natural Resources

Major drainage corridors should be protected from development. As development is proposed, it is also important that sufficient easements should be provided in order to ensure maximum flow through major drainage corridors. Watershed studies have documented a number of impacts related to human activities within drainage basins:

1. **Agricultural run-off** - livestock use can result in increased water sediment, nutrients and temperature.

2. **Channelization** resulting in decreased stream length, severe loss of habitat, and associated riparian vegetation.

3. **Diversion and Groundwater Extraction** including well irrigation and domestic use, diversion ditches, direct pumping from a stream, or other water uses. This activity can reduce groundwater flow, decrease base flow, reduce habitat availability, and decrease water quality.

4. **Transportation & Utility Corridors** including use of riparian corridors for roads and utilities. These activities can increase sediment, nutrient and contaminant inputs, and reduce habitat quality.

5. **Recreational & Public Use Activities** resulting in trampling, soil compaction, soil erosion, and other disturbances leading to increased sedimentation and nutrient inputs. Such activities are often linked with increased hardened surface areas, with roads and parking lots.

6. **Residential, Commercial and Retail Development** results in construction activity, increases in impervious surfaces, increased stormwater runoff, point source and non-point source pollution, sedimentation, surface water drainage, nutrient inputs, and loss of water loving or water dependent vegetation.

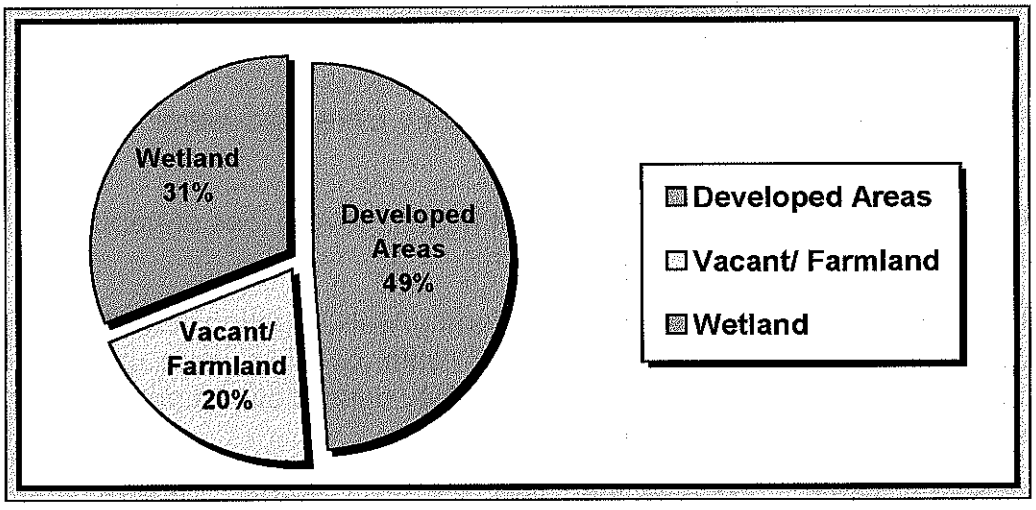
Therefore, land use and development planning and implementation needs to minimize such development activities, or minimize their impacts, within drainage basins in order to improve or maintain water quality.

E. Vegetative Cover

Large tracts of undisturbed vegetative cover within the City of Princeton are generally found along the Fox River. These areas are composed of a diverse mixture of wetlands, grasslands and some agricultural crops. The following table provides a simple breakdown of the entire City by percentage of coverage for each land cover category. Agricultural/Vacant land covers approximately 20% of the total land area.

The City also contains a variety of wetland communities equaling 31% of the total land area. Many of the wetlands are concentrated in areas along the Fox River; however, there are also many small wetland communities interspersed among the agricultural lands within the City limits.

Figure 1. City of Princeton - Land Classes By Percentage of Total Land Area



Vegetative Cover for the Towns of St. Marie & Princeton

Because new development in the area is occurring along the borders of the City and its adjoining towns it is important to look at the natural environment that defines the Towns of St. Marie and Princeton. Some important facts are defined below and illustrated in Figure 2. The towns consist of the following.

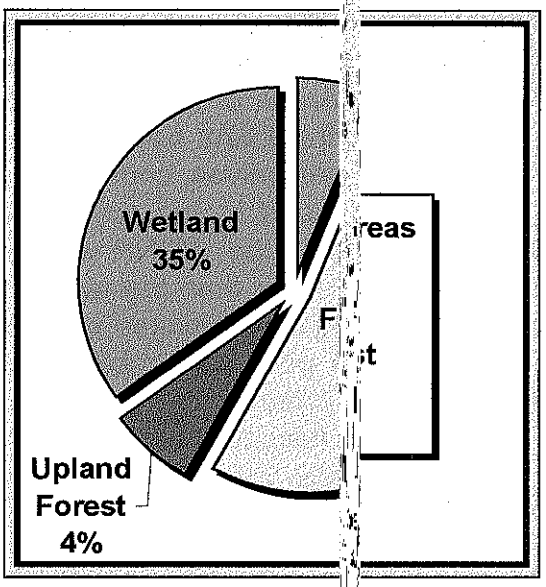
- Agricultural crops composed primarily of corn, small grains (i.e., oats), and alfalfa cover approximately 52% of the total land area.

- 35% of the Towns are wetlands. Many of the wetlands are concentrated in areas along the Fox River similar to the City; however, there are also many small wetland communities interspersed among the agricultural croplands and forests throughout the Towns.

- Upland forests within the Town comprise approximately 7% of the total land area and are scattered around the Towns. These forests are composed of several cover types with the broad-leaved deciduous mixed forests comprising the largest percentage.

The mosaic of vegetative covers found throughout the Towns offer excellent habitat for a variety of wildlife. The presence of wildlife and other natural resource features provide an enjoyable setting for the year-round residents and recreational opportunities that attract a variety of people to the area. The loss of these resources would impact wildlife habitat availability and potentially diminish the quality of life the towns currently enjoy.

Figure 2. Land Classes a for the Towns of Pri



F. Environmenta

The designation and pr e areas is important for soil and water quality and l Map) Areas identified as "Environmentally Sensit ped as natural features and sensitive environmental t impacts {WI Admin. Code NR 121.05(1)(g)2c}. Env in order to:

- Protect general p
- Protect surface a
- Reduce damage
- Maintain importa ecreational areas (with the support of local g
- Reduce public uti es.

For the purposes of th e areas" include identified wetlands, shoreland are county designated 75 foot buffer, adjacent areas 12.5%, conservancy and floodplain districts, as ordinances of Green Lake County and the State eas, and critical drainage corridors. These areas ent. Although not an official component of the ESA e addressed as an area of concern. This could mo ransitioning from one use to another, usually from ag

According to the U.S. Army Corps of Engineers (1987), hydric soils are "soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophilic (wetland) vegetation". In other words, hydric soils are wet soils that are frequently associated with seasonal high water tables, ponded water, or flooding. Areas of mapped hydric soils have not specifically been included as a component of the ESAs because they may include a variety of land use types that do not, in and of themselves, constitute an ESA (e.g., active agricultural lands). However, areas of mapped hydric soils likely contain wetlands that, in some cases, have not been mapped by the WDNR wetland inventory because they are in active agricultural use or are smaller than the two-acre minimum mapped by the WDNR. In addition to regulatory issues associated with the wetlands that may occur in areas of hydric soils, they pose potential problems for development (e.g., poor suitability for conventional septic systems, poor drainage, flooding, etc.). As a result, areas shown on the General Soils Association Map, which would contain these hydric soils, should be examined closely when new uses or developments are proposed.

G. Conservation and Management

The natural resource base of the City is an important aspect of its identity. With 31% of its total land area consisting of wetlands, most of which is directed linked to the Fox River natural resource management cannot be overlooked. The City has identified three main goals that are directly linked to natural resource protection. It is the City's intent to preserve the small town charm of the City, work to protect the surrounding open spaces, and protect the natural resources. Specifically, the natural resources will be protected by ensuring that the rivers, streams, wetlands, and marshes, are preserved in their natural condition and protected from development pressures. The City intends on accomplish this by:

- Enforcing stream and river setback requirements.
- Encouraging all landowners to maintain and enhance natural buffers along the waterways and wetlands.
- Work with the County and surrounding towns in identifying and preserving important natural resource areas

Sources:

Environmental Laboratory – Department of the Army. Corps of Engineers Wetlands Delineation Manual. 1987. United States Army Corps of Engineers Waterways Experiment Station. Vicksburg, Mississippi. Tech. Report Y-87-1.

Roberts, D.C, J.E. Campbell, and T.L. Kroll. 1988. Soil Survey of Green Lake County, Wisconsin. United States Department of Agriculture Natural Resource Conservation Service and the Research Division of the College of Agricultural and Life Sciences, University of Wisconsin.

Schultz, G. 1986. Wisconsin's Foundations – A Review of the State's Geology and Its Influence on Geography and Human Activity. Cooperative Extension Service University of Wisconsin. Kendall/Hunt Publishing Company, Dubuque, Iowa.

Wisconsin Department of Natural Resources Bureau of Water Regulation and Zoning. 1992. Wisconsin Wetland Inventory Map.

V. AGRICULTURE

A. Characteristics & Trends

While agriculture does not play a large role in the economic life of the City it is the predominant land use surrounding the City and can directly affect water quality that the City is dependant on. Once agricultural land is developed or replaced by another use it cannot easily be returned to agricultural production. As was noted in the previous section (Figure 2) 52% of the surrounding Towns are still classified as agricultural and the future of this land will affect the future of the City.

Due to development patterns, the soil composition, natural topography, and the prominent nature of the wetlands & marshes protecting the Fox River, most of the agricultural lands in the surrounding towns do not cause significant environmental concerns, such as problems with erosion or excessive nutrient or sediment loading to the rivers and streams.

The preservation of agricultural land in the towns is important in many aspects. As a predominant feature of the landscape it is what the town's people identify with as a large part of the reason they live in the town. While agriculture is directly responsible for only 2% of the City's employment base its preservation is important to most of the population. According to the Vision Document and Household Survey completed by the County in 2001 the following opinions were gathered from the City's residents.

- 88% agreed that protection and preserving agricultural land was important.
- 94% felt that preserving the natural resources, such as the soil, water and wetlands were important.
- 94% wanted open spaces (woods, meadows, and scenic vistas) preserved.

There are many issues facing the farmer and the local farm economy. Two of the most predominant changes in the recent past have been the growth in the non-farming population and the uncertain future of the farm economy throughout Wisconsin.

An important factor for the area towns is that over the past 30 years the population has grown by 45%. However, according to the Department of Administration's population projections the towns are expected to maintain their current populations over the next 20 years (Figure 14). Commercial growth and development can be expected mainly within the City of Princeton allowing the towns to maintain their rural character.

While additional housing has been built for non-farming residents the number of family farms has been decreasing. The combination of a struggling agricultural environment throughout much of Wisconsin as well as new areas of employment being available to farm families has dramatically altered the 'traditional' farm. Many of the farms still in

operation are much larger than they were 10 years ago. The 'economies of scale' have encouraged local farmers to produce more milk and till more acres in order to pay bills.

The future of farming in Green Lake County as well as throughout the State is a topic that poses too many questions to be sufficiently discussed in a comprehensive plan. It will be important for the future of the City of Princeton to work with the adjoining towns and to closely track changes around the City. As land transitions out of agriculture and into other uses the secondary effects will be felt in the City, through the environmental, economic, and aesthetic impacts that it will cause.

Farmland Preservation

With the residents identifying farmland preservation as one of the most important items to be accomplished, the City recognizes the importance of identifying, preserving, and protecting the quality farmland that surrounds the City. This will be accomplished by:

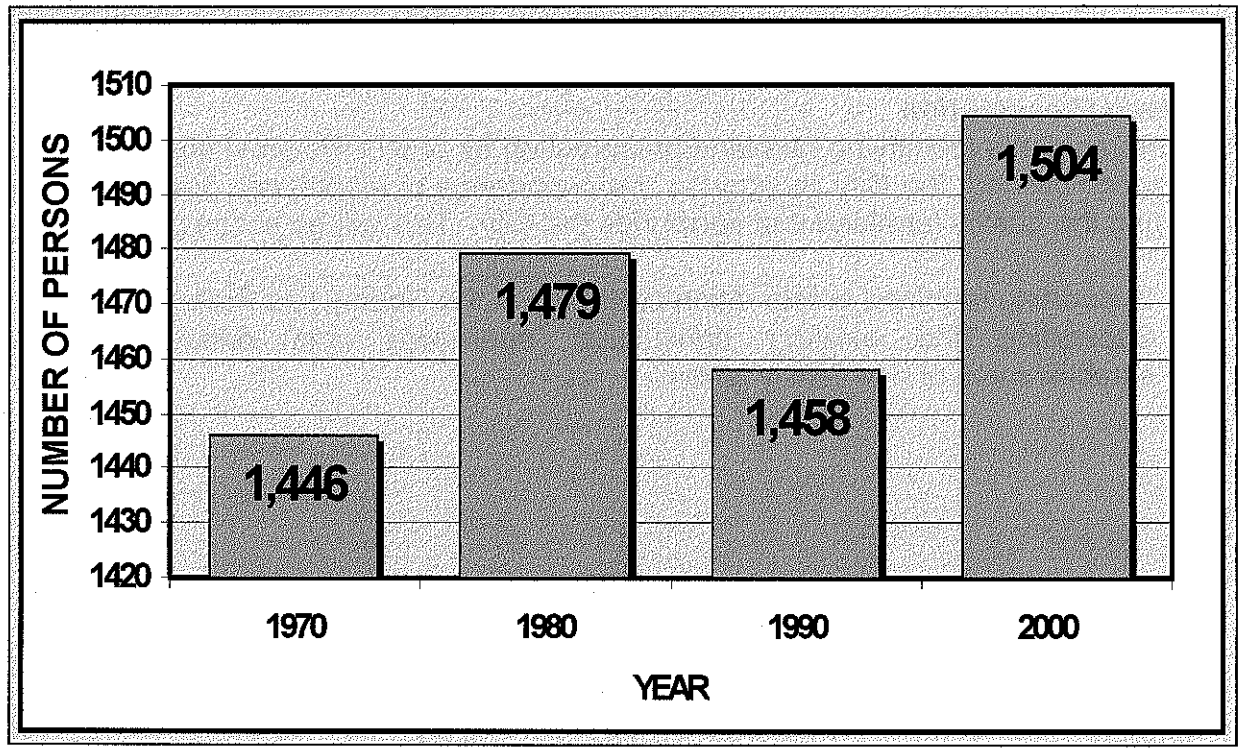
- Supporting farmland preservation programs at the County and State levels.
- Supporting the existing agricultural operations and encouraging the establishment of new family farms.

VI. POPULATION CHARACTERISTICS & PROJECTIONS

A. Characteristics & Trends

The population data used in this document describes permanent residents only.

Figure 3. Population Trends, 1970-2000.



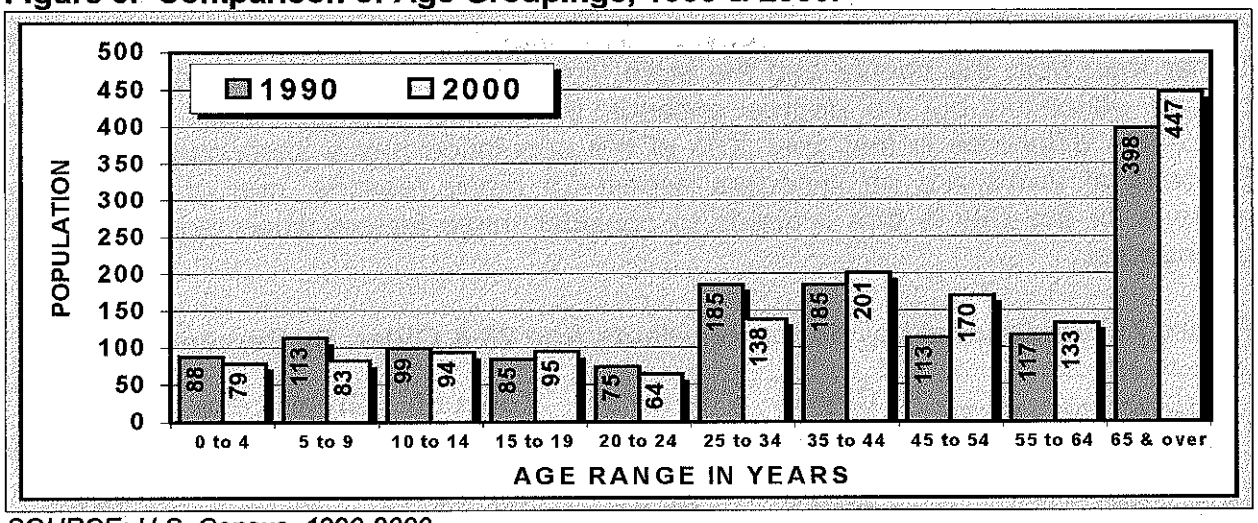
The population of the City of Princeton, while not showing consistent growth, has increased over the past 30 years. Based on official census information, Princeton's resident population has increased over the past 10 years at about the same rate as the County, while both the City and County are increasing in population at a slower rate than the State's population.

Figure 4. Percent Change in Residential Population, By Decade.

Year	City of Princeton	Green Lake County	State of Wisconsin
1970-80	2.3%	8.8%	6.5%
1980-90	1.4%	1.5%	4.0%
1990-00	3.1%	2.4%	9.6%
1970-2000	***4.0%***	***13.2%***	***21.4%***

SOURCE: U.S. Census

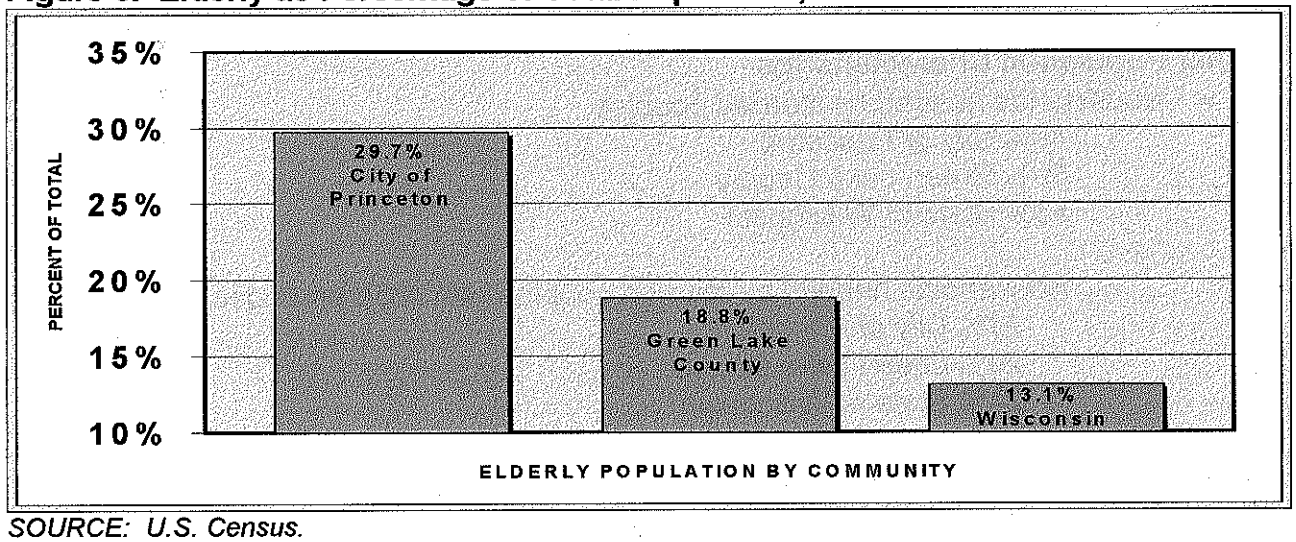
Figure 5. Comparison of Age Groupings, 1990 & 2000.



SOURCE: U.S. Census, 1990-2000

Having an older population is, of course, a community asset. Retired people play a pivotal role in creating and maintaining the community's quality of life. But increases in elderly populations can create special needs for the City, such as healthcare and affordable housing.

Figure 6. Elderly as Percentage of Total Population, 2000



SOURCE: U.S. Census.

The elderly component of the resident population is likely to increase as the Baby Boomers, those born between 1946 and 1964, age and become part of the retirement crowd and as some seasonal visitors approaching retirement age make the decision to live in the City year-round. Figure 5 shows that currently 25% the population is between the ages of 35-54. Over the next 20 years this population will be moving into and expanding the 55 and over category, changing the demands and pressures that the City will experience.

Census statistics show the range of educational levels among the residents of the City of Princeton. While the number of residents with less than a high school degree is higher than both the county and the state, it's number of residents who have some collage education but no degree exceeds the county and the state. The most noticeable difference is that only 10% of the population has a secondary education. Educational levels are an important aspect for many reasons; one of the primary reasons for the City is that it needs to consider these factors when trying to attract businesses.

Figure 7. Educational Levels for Residents Age 25 & Older, By Percentage.

EDUCATION LEVEL	City of Princeton	Town of St. Marie	Town of Princeton	Green Lake County	State of Wisconsin
Less than High School Degree	22.3%	22.9%	15.5%	18.1%	15.0%
High School Graduate	40.1%	56.1%	47.3%	41.9%	34.6%
Some College - No Degree	26.9%	6.7%	19.6%	19.6%	20.6%
Associate or Bachelor's Degree	10.8%	14.2%	17.6%	20.4%	30.0%

SOURCE: US. Census, 2000

Other Population Characteristics

- Households headed by married couples
  - *49% City of Princeton*
  - 59% Green Lake County
  - 53% State of Wisconsin

  - Households headed by married couples with children under 18 years old.
    - *21% City of Princeton*
    - 24% Green Lake County
    - 24% State of Wisconsin

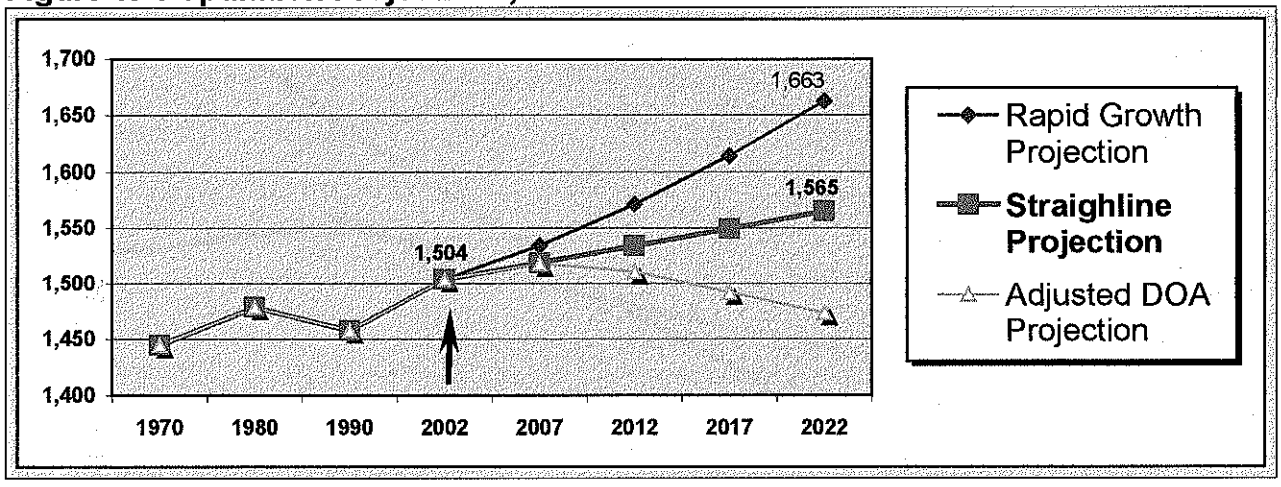
- One-person (non-family) households
  - *39% City of Princeton*
  - 31% Green Lake County
  - 34% State of Wisconsin

  - One –person (non-family) households 65 years and older
    - *22% City of Princeton*
    - 14% Green Lake County
    - 10% State of Wisconsin

B. Population Projections

As can be seen below, the Straight-line scenario is the projection chosen for the City of Princeton. This scenario was determined by taking into consideration the historic population growth of the City, the population growth of surrounding communities from 1970 to the present, and projections using Wisconsin Department of Administration (DOA) figures, estimated to the year 2022. The 'Rapid Growth Projection' is based on what a community closer to a large city may experience and the 'Adjusted DOA Projection' is what the State of Wisconsin expects to see. With Princeton's population history it is most likely that the population experience a slight but steady growth over the next 20 years.

Figure 8. Population Projections, 1970-2022



In order to understand and shape land development patterns, it will be necessary to express estimated changes in the number of households, that is, the number of people living together. Throughout the County, as well as the City, the number of people per household has been declining. Due to an aging population and families having fewer children we can expect household densities to continue to decline. Based on this assumption it is expected that while the City's population will grow by only 61 people there will be an additional 110 households over the next 20 years. Households do not necessarily translate into houses, but it gives a basis for understanding how many more living units the City will need.

Figure 9. Projected Population, Number of Households & Density, 1980-2022

YEAR	Number of Persons	Percent Change	Occupied Housing Units	Percent Change	Household Density
1980	1479				
1990	1458	-1.4%	599		2.43
2002	1504	3.2%	576	-3.8%	2.61
2007	1519	1.0%	610	5.9%	2.49
2012	1534	1.0%	637	4.3%	2.41
2017	1550	1.0%	660	3.6%	2.35
2022	1565	1.0%	686	4.1%	2.28

City trends in the aging of the population are expected to match county and national trends in that the age groups of 45 to 64, 65 to 84, and 85+ will grow both in proportion to the total population and in absolute numbers. Notice both the red and blue lines illustrating the '55-64' & '65 & over population. By the year 2022, 49% of the City's population will be 55 years of age or older. In contrast, the younger age groups will tend to decrease in both percentage and absolute terms.

Figure 10. City Projections by Age Groups, 2002-2022

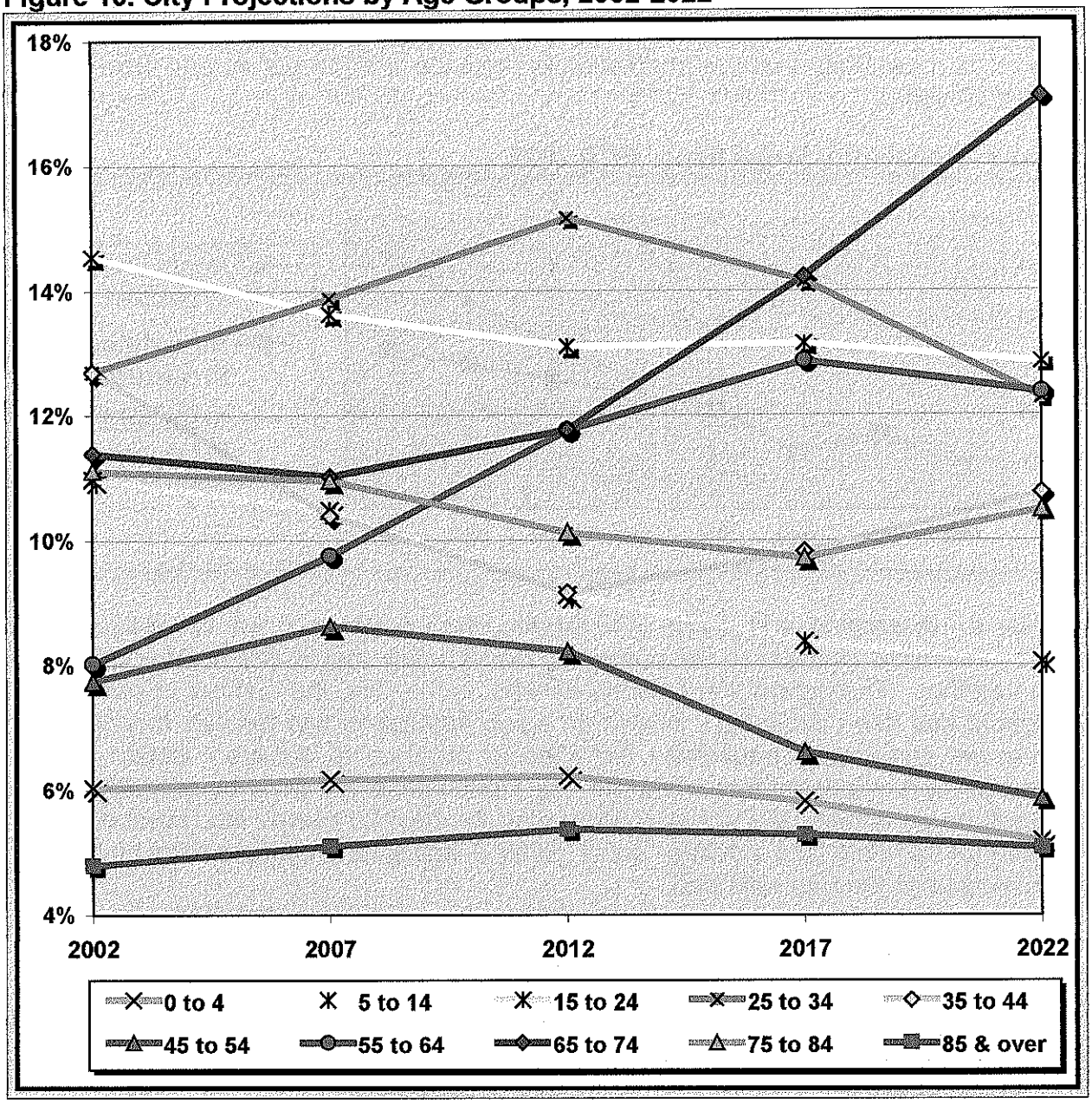


Figure 11. City Population Projections, Ages 0-24, 2002-2022

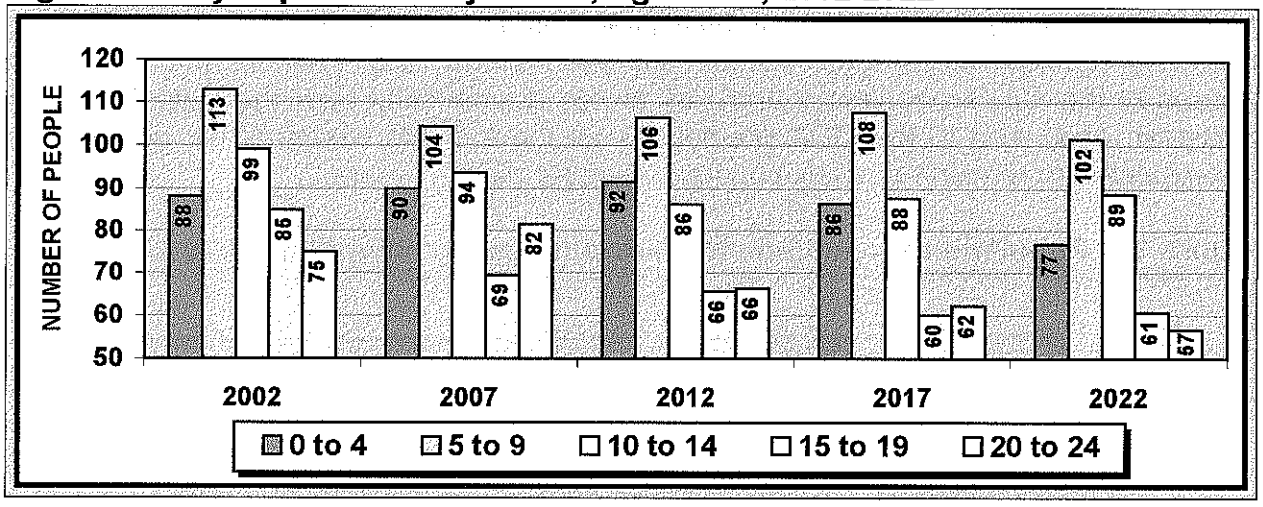


Figure 12. City Population Projections, Ages 25-54, 2002-2022

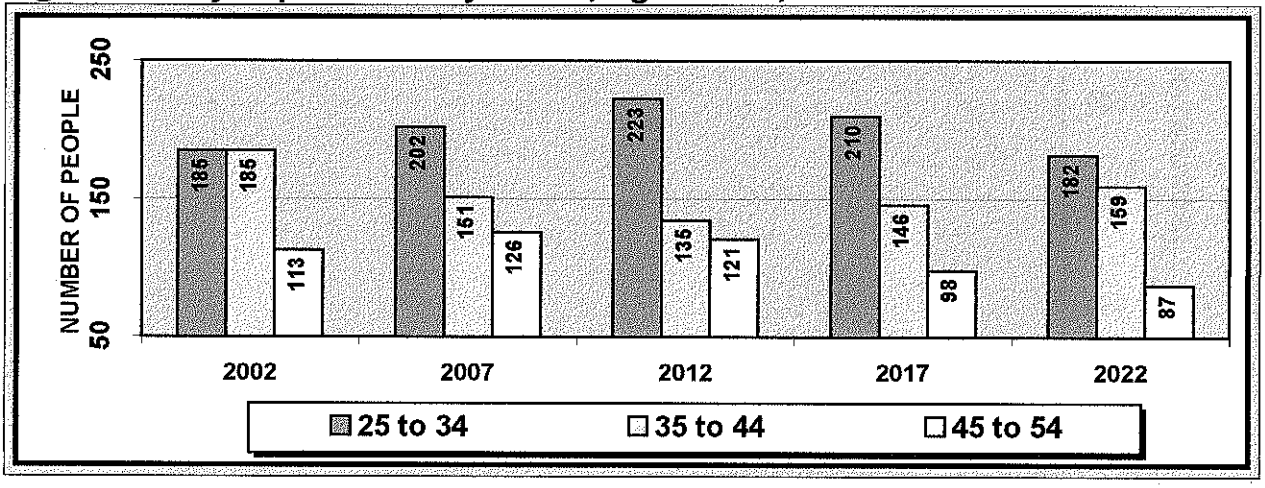
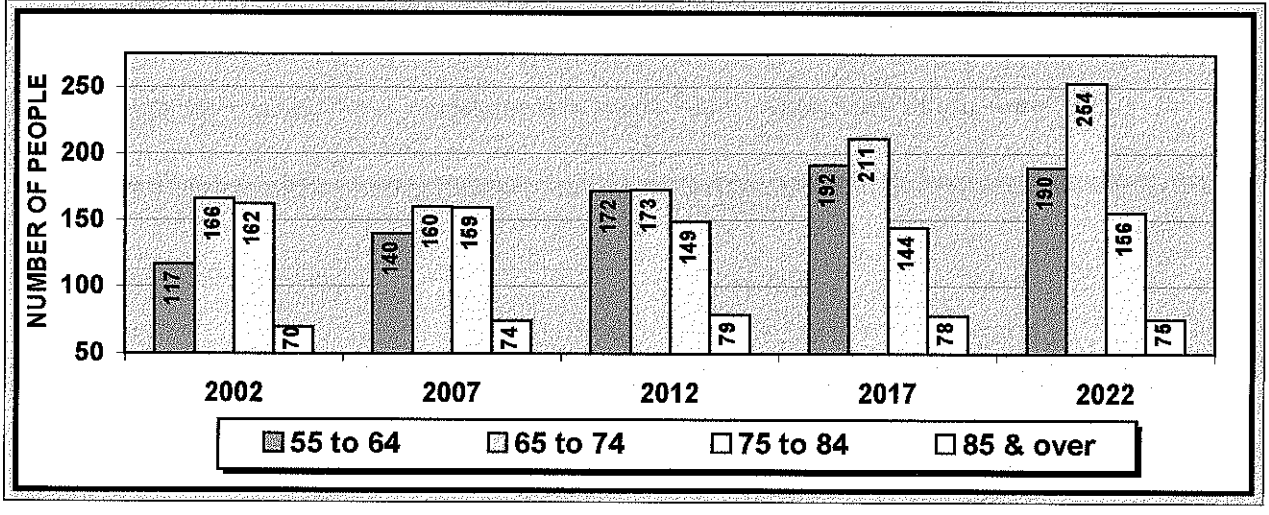
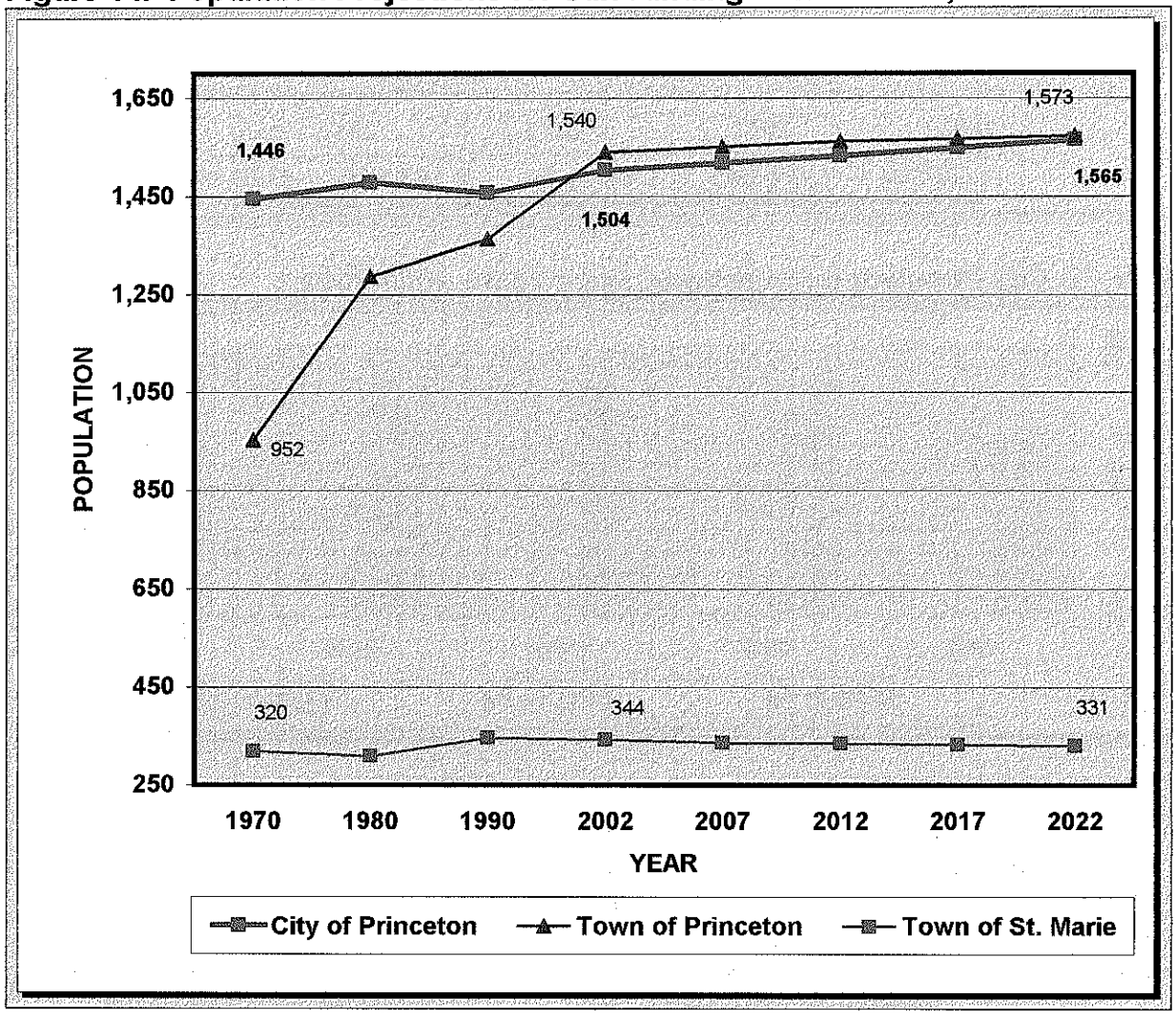


Figure 13. City Population Projections, Ages 55 & over, 2002-2022



Along with the changes in the population make-up, it is important to consider changes occurring outside of the City. As can be seen below, the Town of Princeton has exceeded the City's population and has grown dramatically over the past 30 years. However, according to the DOA predictions all three of the communities' populations are expected to remain relatively constant over the next 20 years.

Figure 14. Population Projections for Surrounding Communities, 1970-2022



VII. HOUSING CHARACTERISTICS & TRENDS

A. Housing Inventory

The 2000 US Census data shows a decline in housing units for both year-round residents and seasonal use. (Figure 15.) The most predominant change in types of housing is the loss in total housing units. There are other interesting changes that have taken place over the past decade. The City has experienced:

- A total year-round populations increase of 46 people, while the number of year-round residential living units decreased by 23. Resulting in a per-household density increase.

- A total housing stock decline of 20 housing units over the past 10 years. More than twice as many fall under the 'Year-Round' category as under the 'Recreational / Seasonal' category (a loss of 23 & 11 units, respectively).

Figure 15. Number of Housing Units, 1990 & 2000.

YEAR	Year-Round Residence	Percent Change	Vacant Units	Percent Change	Recreational, Seasonal & Occasional	Percent Change	Seasonal as a Percentage of Total	Total Housing	Percent Change
1990	**599**	**---**	**38**	**---**	**19**	**---**	**2.9%**	**656**	**---**
2000	**576**	**---**	**52**	**---**	**8**	**---**	**1.3%**	**636**	**---**
Numeric Increase	***-23***	***-3.8%***	***+14***	***+36.8%***	***-11***	***-57.9%***	***-1.6%***	***-20***	***-3.0%***

Source: U.S. Census – 1990, 2000

Figure 16 shows the breakdown by percent of the type of housing being provided, either as owner occupied or rental units. The percentage of rental properties in the City is similar to the county, both with a vacancy rate that has, over the past 10 years, tripled in its rate. The Cities population and the number of people per household have both increased over the past decade. This is a unique occurrence since county and state trends show that the number of people per household is declining. The City of Green Lake is the only other city in the county that has experienced a population increase. Most of the population growth throughout the county has been in the rural towns, mainly around the lakes.

With the rise in population and the decline in total housing units, which includes recreational/seasonal units, the City seems to be going through a transition that is unique to Green Lake County. The assumption can be made that in order for this to occur established families would have to be moving into the City and young single people would be moving out. The younger population would have to be leaving in

order to statistically show the higher than average age of the population. The higher than normal rental vacancy rate can also be attributed to the younger people since they are more likely to be renters because they would not yet have the capital to afford purchasing a home.

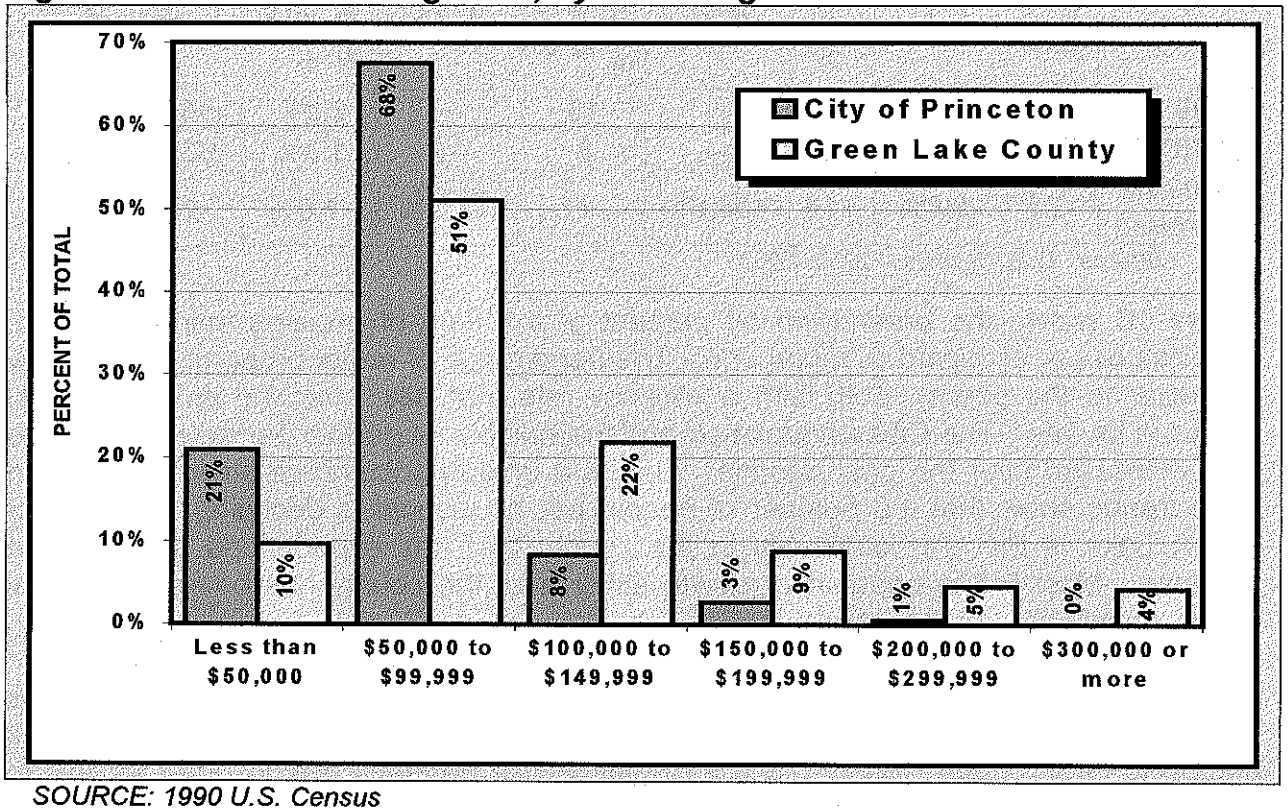
Figure 16. Owner or Renter Occupied Housing, By Percent, 1990 & 2000.

Community	Owner-Occupied		Renter Occupied		Homeowner Vacancy Rate		Rental Vacancy Rate	
	1990	2000	1990	2000	1990	2000	1990	2000
City of Princeton	72.0%	73.6%	28.0%	26.4%	2.7%	2.5%	4.5%	12.6%
Green Lake County	75.1%	77.2%	24.9%	22.8%	2.2%	2.2%	3.6%	9.5%

Source: U.S. Census – 1990, 2000

Figure 17 shows the value of housing units in the City of Princeton. The chart shows us that a large proportion (68%) of the City's housing is in the $50,000-$99,999 price range. Comparing the City's housing prices to that of the neighboring communities and to the countywide housing values we see that the City has a median home value that is less than that of all of its neighbors and the county median. (Figure 18)

Figure 17. Value of Housing Units, By Percentage



SOURCE: 1990 U.S. Census

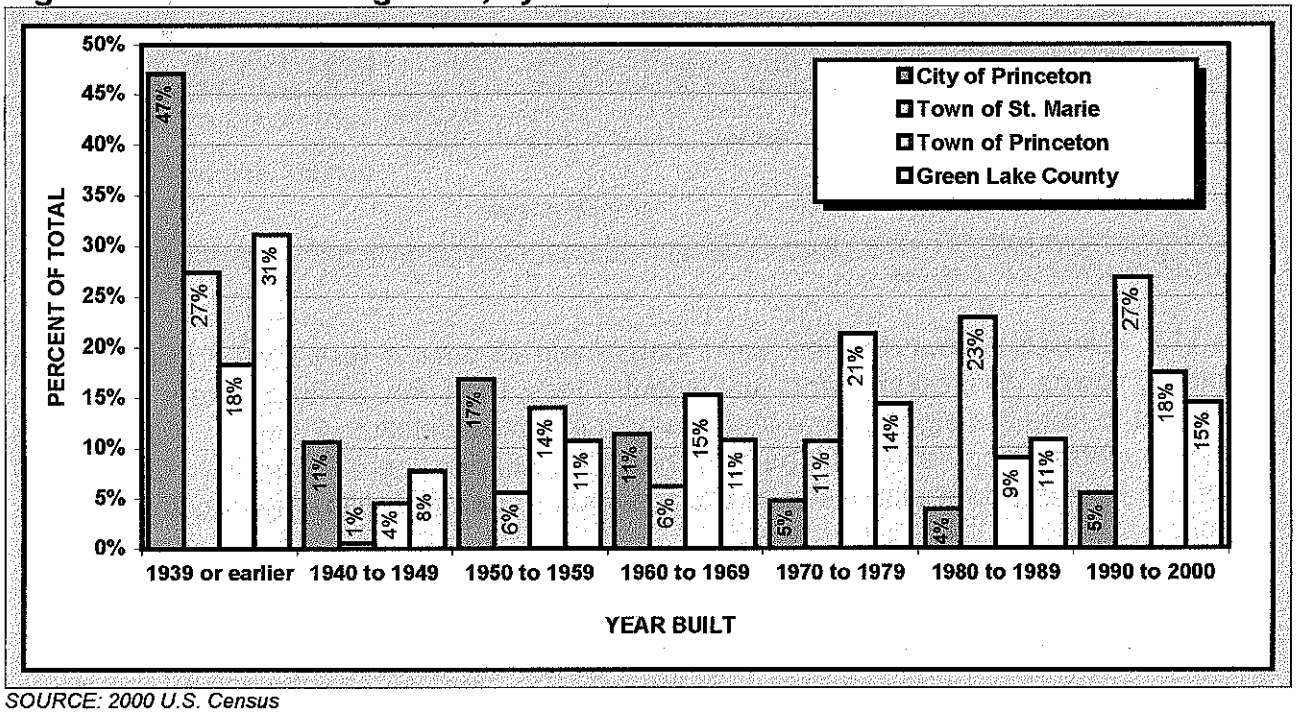
Figure 18. Median Value of Owner Occupied Housing Units, 1990 & 2000.

		City of Princeton	Town of St. Marie	Town of Princeton	Green Lake County
MEDIAN VALUE	1990	*$37,300*	$50,600	$63,900	$49,800
	2000	*$70,500*	$96,700	$125,000	$90,100
PERCENT INCREASE		*89%*	91%	96%	81%

B. Housing Stock

Another important characteristic of the City is the age of its housing stock. As can be seen in Figure 19 the City, towns and the county at points have developed at the same rate and at other times there are great differences. Currently the City is known to have both an agricultural and recreational influence and this fact is reflected in housing construction. Almost ½ of the homes were built prior to World War II, a time when the area was developing agriculturally. In recent history (1940-1970) the amount of residential building in the City as well as throughout the County has been relatively low. Obviously the Great Depression and World War II played a part during this period when few homes were built. After World War II up until 1970 the agricultural base, already having been established, required few new homes to be built and the tourism / recreational market had not yet started its growth-spurt.

Figure 19. Total Housing Units, by Year Built

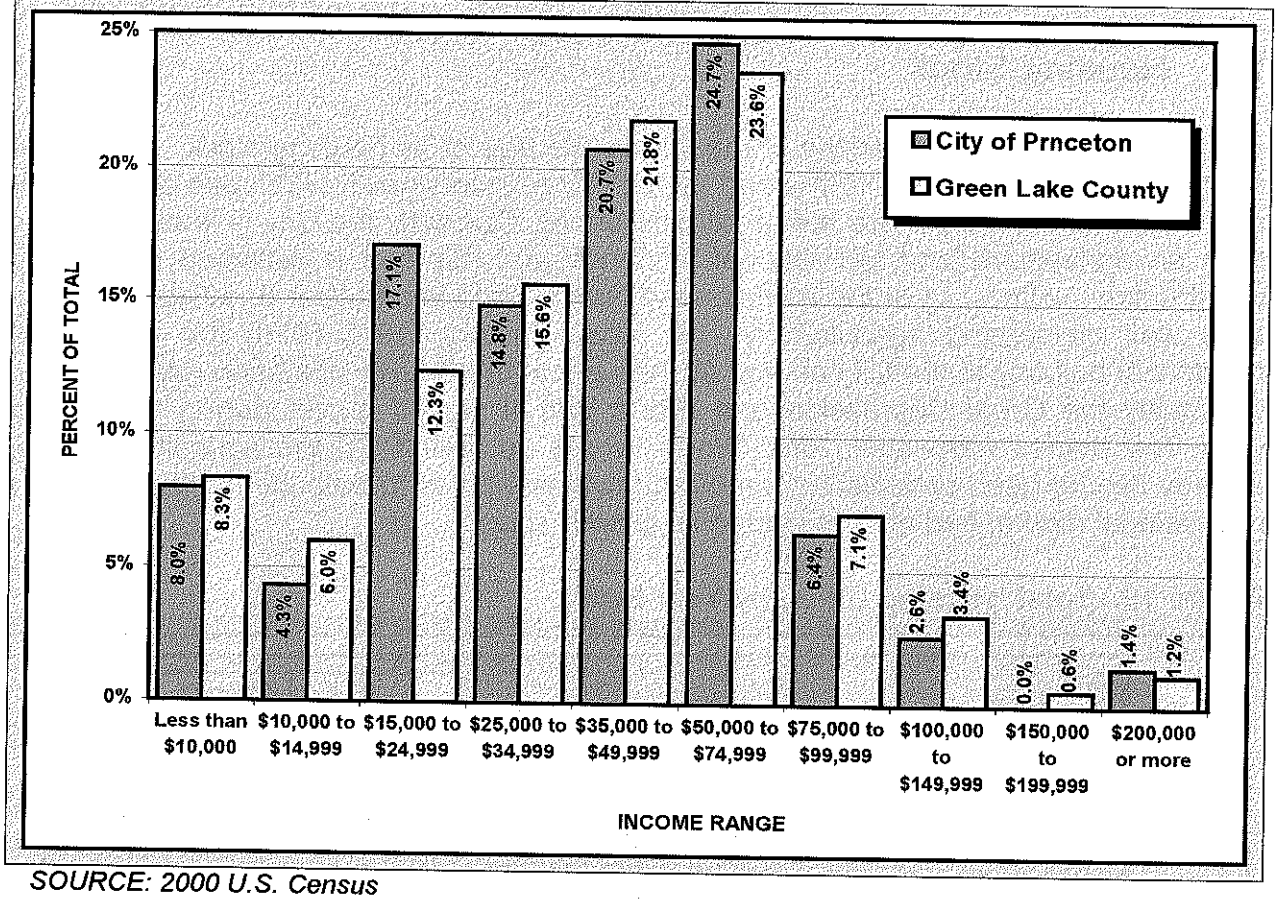


SOURCE: 2000 U.S. Census

More recently the two most predominant growth spurts are seen in the Towns of Princeton and St. Marie from the 1970's to 1990's when the recreational/tourism market was emerging in the Towns. While not as significant, the past 20 years also shows significant growth throughout the county.

C. Household Income Statistics

Figure 20. Household Income of Year-Round Households



SOURCE: 2000 U.S. Census

The U.S. Census shows that the City's household income is less than that of the two adjoining towns, the county and just slightly less than the State median. It is also important to note the significance of those with incomes below the median. Almost 30% of the household population makes less than $25,000 per year (Figure 20). Comparing all of the housing data discussed in the previous pages the following conclusions can be made.

- Housing construction is almost evenly divided over time. Approximately half were built prior to 1940 with the other half having been built since then.

- The median price of the homes in the City of Princeton are less expensive than other the homes in the area.

- The income being made by the average household is enough to afford the average home.

Median Household Income

City of Princeton	*$32,679*	Town of Princeton	$37,340
Town of St. Marie	$40,417	Green Lake County	$39,462
State of Wisconsin	$43,791		

D. Housing Needs & Affordability

Local Housing Demand

One gauge of affordability for the purchase of local housing is to compare household income with the value of the housing units for a specified time period. The rule of thumb used in financing home purchases is to use a household's income, times 3, will indicate the maximum price that the household can afford. When comparing 1990 to 2000 statistics we see that a lot has changed in the City over the last 10 years. The US Census shows the following facts.

- In **1990** the **median income** was **$17,629**.
- In **2000** the **median income** was **$32,697**. *(an **85% increase**)*

- In **1990** the **median value** of a house was **$37,300**.
- In **2000** the **median value** of a house was **$70,500**. *(an **89% increase**)*

Using the formula described above the following conclusions can be drawn about the change over the past 10 years.

In 1990, a local family achieving the median household income of $17,629 should, theoretically, be able to afford a home selling for $52,887. This was a good sign when the median value of a home was only $37,300. In other words the average family would need to commit approximately $300 a month for the average home, when the bank would allow up to $500 per month, or a 66% margin of difference.

In 2000, the same local family achieving the median household income now earning $32,697 should be able to afford a home selling for $98,091. However, now the median home is $70,500. The median family would now need to commit approximately $700 a month in order to purchase the average home and a bank would be willing to allow up to $900 per month. The margin of difference is now only 29%. Currently this does not seem to be a problem; the Census data confirms this fact with other statistics.

- 44% of the owner-occupied homes do not have a mortgage.

- 58% of those with a mortgage are paying less than 1/3 of their income towards their mortgage payments.

There are additional areas of concerns. One of the areas of concern is in regard to the elderly population. Currently almost 30% of the population is elderly (65 or older) and it is expected to increase to nearly 33% of the City's population by the year 2022. As of the 2000 Census more than 45% of the population was on Social Security. This statistic shows a common trait of the retired population; is that they live on a fixed income. While the current statistics show that housing is still affordable, this could easily change as the retirees' income stays relatively constant and the cost of housing continues to increase.

The City of Princeton has the goal of promoting residential development in areas that are designated and suitable for residential purposes and are compatible with their neighboring uses. In order to accomplish this goal the City has made it its policy to:

- Work with the surrounding towns to provide locations for housing that can be serviced by adequate utilities and community facilities.

- Work with the towns and Green Lake County to ensure that alternate housing sites (ie: apartments or duplexes, etc.) are available in locations that can be served by utilities and community facilities.

- Provide opportunities for other types of housing, in suitable areas of the City that will accommodate housing for the elderly.

VIII. ECONOMIC CHARACTERISTICS & TRENDS

A. Economic Base

The City of Princeton is a manufacturing dependent community. While agriculture appears to be the predominant land use surrounding the City according to the U.S. Census, agriculture has very little to do with the number of employed persons (2%). As can be seen in Figure 21 below, manufacturing is the largest industry for employment for both the City and the county. This is common in many rural communities where the primary industry traditionally supported the agricultural base but has more recently been transitioning out of agriculture into diverse types of employment including manufacturing, education, health and social services, and retail services. The growing influence of health care and the needs of an aging population are beginning to show an influence in the local employment market. Combining the employment opportunities of retail and 'arts, entertainment and recreation' we begin to see the influence of the seasonal / tourist population.

B. Labor Force Characteristics & Trends

The difference in employment characteristics and the amount of land dedicated to a particular use can be very deceiving. Agricultural uses take up a lot of land but do not employ a proportionate number of people. With the surrounding area *'looking'* like an agricultural community it is important to note that manufacturing employment is the primary industry for the City's residents. The same is true for the County from a land use perspective; it generally '*appears*' to be made up of mainly agricultural uses with a strong tourism influence (ie: tourism = retail employment). When examining the statistics it is obvious that manufacturing plays an important role throughout the County.

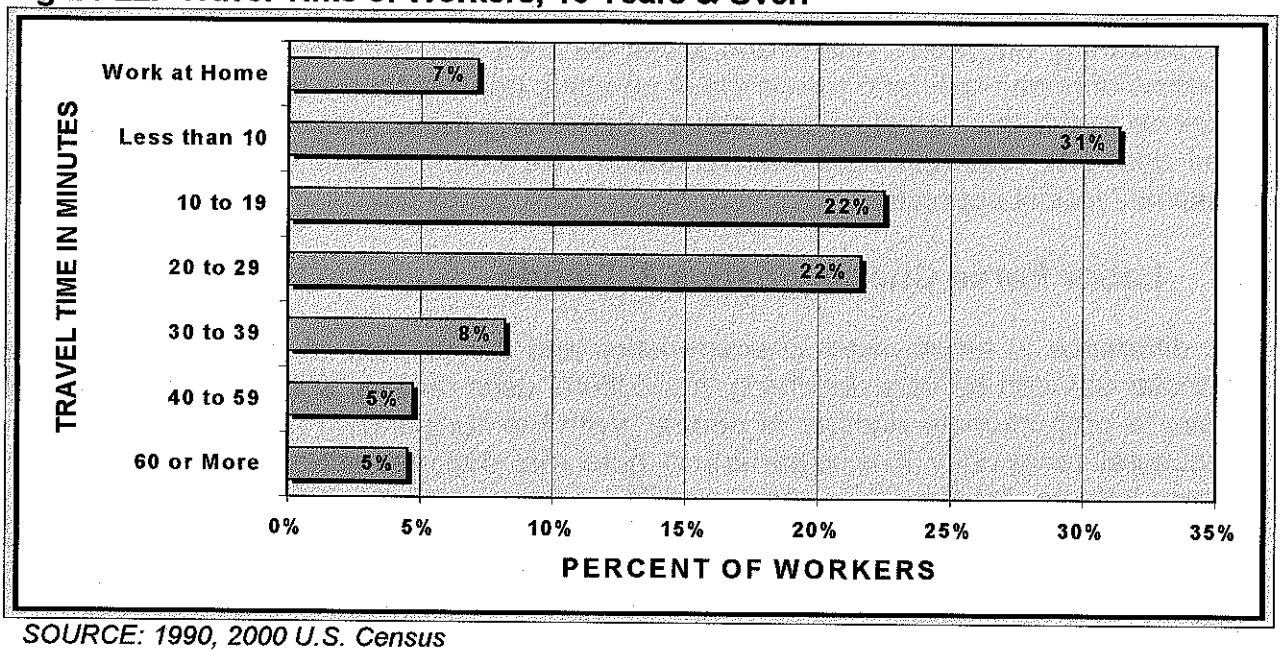
Figure 21. Industry of Employed Persons 16 Years & Over

INDUSTRY	1990 Percent	2000 Percent	*County Percent*
Manufacturing	30%	28%	*26%*
Education, health & social services	11%	15%	*16%*
Retail	24%	12%	*11%*
Construction	9%	11%	*8%*
Arts, entertainment, recreation, accomodation & food service	1%	9%	*7%*
Ag., mining, forestry & fisheries	2%	2%	*7%*
Public administration	4%	4%	*5%*
Finance, insurance, real estate	4%	3%	*5%*
Transportation, warehousing & util.	3%	4%	*4%*
Professional, scientific, management administrative & waste management	5%	3%	*4%*
Other service	5%	6%	*4%*
Wholesale	1%	2%	*3%*
Information	0%	1%	*2%*
TOTAL	100%	100%	*100%*

SOURCE: US Census, 2000.

The combined influence of manufacturing, health care, and retail as employment leaders in the City begins to shed light on established market trends that will continue to influence the City in the future. Historically residents of small cities in predominately agricultural areas had to travel less and did not necessarily leave the area to go to work. However, that is beginning to change. Currently less than 2% of the households in the City of Princeton have what the U.S. Census Bureau terms as "farm self-employment income". The Towns of Princeton and St. Marie are also seeing this change, with only 11% and 32% (respectively) of their working population being dependant on agriculture.

Figure 22. Travel Time of Workers, 16 Years & Over.



SOURCE: 1990, 2000 U.S. Census

Data from Figure 22 shows that less than 7% of the Town's residents work at home. It is impressive to see that 31% of the population travels less than 10 minutes. This would mean that the largest single group of commuters are working in the City. Those workers traveling up to 20 minutes can find employment ranging from Montello to Markesan and the Cities of Green Lake and Berlin. With more than 20% of the population willing to drive as much as 30 minutes each way to work, employment opportunities can be found as far away as the Cities of Wautoma or Ripon.

Other Employment/Commuting Characteristics (from 2000 Census)

- When commuting to work;
  - *72% drive alone*
  - *16% carpooled*
  - *4% walked*

- The mean travel time to work is 25 minutes.

Local Businesses and Employment Opportunities

There are several aspects of the City that make it desirable to businesses.

- State Highway '23' and'73' providing easy access for trucking.
- The City has an industrial park that can provide full municipal services.
- Land values are lower than those closer to larger metropolitan areas.
- The City has a thriving downtown with a growing tourism market.

While these features are positive aspects of the City there are also some negative factors that could limit the possibilities of attracting businesses to the City.

- The City does not have a large population base to provide a customer base for a large commercial venture.
- The large Cities such as Berlin, Ripon, and Oshkosh can provide full municipal services and are already established retail centers.

Future commercial development in the City is expected to develop principally as mixed use 'in-fill' along Main Street. The Future Land Use Map (Map 7) identifies a large vacant portion of the City as a 'Special Study Area'. It was determined during this planning process that this portion of the City needs to be further studied in order to determine the type of development and density that would be appropriate for the area.

It is important to note that it has been the policy of the City to annex any properties into the City that require municipal services (ie: sewer and water). For these reasons the City has established a goal of ensuring that services and employment opportunities, when offered to the local residents, will be developed with using public utilities and that the use should by compatible with neighboring land uses. The local economy and economic development in the area will be supported by the City in the following ways. The City will:

- Work with the surrounding towns to sustain the long-term viability of local farms.
- Work cooperatively with the Towns of Princeton and St. Marie to support quality commercial development in appropriate locations.
- Support the local entrepreneurs and businesses and assist them in finding either existing buildings or new building sites that will support their business ventures.

IX. TRANSPORTATION FACILITIES

A. Transportation Facilities, Road Inventory & Traffic Trends

Primarily two major highway corridors influence the City of Princeton and its transportation system. Highway 23/73 enters the City from the southeast, turns and runs due north to the center of the City. Turning west the State Highway becomes Main Street and runs westerly, crossing the Fox River. On the west side of the City the Highways split with STH 23 exiting the City at the southwest corner and STH 73 turning north, and defining the western limits of the City.

Within the City, State Highways 23/73 serve as arterials. The term 'arterial' refers to a road that links major traffic generating roads (collectors) to local roads, in order to access a regional road system. For example, Water Street is a collector, that connects to both Main and Fulton (STH 23/73), which is an arterial, linking City roads and allowing access to the State Highway system as it moves out of the City. The importance and use of both the arterial and collector can be expected to increase as the improvements in the area occur. It will therefore be crucial to track these changes and develop long-range plans that will allow development and increased traffic flows to co-exist safely.

Other important entryways into the City are by way of County Trunk Highways. From the north and northeast CTH D and J serve as the main entry from the Towns of Seneca and St. Marie. From the south CTH D and T provide access. From the west CTH J is the primary County Highway. Within the City limits are a series of local streets that traverse the City in a common grid pattern. The use and traffic volume of the two State Highways as well as the County Highways directly influence the quality and use of these local roads.

Modern traffic standards expect traffic to increase on major streets by 1% each year. As can be seen in Figure 23, Hwy 23/73 has averaged an increased in traffic flow much higher than the standard 1%. On the East side of the City traffic has increased by 34% an on the west side by 31%, as opposed to 6%, which would have been the normal rate of increase.

Since local business is often dependant on exposure to automobile traffic it will be important for both the City and the local business owners to stay informed of changes in local traffic patterns and the effect they may have on business. As Figure 23 shows, Water Street lost 4% in traffic volume over the past 6 years. Since Water Street is a pedestrian friendly shopping district, too much traffic can also be a detriment. As improvements are made to Main Street (STH 23/73) it will be important for the City and local business owners to track any changes in traffic patterns, working to balance the automobile oriented businesses on Main Street with the 'walking community' that exists along Water Street.

Figure 23. Average Daily Traffic Counts, 1993-1999

Location	1993	1996	1999	Percent Change from 1993-1999
Fulton St. (North of Dodge St.)	7,400	7,800	9,900	34%
Fulton St. (North of Water St.)	6,000	8,100	8,400	40%
Main St. (West of Pearl St.)	6,500	8,000	10,000	54%
Water St. (East of Mechanic St.)	2,400	2,300	2,300	-4%
Main St. (East of River Rd.)	8,100	8,200	10,400	28%
Main St. (West of 2nd St.)	3,200	3,800	4,200	31%

Source: GLC Highway Commission & Wisconsin Department of Transportation

With the City's relative isolation the local transportation system in the City does not appear to be facing any great changes in the near future. The biggest influence on the local roads is the Flea Market. While traffic from these visitors may increase traffic, seasonally, the impacts would be minor compared to the economic possibilities it provides for the City.

B. Road Quality & Maintenance

The State of Wisconsin, Department of Transportation (DOT) has several road improvement projects planned within the City. The projects are broken down into four phases beginning in 2002 and finishing in 2008. All four of the projects entail improving STH 23 & 73. The following is a summary, in chronological order, of the improvement plans for the State Highways.

1. The first improvement plan designated by the State is for a section of STH 73 starting at the intersection of CTH J on the west side of the City and improving the highway from that point to CTH E just south of the City of Neshkoro. The plan calls for resurfacing the highway, improving side road intersections, and repairing/replacing culvert crossings as necessary. Any real estate acquisition is expected to take place this year with the entire project being completed in 2004. The total project length is 8.6 miles and is expected to cost $2,159,000.

2. Beginning in 2004 the State plans on continuing its improvement efforts along STH 73. This improvement project is 0.4 miles long beginning at the intersection of Main and 2nd Street and ending at the intersection of Main and CTH J (Harris St.). The plan calls for reconstructing this segment of road from a rural cross section (open ditches) to an urban cross section (curb and gutter). Other improvements include storm sewers, sidewalks and overhead lighting. In conjunction with these improvements the City plans on improving the sanitary sewers and water mains through this corridor. All improvements for this project are expected to take place in 2004, with a total cost of $1,475,000.

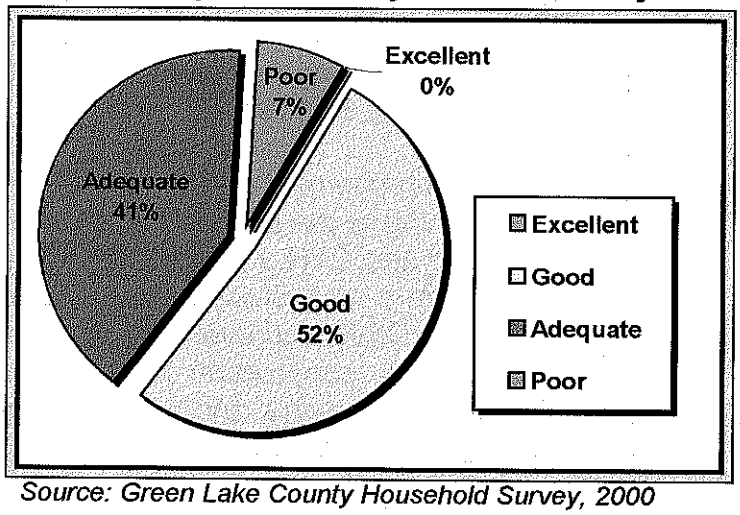
3. The third phase of the State's improvement plans for STH 23/73 will begin at the intersection of South Fulton and Old Green Lake Road and end at the intersection of Main and 2nd Street, at the point where phase two began. This project includes all of South Fulton Street and Main Street between the two points described above, for a total length of 1.34 miles. Similar to phase 2 this project will also result in an urban reconstruction including storm sewer, pavement, curb and gutter, sidewalks and overhead lighting. Since this section of road goes through the center of the City the plan also recommends special design features such as traffic calming methods, and pedestrian and bicycle accommodations. This project is planned to begin in 2004 and be completed in 2006 with a total project cost of $3,550,000.

4. With only a small portion of the fourth phase being located in the City the DOT plans to resurface and reconstruct STH 23 from Old Green Lake Road to CTH A, just north of the City of Green Lake. Even though only a small portion of this reconstruction is within the City it is important to the City since this segment of road is one of the primary entrances into the City. The project is a total of 8.19 miles and has an estimated total project cost of $8,900,000. It is expected to begin in 2005 and be completed in 2008.

The City is centrally located in these State projects. Lasting eight years the total project cost is estimated at $16,084,000. It will be important for the City to stay actively involved with all four of these highway improvement plans. With the State Highways traveling through the center of the City their reconstruction will greatly influence the 'look and feel' of the City.

Equally important for the City will be the care and maintenance of their local road system. As the plans are prepared for the State Highways the City will need to ensure that the local road system will complement these regional roads. Information gathered from the Household survey shows that the residents of the City are currently satisfied with both the road quality and maintenance of their local road network.

Figure 24. Opinion Survey Results for City Road Quality

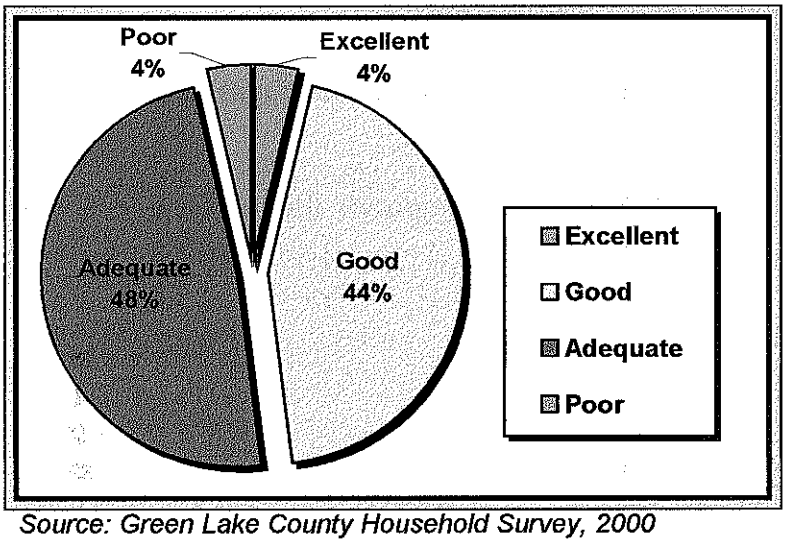


Source: Green Lake County Household Survey, 2000

The residents of the City have a favorable outlook on the quality and maintenance of the roads in their City. As can be seen from the household survey results, 52% agreed that the quality was good to excellent, while another 41% felt that quality was adequate.

While existing quality is important, it is also important to consider the maintenance aspect. During the survey process when residents were asked to rate the quality of the City streets they lived on, 96% felt that maintenance ranged from adequate to strongly agreeing that it was well maintained.

Figure 25. Opinion Survey Results for City Road Maintenance



Source: Green Lake County Household Survey, 2000

C. Transportation Needs

The City's population will continue to be moderately influenced, due to its proximity to the Green Lake and Lake Puckaway. There is also the possibility that residential development may create traffic problems by increasing the number of daily trips by both City residents who are regularly commuting to work or shopping in another City. These changes in land uses can increase traffic on the community's local roads. The greatest transportation related challenge for the City would be accommodating any increases while minimizing traffic problems and 'bottlenecks' in those areas where residential development has become denser. These conditions can eventually create the need for more roads or wider roads in residential areas.

With the DOT nearing the beginning of major road improvements in the City the transportation needs of the area should be met for the foreseeable future. Secondary impacts of these improvements should be considered. Since there is a considerable amount of residential uses adjoining the State Highways improvements should not be allowed to diminish the value of theses areas. The City will need to stay informed of details of the State's plans to protect these neighborhoods and the character of the existing tree-lined streets. The City will also need to make sure that the local roads will

mesh properly with the State's improvements. By protecting the 'look and feel' of these neighborhoods the City should be able to accommodate the improvements without a negative impact to the area.

The City of Princeton has the goal of maintaining a safe, orderly and efficient transportation system. This will be accomplished in part by balancing traffic flow and safety issues with community quality of life and the 'small town' character of the City. In order to accomplish this the City will:

- Work with the towns and the County to assure that development along the major entryways into the City are compatible with the road network.

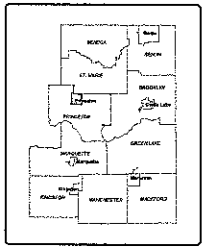
- Seek ways to enhance the appearance of the main highway corridors that serve as entryways into the City.

- Continue to maintain, and where necessary, improve the existing City road network.

Map 4

Transportation & Public Facilities

City of Princeton
Green Lake County, WI



Legend

- Lake or River

PUBLIC FACILITIES

- Boat Landing
- Cemetery
- Church
- Municipal
- School

ROAD CLASSIFICATION

- State Highway
- County Highway
- Town Road
- Municipal Street
- Private Road

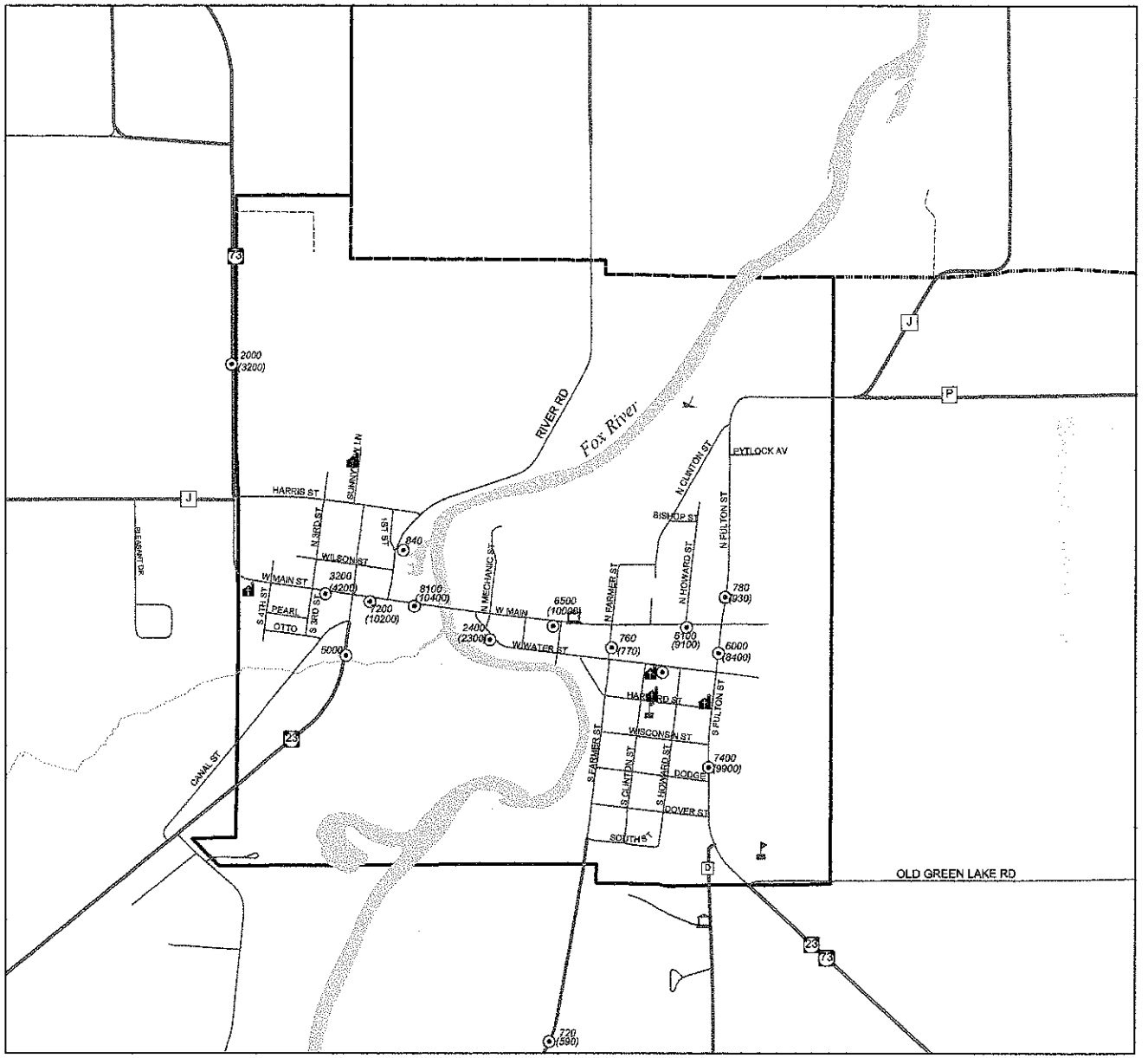
TRAFFIC COUNTS

- Traffic Count Location
- 000 1996 traffic count
- (000) 1993 traffic count
- 000 2020 projected

0 5 10 20
Miles

Map Date: 8/29/2002

Green Lake County
Planning & Zoning Department



ArcMap document: "City_of_Princeton_Map4_Transp_Public_Facil_Map.mxd"

Map 4: Transportation & Public Facilities

X. PUBLIC FACILITIES

A. Utilities and Community Facilities

As with the other elements of this plan the intent of this section is to describe the current condition and make observations. First, the utilities and public facilities provided will be outlined and second, any improvements to these public services are described. Recommended improvement will be briefly described in this section with specific objectives for obtaining these improvements being detailed in Chapter XIII.

Water/Waste Water System

Full municipal services are provided throughout the developed portions of the City. The City's wastewater treatment facility is located in the northwest corner along STH 73. This facility is 20 years old and nearing the end of its design life. Department of Natural Resources has reported leaking in the aerated lagoons and is requiring them to be relined. As part of these improvement efforts that began in 1999, a facility upgrade was completed. Part of the recommendations of this design plan is to add a third lagoon. Design plans are currently underway with the expectation that physical upgrades will be completed next year.

The sanitary system that supports the City ranges in age and condition. Given its varying condition the City has been handling repairs and upgrades with a regular maintenance schedule. With the DOT planning major road improvements along Main Street the City is planning on upgrading the system along these sections as needed. The City has also recently created a Tax Increment Financing District (TIF), which will give it an additional funding mechanism that will support infrastructure improvements.

The City's water supply is provided by 2 municipal wells and a water tower. While the system is capable of providing water throughout the City there biggest concern is with the water quality. Having naturally occurring high levels of radium the City may have to consider water treatment in the future. As these conditions become more prevalent throughout the State the DNR regulations have become stricter. It will be important for the City to track these changes and be prepared, if necessary, to install facilities that will treat the water.

Schools

The Princeton School District includes all of the City of Princeton but also extends to all or a portion of the Towns of Princeton, Marquette, Neshkoro, Mecan, and St. Marie. The School facility and grounds are located in the southeast corner of the City. The site is home to all grades, K-12, accommodating 465 students and approximately 100 employees, 42 of which are teaching staff. Originally constructed in the 1960's it has seen additions in 1990 and 1997. The athletic fields were upgraded in 1998 with a new track and football field.

The school system and physical improvements are well suited to take care of the needs of its student population well into the future. The biggest concern for the school is declining enrollments. This currently appears to be a cyclical event but it is something that should be closely monitored in case adjustments need to be made in the future.

There are also two parochial schools in the City. St. John the Baptist Catholic School and St. John's Lutheran School.

Police

The City of Princeton's Police Department is located on South Fulton Street across the street from the public school with some shared services, specifically dispatch, being located at the County Sheriff's Department. The City's Police Department consists of 3 full time officers and three part-time officers. By keeping officers on call in (2)-8 ½ hour shifts and with 7 hours being covered by the County, 24-hour service is provided.

Since moving into their current building all of their space needs have been met and it is expected that they will not have additional space needs for the foreseeable future. With the Sheriff's department generally not able to respond to a call as quickly in the Princeton area greater efficiencies and improved protection could be accomplished if there were greater multi-jurisdictional cooperation throughout the County.

Fire & Rescue

Fire protection for the City was well as the surrounding community is provided by a multi-jurisdictional fire department. The District covers all of the City of Princeton as well as the Towns of St. Marie, Princeton, and Mecan.

This organization consists of 33 volunteer firefighters. The firehouse is located in the City and houses all of the District's equipment. Major equipment of the department includes (3) pumper trucks, (2) tanker trucks, (1) brush truck, (1) equipment van, (1) 'Jaws of Life' van, (1) rescue boat, and (1) ice & water rescuer vehicle. In the near future a new rescue vehicle may be purchased that would allow the department to eliminate the need for two or three of its current vehicles. Even with the potential of eliminating several vehicles the department still has a long term need for additional space for both equipment and vehicular storage.

Within the City limits the municipal water provides sufficient volume and pressure for fire needs. Along the periphery of the City there are areas that could be improved by additional looping and improving coverage by extending the system.

Parks

The school grounds provide for much of the City's active recreational needs. Currently the parks appear to be meeting the needs of the population, with the care and maintenance being provided by the City. There appears to be a need for more labor/employees for the maintenance of these public spaces. One of the long-term objectives of this plan recommends incorporating the large natural areas around the Fox River into a publicly accessible open space.

Library

The City of Princeton is served by a 20 year old public library, located downtown. While being funded by the City the library serves both the City and the Town of Princeton. One full-time and three part-time employees staff the facility. In the past three years the library's circulation has increased from 16,000 to 37,200 an increase of 133%.

With this increase in use and circulation it is expected that the library will need additional space. Determining when and how much space will have to be studied in-depth in order to assure that the long term needs of the community can be met.

B. Policies and Programs

Currently community services are largely provided to the area towns' residents by the City of Princeton. Services include such things as park and recreational facilities, education and senior facilities. At this point and through the life of this plan it is expected that the demands of the community will be met by the City of Princeton. Since that demand is not expected to increase soon the towns are expected to continue to support the City's efforts in providing these amenities to the area. The City will:

- Work with the surrounding towns in educating the residents of both the City and the town about available community activities and facilities in the area.

- Direct new development towards those areas that are adequately served by necessary public utilities.

- Develop a Capital Improvement Program and budget to ensure that City resources are sufficient and the programs are consistent with the goals and objectives of this plan and to maximize the City's return on its investments.

XI. LAND USE PATTERNS & TRENDS

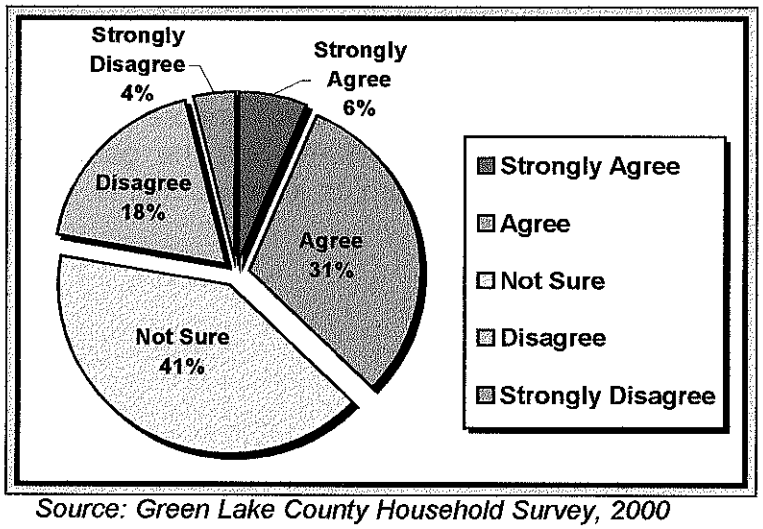
A. Current Land Use Patterns

The City of Princeton relies in part on its 'small town' charm, on being an attractive older, traditional city. According to the 2000 Census data, 447 people, or almost 30% of the population is 65 or older. Of this population almost 24% of them were classified as living below the poverty level. With the senior citizen population being expected to grow over the next 20 years their impact on the City and its land use patterns will also continue to grow.

B. Summary of Community Survey Results

While the population of the City has decreased in the past decade it has not shown dramatic change over the past 30 years. However, there are many changes occurring throughout the area. The most predominant change throughout the County can be seen in the decline of agriculture as a major employer while the number of residents employed elsewhere has been increasing. The City's people see these facts and their opinions in the County wide household survey illustrate their concerns about the future. Important statistics from the survey show that the City's people are unsure about the changes around them, and whether they are positive changes.

Figure 26. Opinion Survey Results – ' The Land Use Changes I See Are Positive'.



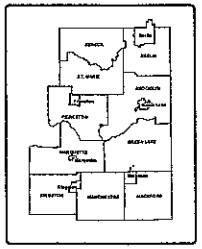
Source: Green Lake County Household Survey, 2000

As can be seen above, the opinions of the City's people are divided when asked if they thought the land use changes they see are positive, with the largest single category of people 'Not Sure' (41%) that the changes are positive. When given the option of filling in their own response when asked what the biggest challenge was for the county, over the next 20 years the most common answer was 'Cost of Land' (13% of the respondents).

Map 5

Current Land Use

City of Princeton
Green Lake County, WI



Legend

- Roads
- Municipal Boundary
- Lake or River
- Wetland or ESA*
- Woodlands

Land Use

- Agricultural / Vacant
- Commercial
- Industrial
- Mixed Use
- Public-Govt-Parks
- Residential

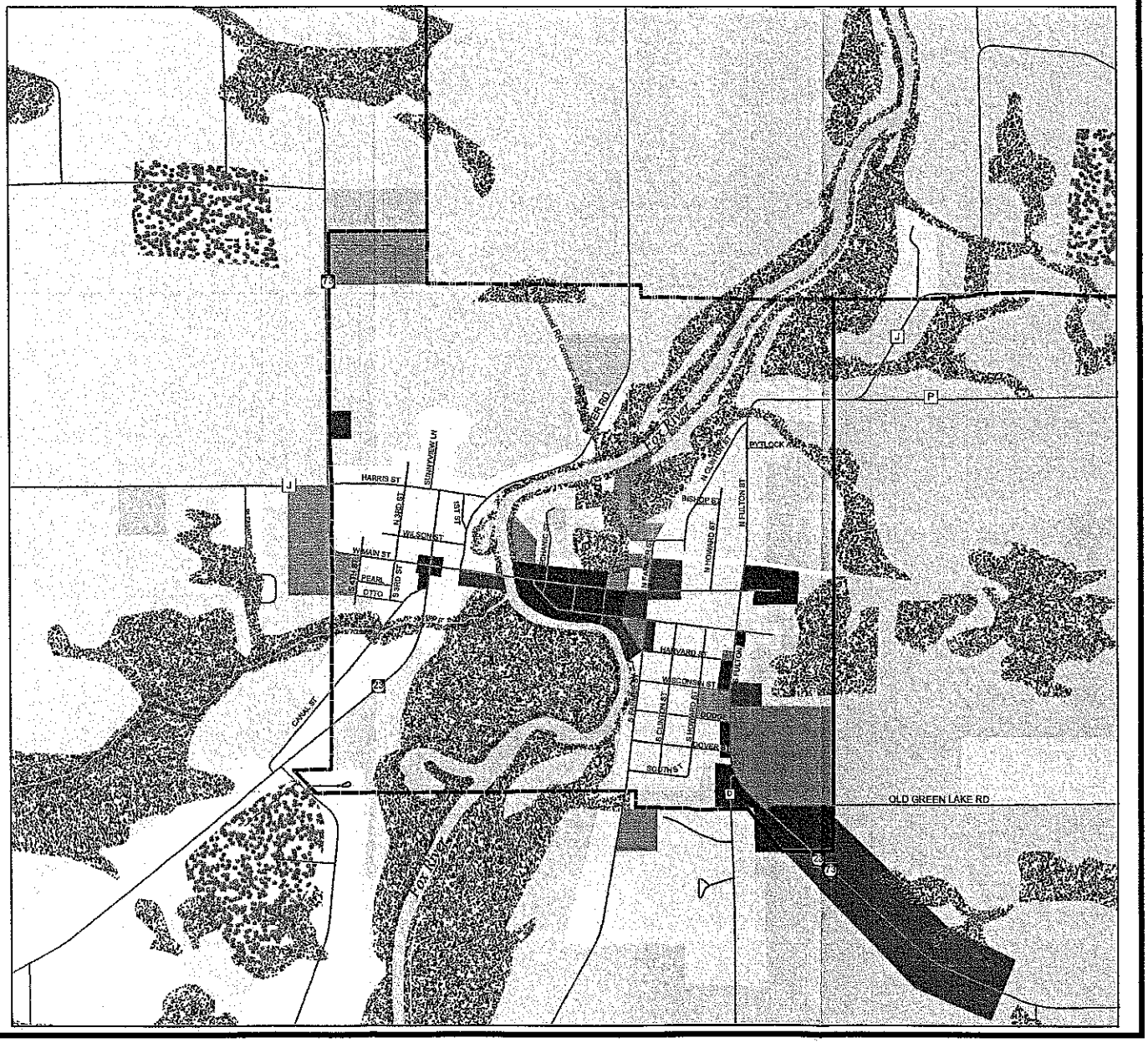
*ESAs (Environmentally Sensitive Areas) include stream protection areas consisting of a 75 foot buffer.

N

0 0.125 0.25 0.5
Miles

Map Date: 10/8/2002

Green Lake County
Planning & Zoning Department



ArcMap document: "City_of_Princeton_Map5_Current_LandUse_Map.mxd"

Map 5: Current Land Use

Areas around the City of Princeton, specifically around Green Lake, have seen the most changes and have the greatest possibility of growing more rapidly. Development brings benefits and costs, and an increase in population creates additional demands for services and impacts the local infrastructure and natural resources. While not expecting great change it is important to plan for the future and try to identify the types, sizes and locations for future uses before they grow into a greater concern or cause conflicts with existing uses.

C. Community Growth and Change

Currently there is a core business area in the center of the City. The 'downtown' can be described as a mix of commercial, retail, office, governmental buildings, public spaces and residential uses. On both the eastern and western edges of the City are locations with the potential for growing commercial areas. With the City having begun its development prior to the turn of the 20th Century there is a strong complement of historic structures throughout the City. This strong heritage should be remembered and complemented as new development occurs. Another strength of the City is that even though it is a relatively small city it provides a full range of services, employment opportunities and a diverse mix of land uses.

D. Land Needed By Type of Development

Development in the City's future will depend on the health and growth of the region's economy, the success of area tourism initiatives and increases in local population. The simplest way to model such growth is to look at the way City's population projections because it will drive the local residential demand for land. The model projects a demand for 72 housing units totaling 18 acres of residential development over the next 20 years.

Figure 27. Total Housing Unit & Acreage Projections

YEAR	Population Projection	Household Density	Total Number of Housing Units	Additional Housing Units	Minimum Lot Size	Demand (In Acres)	Cummulative Demand (In Acres)
1980	1479						
1990	1458	2.32					
2002	1504	2.30	576				
2007	1519	2.28	588	12	0.25	3	3
2012	1534	2.25	605	18	0.25	4	7
2017	1550	2.21	629	24	0.25	6	13
2022	1565	2.18	648	19	0.25	5	**18**

E. Criteria for Future Land Use

Criteria that take into consideration state, county, and City roles, values and interests in land use decisions should generally guide the location of future development. These criteria refer to basic quality of life concerns that all communities share, so it is not surprising that the guidelines at each level of jurisdiction reinforce criteria identified at other levels. Combined with the City's land use vision and goals, these criteria should frame development discussions at the local level and influence county decisions on land use.

The State of Wisconsin has adopted numerous laws, ordinances and rules that provide parameters for localities engaged in the physical planning of their community. The "Smart Growth" Comprehensive Planning legislation, adopted in 1999, provides a definition and guidelines for local comprehensive planning. This law, known as Act 9, greatly expanded state-level expectations for local and county planning.

Broadly speaking, State criteria now include:

- The preservation of productive forest and agricultural lands;
- Adequate sewer and water facilities to serve existing and future growth and minimize impacts on ground and surface water, and on soil;
- The development of economic and business resources in order to provide local jobs, create income and profit, and stimulate local economic and tax activity.
- Preserve environmentally sensitive areas as defined by N.R. 121.
- Beginning on January 1, 2010, any regulation, program, or action of a local governmental unit that affects land use shall be consistent with the local comprehensive plan.

The City of Princeton, through its land use planning process, has identified the following criteria:

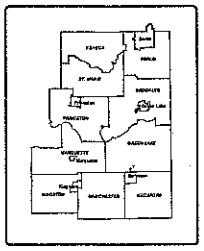
- Maximize the protection of environmentally sensitive areas and drainage corridors. This will minimize the loss of soil and degradation to surface water.
- Minimize the co-location or adjacent location of incompatible land uses.
- Minimize the loss of natural area and open space around the river and waterways.
- Maximize the use of "infill" in areas already primarily residential and minimize the distance between existing and future development so as to:
    - Minimize the loss of open space.
    - Minimize the loss of large tracts of productive agricultural lands.

Criteria for the location of commercial development:

Map 6

Zoning

City of Princeton
Green Lake County, WI



Legend

Shoreland Zoning
- Shoreland Protection District

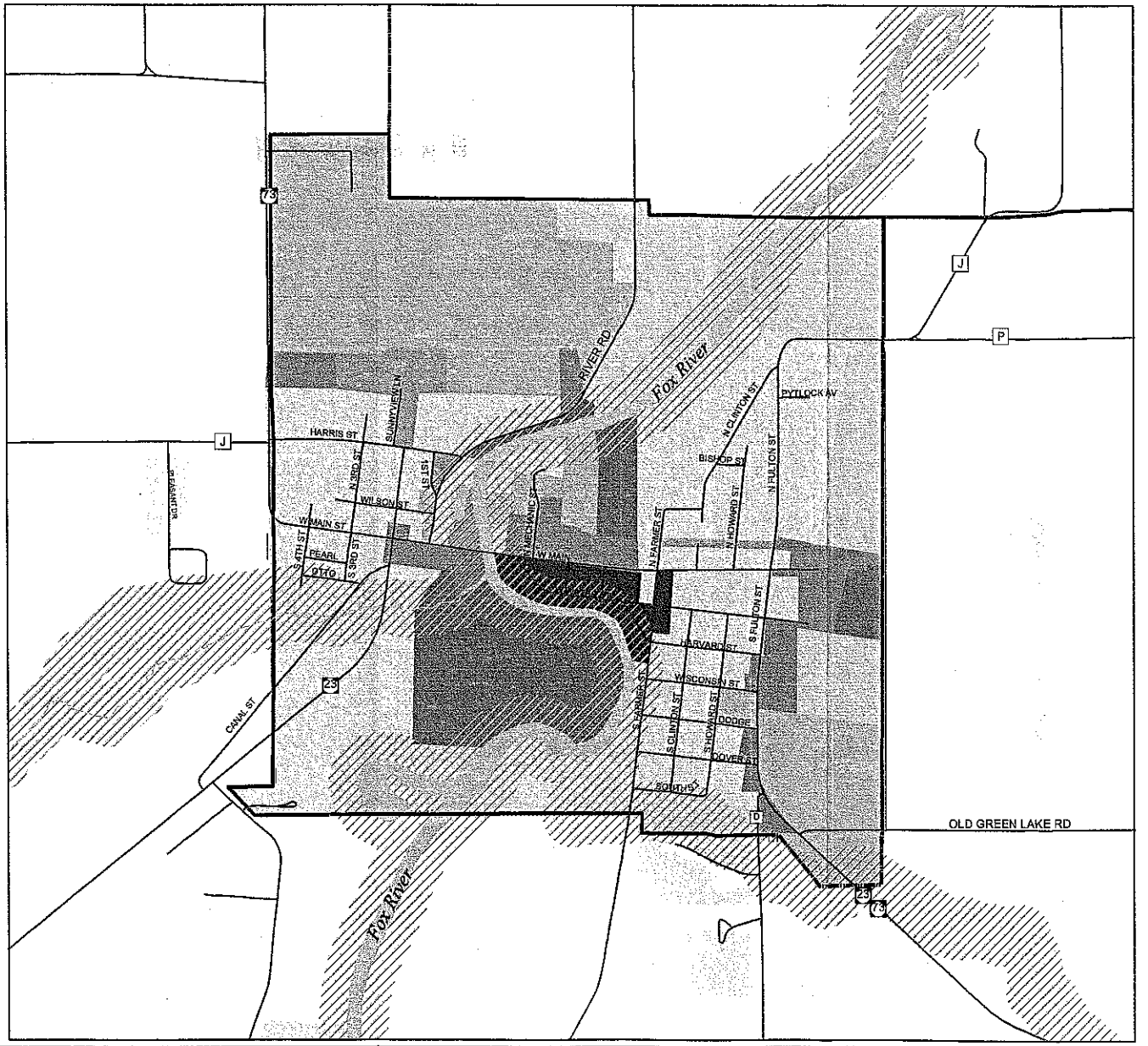
Zoning
- AT (Agricultural Transition)
- B-1 (Central Business District)
- B-2 (General Business)
- C (Conservancy)
- I (Industrial)
- P (Park)
- R-1 (Low Density Residential)
- R-2 (Med. Density Residential)
- School
- Unzoned

N W E S

0 5 10 20
Miles

Map Date: 10/8/2002

Green Lake County
Planning & Zoning Department



ArcMap document: "City_of_Princeton_Map6_Zoning_Map.mxd"

Map 6: Zoning

- Locate development adjacent to other compatible uses, adjacent to the existing commercial developments downtown, expanding these uses east and west from this core area.
- Direct future commercial growth away from environmentally sensitive areas.

Criteria for the location of municipal development:

- Additional municipal development should build on, or near, the location of existing municipal facilities.
- Future City park locations should be scenic locations with vehicular and pedestrian access. Residential and commercial development areas should be buffered from park activities by natural vegetation or open space.

F. Recommended Future Land Use Patterns

The above criteria outline where future land use development should take place. Based on population projections and on various limits of development, this plan recommends that future commercial and retail development continues to follow current patterns. To enhance the quality of growth that occurs, it is vital for the City to continue to work closely with the Town of Princeton, Green Lake County and other partners to develop regulatory tools and design standards that will work to preserve the City's character and minimize natural resource impacts.

Future Residential Development.
The largest part of the City's future growth in terms of new buildings and acreage will be invested in different types of residential housing. In order to minimize open space impacts, the City should seek to guide housing development close to existing residential areas, within the City limits and when possible, adjacent to future commercial areas. Given age group projections, and a potentially greater demand for elderly housing options, consideration should be given to the future needs of the elderly population in the way of special housing projects, especially multi-family elderly housing, that will serve to reduce walking and driving distance for these populations. Working with private sector partners to create such resources should be seen as a way to meet the housing needs of local citizens.

Future Commercial, Retail and Industrial Development.
As recommended above for residential growth, business development should be located close to existing 'commercial' areas within the City limits. The downtown area has some room for conversion of some properties to mixed uses with other sites being applicable for improvements and infill development. The northwest corner of the City, currently identified as an industrial park is being recommended for additional study in order to assure that compatible uses are developed in the area. There is room available for additional highway commercial and industrial uses throughout this area. Development in these two core areas will maximum public access and minimize the costs and loss of open space.

Future Development Patterns

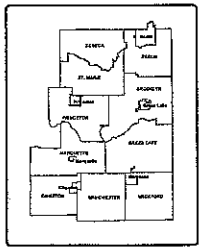
Within the City of Princeton, future land uses are expected to follow current development patterns. Urban type densities will be encouraged in these areas. With the towns being mainly rural, most development projects are expected to be new construction, since there are no urbanized areas to redevelop. Within the City there is the potential for both new construction and re-use of older, underutilized buildings.

The City of Princeton wishing to keeps its 'small town' charm is planning on protecting its natural resources within the City and encouraging open spaces and agricultural uses to be maintained and preserved around the City. It will do this by continuing to work with the towns and the County to encourage development in appropriate locations.

Map 7

Future Land Use

City of Princeton
Green Lake County, WI



Legend

- Roads
- Municipal Boundary
- Woodlands
- Wetland or ESA*
- Lake or River

Land Use

- Agricultural / Vacant
- Commercial
- Industrial
- Mixed Use
- Public-Govt-Parks
- Residential

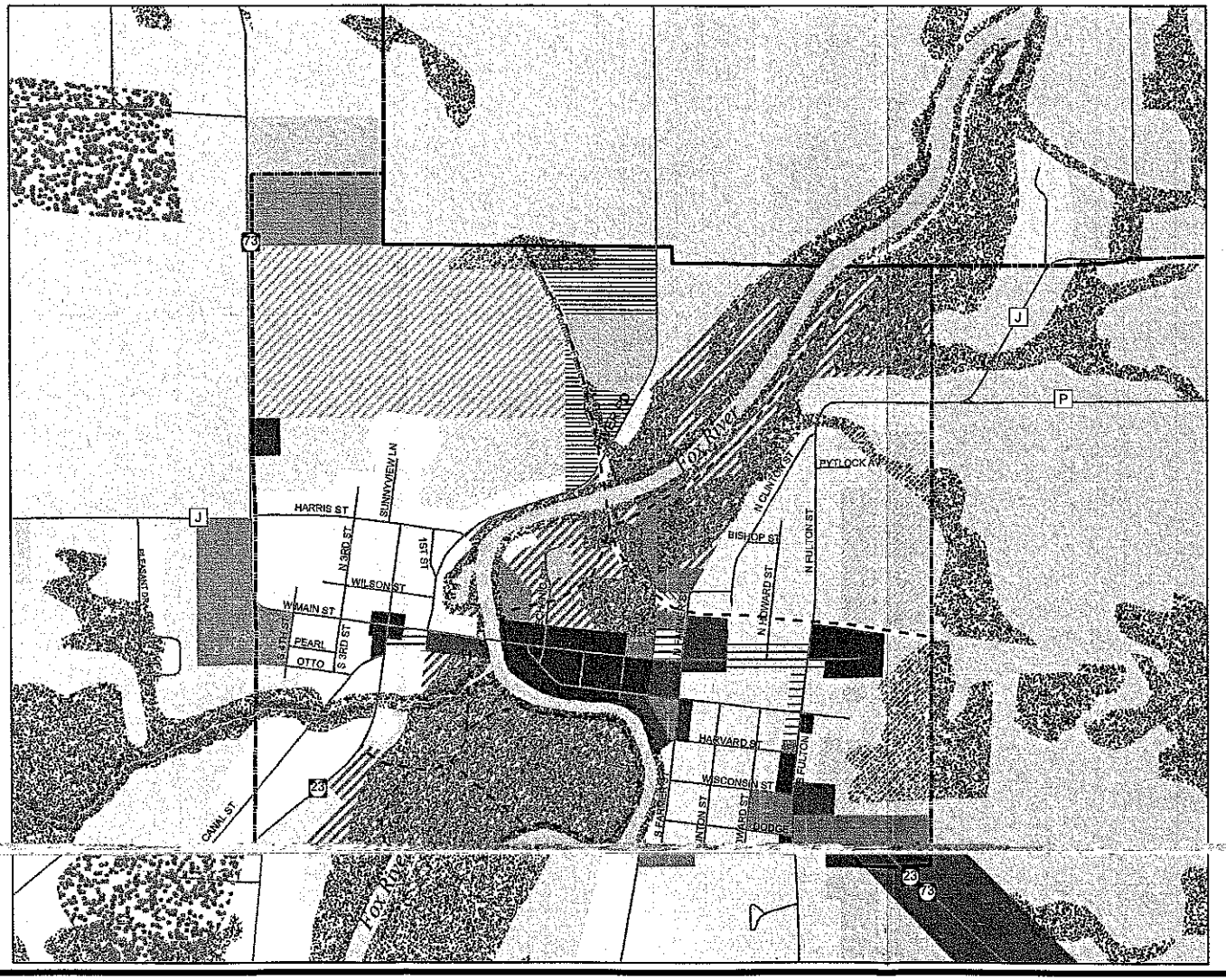
Future Land Use

- Future Commercial
- Future Conservancy Area
- Future Industrial
- Future Mixed
- Future Public-Govt-Parks

Miles

Map Date: 10/8/2002

Green Lake County
Planning & Zoning Department



ArcMap document: "City_of_Princeton_Map7_Future_LandUse_Map.mxd"

Map 7: Future Land Use

XII. INTERGOVERNMENTAL COOPERATION

A. Multi-jurisdictional Planning Efforts

Multi-jurisdictional planning efforts are being conducted throughout Green Lake County. Current planning efforts first began in 1999 with a Visioning process. This process was organized by the Green Lake County Planning & Zoning Department and was headed by an ad hoc committee consisting of individuals representing the interests of town and city government, local business owners, lake associations and farming, as well as many other special interest areas.

A series of workshops were conducted throughout the county in order to gather input from as broad a population as possible. Meetings were held at different times and places, including a Saturday morning meeting in June in order to get the input of seasonal residents. As part of the public participation planning process these visioning meetings created the vision statement and identified the residents "preferred future". This was however, only the first step. The next key step to this multi-jurisdictional public participation planning process was a household survey.

Using tax parcel information a household survey was sent to every seasonal and permanent household in the County. The survey was designed to allow respondents to freely express their opinions about planning and development. It was also designed in such a fashion that the responses of residents, by individual community, could be extrapolated from the countywide report. By designing the process in this fashion each community was able to start its' planning process with strong public input. This common format assures that not only do the individual communities have a strong local voice in customizing their plans but also assures a seamless process when looking at the bigger picture of merging these independent but multi-jurisdictional plans.

B. Intergovernmental Cooperation

The current planning process began in the summer of 2001. With the assistance of the State's 'Smart Growth' funding a multi-jurisdictional planning grant was received. Green Lake County sponsored the grant and provided the matching funds for the Towns to begin their planning, with the Cities contributing their own match. By assembling a grant that is funding plans for most of the communities in the County a cooperative process was begun.

By beginning and conducting the planning process on one unified timeline all of the communities involved will have completed the planning process by the end of 2003. With this being the first ever planning process for most of the communities Green Lake County Planning & Zoning Department agreed to take care of the mapping needs. With one unified mapping effort being conducted throughout the county all municipalities will have maps that will be compatible in content, technological

specifications, and will be capable of being updated 'in-house'. With the use of visual aids being one of the strongest ways of presenting plans, this unified mapping approach further strengthens the cooperative nature of this comprehensive planning effort well after the planning process is completed.

C. Planning Throughout the County

The four cities in Green Lake County (Berlin, Green Lake, Markesan, and Princeton) were the first to begin planning. The towns surrounding these cities were invited to become involved in the planning process. Not only are most of the towns producing their own plans, they are involved with the discussions at the City level also. Since most of the development in a rural community occurs in those areas surrounding a City this was an opportunity to discuss planning issues before they became areas of conflict or proposed uses could conflict with the adjoining municipalities long range plans.

As mentioned in the introduction, this plan is one of a series being completed throughout Green Lake County. As part of this multi-jurisdictional planning effort all of the communities involved will be adopting their own plan that will then become a part of the countywide plan. An important component of this process will be the discussion of services that are not limited to an individual community. This will include, but not be limited to, discussions about school districts, police protection, local and countywide community services, and any other local, county, regional, or state programs that are deemed important. This 'macro' approach of discussing these services in the County plan is to assure that be best possible method of providing these services throughout the region will be achieved.

It is the City's intention to continue to work with the towns and the County as these planning efforts continue. The City's involvement will assure continuity in planning efforts, and improved efficiencies for providing public facilities and services.

XIII. IMPLEMENTATION & RECOMMENDATIONS

A. The Vision

Overall the Vision of the community in 2022 is that the City of Princeton is still a quaint city in which the community's small town feel is maintained. Natural resources – water, soils, and air – are protected, farming is still common outside of the City and the natural beauty and open space of the area is preserved. Positive aspects of life in Princeton that people appreciate today – scenic vistas, friendly neighbors, wildlife, and a healthy local economy – are still present and highly valued.

New homes and small businesses have been built throughout the City of Princeton. Locally owned businesses are valued as viable economic options for local residents. The City has also diversified its local economy with additional industrial development that complements the local businesses of the area.

B. Guidance from Community Survey Results

The results of the County wide household survey, adopted in 2000, assisted the City in providing direction for this Plan. Many of the recommendations in this plan are based on the responses from this survey.

The survey showed that the City of Princeton residents like living in the City because of the surrounding open spaces with farms, the natural environment, safety, and most importantly the small town feel. The majority of the respondents felt strongly or very strongly about the following issues.

- 94% agreed that the natural resources in the area should be protected.
- 94% felt that preserving open spaces is important.
- 88% are in favor of protecting & preserving the county's agricultural land.

Full results of the household survey were compiled in a report entitled 'A Vision' – Green Lake County'. The report was prepared by the Green Lake County Planning & Zoning Department. Results specific to the City are included as Attachment 'A'.

From these survey results its citizens have given the City of Princeton a clear direction. The City will:

- Work with local residents, County and State Agencies, and conservation organizations to assure that land uses are appropriate and are protecting, preserving and when possible, improving the locally valued natural resource areas.
- Encourage development in areas within the City, where municipal services can easily and affordable be provided.

C. Goals & Objectives

The City's planning goals and related objectives, outlined below, are designed to move the community closer to its vision for the future.

NATURAL RESOURCES

Goal: To conserve, protect, and improve the environmental resources of the City and its' surrounding area.

Objective #1 Ensure the environmental and natural aesthetic qualities of the area are considered when planning for future development.

Objective #2 Protect environmentally sensitive areas such as floodplains and wetlands from the negative effects of urban development.

Objective #3 Limit development to areas where soil capability, slope, and other physical factors are favorable.

Objective #4 Support open space preservation to protect scenic resources and environmental corridors.

Objective #5 Ensure that future development does not disrupt natural drainage ways and is consistent with storm-water management plans.

Objective #6 Work with other communities within the watershed of the Fox River to limit farm runoff and other non-point source pollutants from reaching the river.

Objective #7 Encourage residents to recycle all possible household waste. Make sure that informational materials on recycling are available to visitors and residents alike.

Objective #8 Encourage builders to use construction practices that limit erosion problems, and that they recycle as much construction waste as possible.

Objective #9: Plan ahead for stormwater management. To fund completion of a stormwater management plan, with particular attention to the areas adjoining the Fox River. The plan should also identify priority protection areas that are vital for the protection of the City's groundwater.

HOUSING

Goal: To encourage a high quality living environment in all residential neighborhoods and to assure adequate, decent, safe, and affordable housing for all City residents.

Objective #1 Expand housing opportunities to meet the needs of continued population growth, increased labor supply, and the trend toward fewer persons per household.

Objective #2 Ensure that new housing developments are constructed in areas suited for development and compatible with adjoining land uses. Ensure that unfavorable land uses are not located in residential areas.

Objective #3 Actively encourage residential development in areas served conveniently and economically with public facilities and services.

Objective #4 Implement land use controls that encourage a range of choices in housing types, designs, and costs.

Objective #5 Provide decent and safe housing for the low and moderate income, elderly, and disabled residents of the community.

Objective #6 Encourage the rehabilitation of substandard homes in the community to provide quality living conditions and safe neighborhoods for all residents.

Objective #7 Provide and maintain public facilities and services in all residential neighborhoods to prevent neighborhood decline and deterioration, and to encourage investment both from within and outside the neighborhood.

Objective #8 Encourage a full range of senior housing that is serviced by City facilities, and is in close proximity to the commercial and retail services that the City provides.

Objective #9 Allow a range of residential uses as an adaptive re-use and/or infill of vacant or underutilized properties within the city.

Objective #10 Work to keep property taxes low enough to assure that the elderly and low-income residents can afford to stay in their homes and within the City.

Objective #11 Work with adjoining towns to limit unplanned residential development.

Objective #12 For economic efficiency, and to minimize open space and natural resource impacts, direct residential growth towards undeveloped areas within the City limits or adjoining existing residential areas, especially within the sewer district boundaries.

Objective #13 Collaborate with neighboring communities, to ensure that alternate housing options are provided as new development occurs. Ensure that these developments (ie: apartments, duplexes, elderly housing, etc.) are developed in areas served by adequate utilities and community facilities.

ECONOMIC DEVELOPMENT

Goal: Ensure that the City maintains a strong, diverse economy. Work with a range of private and public partners to retain existing businesses and attract new employers providing high quality jobs.

Objective #1 Determine which businesses are most appropriate given the type of labor force, infrastructure capabilities, and space available in the area in and around the City.

Objective #2 Determine what kind of financial incentives the City can offer to businesses.

Objective #3 Attract year-round as well as seasonal businesses in order to assure a diverse market and local economy.

Objective #4 Encourage and promote year-round tourism.

Objective #5 Assist local businesses with the technical assistance they may need to continue to be economically prosperous.

COMMERCIAL

Goal: Develop and maintain attractive, convenient, and safe business districts that provide a full range of goods and services and that complements both existing and future residential developments.

Objective #1 Strengthen working relationships between the City, Chamber of Commerce, and the private sector in the planning and implementation of downtown revitalization efforts.

Objective #2 Explore and further develop the potential tourism/hospitality industry in the City by establishing closer links with the regional tourist base.

Objective #3 Conduct market/economic studies in order to determine specific businesses that should be encouraged to locate within the City.

DOWNTOWN

Goal: Help local shop owners to run prosperous businesses. Help residents find the goods they need within the city. Keep the downtown area attractive to residents and tourists alike.

Objective #1 Recognize and encourage business development in the Central Business District (CBD) as the focal point of commercial, cultural, governmental, employment, and entertainment activities within the City.

Objective #2 Promote the CBD as an attractive location for business. Special attention should be paid to historic preservation in order to preserve the character and charm of the downtown.

Objective #3 Implement physical changes that will enhance the historical look and feel of the downtown, including making it more pedestrian friendly.

Objective #4 Define funding opportunities, implementation strategies, and time schedules for revitalization efforts downtown.

Objective #5 Educate the community on the history and the value of the downtown.

Objective #6 Look for ways to increase the attractiveness of the downtown area.

INDUSTRIAL

Goal: Attract and maintain industry, which will provide local employment opportunities and contribute to the city tax base without adversely affecting adjoining land uses, the residential character of the community, its tourism potential, or the environment.

Objective #1 Expand marketing efforts to promote the industrial land to potential businesses.

Objective #2 Expand industrial park infrastructure when necessary.

Objective #3 Make industrial business retention and expansion an economic development priority.

Objective #4 Assure an adequate supply of industrial land in appropriate locations and with sufficient infrastructure.

Objective #5 Maintain a coordinated program of municipal and civic cooperation to attract and strengthen industry in the City.

TRANSPORTATION

Goal: Develop and maintain a well-integrated and cost-effective transportation system capable of moving people, goods and services to, from, and within the community. Where possible encourage the use of non-automobile forms of transportation. Help people with limited access to transportation to get the assistance they need.

Objective #1 Improve the ability of the major street networks to carry projected traffic volumes.

Objective #2 Minimize conflicts between pedestrians and vehicular traffic by constructing sidewalks along arterial and collector routes.

Objective #3 Promote the separation of truck and through-traffic from local traffic as much as possible.

Objective #4 Study the need and demand for parking throughout the City specifically within the Central Business District.

Objective #5 Provide for parking and vehicular needs without diminishing the feasibility of improved pedestrian routes.

Objective #6 Design future street and highway improvements that are compatible with existing land uses.

Objective #7 Encourage 'off-road' paths and sidewalk routes for pedestrians and bicyclists, especially within parks and open spaces.

Objective #8 Seek ways to enhance the appearance of entranceways into the City.

Objective #9 Implement ways to allow safe and efficient transportation routes without diminishing adjoining land values or threatening the historic value of any properties.

Objective #10 Provide bicyclists with adequate space to ride and/or park their bicycles throughout the City, especially downtown.

Objective #11: In cooperation with the State of Wisconsin and the Town of Princeton complete a transportation corridor study of Highway 23/73 to identify possible land use conflicts and future traffic problems, recommending traffic calming strategies and to minimize impacts on the adjoining land.

Objective #12: In cooperation with the State of Wisconsin conduct a study on the impacts of the Highway improvements and its' effect on adjoining land uses.

PUBLIC FACILITIES AND SERVICES

Goal: Maintain and provide community facilities and services to make the City a safe, attractive community in which to live, work, play, visit, and raise a family.

Objective #1 Provide adequate facilities in which to house city offices and equipment.

Objective #2 Provide adequate police and fire protection to all areas of the community.

Objective #3 Assure medical facilities are available to meet the needs of all residents.

Objective #4 Provide a complete range of governmental and social services to the citizens of the community (i.e.: library and senior citizen facilities).

Objective #5 Encourage and ensure space for a wide range of social, cultural and educational activities for the benefit and enjoyment of all residents.

INFRASTRUCTURE

Goal: Provide adequate water, sewer, and other infrastructure to support the orderly and cost effective development of the community.

Objective #1 Ensure that water, sanitary sewer, and storm sewer facilities can be provided to existing and planned development throughout the City.

Objective #2 Provide adequate services for the disposal and recycling of solid waste.

Objective #3 Promote the extension of public services only in areas environmentally suitable for urban development.

Objective #4 Implement a long-range capital improvement program to maintain, and when necessary, expand the City's roadways and public utility system.

COOPERATION

Goal: Establish shared interests and goals for land use and development with the surrounding towns, and develop shared plans for action. Explore opportunities provided by Wisconsin's cooperative boundary agreement legislation.

Objective #1 Pro-actively coordinate City, town, and county planning activities.

Objective #2 Develop an ongoing meeting schedule with area municipalities to share ideas and successes regarding land use development and citywide improvements.

Objective #3 Determine the location for, and maintain public bulletin boards, posting public notices, minutes, and items of general public interest.

Objective #4 Work with local newspapers to establish the best ways to reach the public with civic news and events.

Objective #5 Explore the feasibility of a City sponsored newsletter covering governmental and community events.

Objective #6 Use the Internet and/or cable TV to ensure that all public information is accessible.

COMMUNITY GROWTH AND DEVELOPMENT

Goal: Encourage orderly community growth and development that is sound and attractive, will result in the least possible environmental impact, and will maximize public expenditures and goods and services received.

Objective #1 Continue to maintain an active planning process that will ensure orderly, harmonious and rational growth, development and redevelopment patterns.

Objective #2 Promote compatibility in adjoining land uses throughout the City, making sure that they are compatible with both existing and anticipated future land uses.

Objective #3 Encourage compact developments that promote the efficient use of land and reduces development and infrastructure maintenance costs.

Objective #4 Provide suitable sites in sufficient quantity for each type of land use, encouraging development within the City first, in order to minimize sprawl.

LAND USE

Goal: Develop and maintain effective land use controls to implement the Comprehensive Plan, such as zoning and subdivision ordinances, and other regulations. Consistently administer land use regulations to assure consistent results.

Objective #1 Limit unplanned development outside of the City boundaries.

Objective #2 Prohibit developments that may be a detriment to the environment.

Objective #3 Encourage complementary adjacent uses.

Objective #4 Use taxing and funding mechanisms (tax increment financing districts) to encourage appropriate development within the City.

Objective #5 Adopt a policy of encouraging appropriate levels of development/redevelopment that balances commercial, residential, and industrial uses.

Objective #6 Identify physical features, such as historic buildings, natural areas, etc., those contribute to the community's character.

Objective #7 Establish and/or update ordinances and guidelines that protect and enhance the community's character.

HISTORIC PRESERVATION

Goal: Preserve the older buildings in the City. Determine ways to keep them useful and functional well into the future in order to assure that they are maintained and treasured as links with the past.

Objective #1 Determine which buildings should be preserved and recognized due to their historic significance.

Objective #2 Work with the Historical Society to educate building owners about the significance of their buildings and appropriate ways to refurbish those buildings.

Objective #3 Explore feasibility of using municipal funding mechanisms to help owners restore blighted properties.

Objective #4 Adopt a zoning ordinance that will allow for adaptive reuse of buildings that cannot be used for their original purposes.

Objective #5 Use marketing and the potential tourism market as a mechanism for raising awareness of, and preservation of, historic buildings and neighborhoods.

Objective #6 Consider pursuing funds and assistance through the State of Wisconsin's 'Main Street' program.

PARKS, RECREATION AND OPEN SPACE

Goal: Provide residents and visitors with enough well-maintained, attractive parks and open spaces for people of all ages, with emphasis on preserving their historic and natural resources.

Objective #1 Make full use of, and where possible, preserve all of the natural beauty of the environmental resources in the City.

Objective #2 Actively pursue opportunities for acquiring new land for the development of additional parks and open space needs.

Objective #3 Incorporate historically significant areas and buildings into park expansion/improvement efforts.

Objective #4 Provide safe and accessible facilities for activities and community events for all segments of the community.

Objective #5 Develop a Parks Program, which encourages and attracts people to both visit and live permanently in the City.

Objective #6 Coordinate efforts between the City, area towns, the county, and public and private schools to provide a unified park and recreational program.

Objective #7 Identify representatives from local organizations in the community, such as; sports groups, churches, youth groups, and the City, in order to reduce repetition in programs and guarantee that the recreational needs of the community are being met.

Objective #8 Provide safe and scenic routes for the recreation and transportation needs of the bicyclists in the community.

Objective #9 Provide a Park, Recreational, and Open Space Plan that is up to date and encourages the implementations of needs identified during the planning process.

D. Implementation and Action Planning

The implementation of the plan is when the real work begins. This plan is a compilation of opinions of the residents with facts about the community and its environment. The previous section reviewed the goals, which are formalized statements that outline the opinions of the people into specific categories. By adding objectives it will assist in developing the preferred future outlined in the Vision Statement.

Integrating Elements

The goals and objectives relate to each of the elements outlined in this plan. For example, both the natural resources section and the housing chapter of this plan have compatible goals and objectives. The analyses within the plan, as well as the objectives, are closely related. Similar objectives under different sections will ensure that implementation of one item will support multiple goals in different elements. Following the recommendations of a review will guarantee that goals are still valid and that objectives are compatible with the goals of other elements.

Measuring Progress

With the City's plan being one part of the larger multi-jurisdictional effort progress it is closely tied to the broader countywide effort. After adoption of this plan the objectives should be prioritized. This session will allow the City to set specific timelines for accomplishing them. As a part of this action the involvement of the county will also ensure that their planning objectives mesh with the City's. With the assistance of the UW-Extension Agent as facilitator the prioritized objectives supporting the goals of the City can be set. By following this common format for all of the communities involved in the planning process it will ensure all of the communities that an action plan, which identifies the 'who, what, when', will set the mechanism in place that will measure the process of implementation.

Updating the Plan

The State of Wisconsin's 'Smart Growth' law requires that each community update its' plan at least once every 10 years. With the amount of changes that can take place in any community it is recommended that the plan be reviewed and updated, if necessary, every year. As part of the action planning session discussed above, implementation items will be prioritized and accomplished accordingly. As these items are accomplished the resulting action will also necessitate the review of the plan in order to ensure it is achieving the associated goal or goals as applicable.

Household Survey Response

Question, Number & Response Option	Green Lake County		City of Princeton			Town of Princeton		Town of St. Marie	
1. I see changes occurring in the use of land in my community.									
No Response	1%		2	1%		4	1%	0	0%
Strongly Agree	26%		72	23%		178	28%	23	21%
Agree	**50%**		**150**	**47%**		**309**	**49%**	**55**	**51%**
Not Sure	14%		67	21%		103	16%	16	15%
Disagree	7%		24	8%		31	5%	12	11%
Strongly Disagree	2%		5	2%		7	1%	2	2%
Totals	100%		320	100%		632	100%	108	100%
2. For the most part, the land use changes I see are positive.									
No Response	2%		5	2%		3	0%	3	3%
Strongly Agree	4%		20	6%		32	5%	4	4%
Agree	28%		97	30%		154	24%	26	24%
Not Sure	**37%**		**128**	**40%**		**261**	**41%**	**33**	**31%**
Disagree	22%		58	18%		132	21%	31	29%
Strongly Disagree	7%		12	4%		50	8%	11	10%
Totals	100%		320	100%		632	100%	108	100%
3. Protecting & preserving the county's natural resources, such as soil, water and wetlands, is important to me.									
No Response	1%		0	0%		2	0%	1	1%
Strongly Agree	**58%**		**189**	**59%**		**381**	**60%**	**64**	**59%**
Agree	35%		111	35%		216	34%	36	33%
Not Sure	3%		17	5%		19	3%	3	3%
Disagree	2%		2	1%		14	2%	3	3%
Strongly Disagree	1%		1	0%		0	0%	1	1%
Totals	100%		320	100%		632	100%	108	100%
4. Protecting & preserving the county's ag. land, is important to me.									
No Response	1%		0	0%		0	0%	0	0%
Strongly Agree	**48%**		**155**	**48%**		**60**	**56%**	**60**	**56%**
Agree	39%		129	40%		34	31%	34	31%
Not Sure	7%		23	7%		5	5%	5	5%
Disagree	4%		10	3%		6	6%	6	6%
Strongly Disagree	1%		3	1%		3	3%	3	3%
Totals	100%		320	100%		108	100%	108	100%
5. My vision for Residential Development in Green Lake Co. in the year 2020 is:									
No Response	5%		16	5%		17	3%	8	7%
Unchanged	**50%**		**152**	**48%**		**345**	**55%**	**49**	**45%**
Village-like	31%		110	34%		186	29%	36	33%
Suburban	7%		22	7%		47	7%	9	8%
Low Density Res.	2%		6	2%		12	2%	1	1%
High-Density Res.	5%		14	4%		25	4%	5	5%
Totals	100%		320	100%		632	100%	108	100%
6. Preserving open space (woods, meadows, and scenic vistas) is important to me.									
No Response	1%		1	0%		5	1%	1	1%
Strongly Agree	**63%**		**195**	**61%**		**391**	**62%**	**83**	**77%**
Agree	30%		105	33%		200	32%	21	19%
Not Sure	3%		17	5%		18	3%	0	0%
Disagree	2%		1	0%		14	2%	1	1%
Strongly Disagree	1%		1	0%		4	1%	2	2%
Totals	100%		320	100%		632	100%	108	100%

Question, Number & Response Option	Green Lake County		City of Princeton			Town of Princeton		Town of St. Marie	
7. I'm satisfied with the way Green Lake Co. is developing under present land use Regulations									
No Response	1%		4	1%		12	2%	2	2%
Strongly Agree	6%		28	9%		31	5%	14	13%
Agree	28%		104	33%		162	26%	19	18%
Not Sure	**40%**		**137**	**43%**		**257**	**41%**	**49**	**45%**
Disagree	17%		39	12%		105	17%	13	12%
Strongly Disagree	8%		8	3%		65	10%	11	10%
Totals	100%		320	100%		632	100%	108	100%
8. The County needs stronger regulations to control & limit land development.									
No Response	2%		9	3%		6	1%	2	2%
Strongly Agree	24%		61	19%		185	29%	**35**	**32%**
Agree	**29%**		**108**	**34%**		**181**	**29%**	24	22%
Not Sure	28%		107	33%		150	24%	25	23%
Disagree	12%		28	9%		65	10%	14	13%
Strongly Disagree	5%		7	2%		45	7%	8	7%
Totals	100%		320	100%		632	100%	108	100%
9. The biggest challenge facing Green Lake County in the next 20 years is:									
No Response	**56%**		**154**	**54%**		**253**	**45%**	**52**	**45%**
Development / Sprawl	***13%***		25	9%		74	13%	12	10%
Taxes / Land Cost	8%		***36***	***13%***		***90***	***16%***	11	10%
Water Quality	5%		14	5%		27	5%	1	1%
Preserving Farms	5%		6	2%		27	5%	***24***	***21%***
Preserving Green Lake	3%		7	2%		29	5%	0	0%
Protect Nat'l Resources	3%		15	5%		13	2%	2	2%
Population Growth	2%		6	2%		21	4%	7	6%
Provide local jobs	2%		11	4%		6	1%	3	3%
Control By Outside Gov't	2%		8	3%		15	3%	1	1%
Managing Open Space	1%		3	1%		13	2%	2	2%
Totals	100%		285	100%		568	100%	115	100%
10. The authority to make the decision to develop land, for residential or commercail uses rests soley with the landowner									
No Response	3%		8	3%		16	3%	2	2%
Strongly Agree	10%		33	10%		72	11%	33	31%
Agree	15%		48	15%		94	15%	13	12%
Not Sure	16%		79	25%		87	14%	15	14%
Disagree	**38%**		**113**	**35%**		**234**	**37%**	**31**	**29%**
Strongly Disagree	18%		39	12%		129	20%	14	13%
Totals	100%		320	100%		632	100%	108	100%
11. I am willing to limit increases in municipal services (sewer & water), if that is what it takes to preserve Green Lake County's rural character.									
No Response	4%		5	2%		11	2%	2	2%
Strongly Agree	20%		53	17%		147	23%	40	37%
Agree	**36%**		**103**	**32%**		**235**	**37%**	**41**	**38%**
Not Sure	21%		95	30%		127	20%	19	18%
Disagree	14%		52	16%		75	12%	5	5%
Strongly Disagree	5%		12	4%		37	6%	1	1%
Totals	100%		320	100%		632	100%	108	100%

Question, Number & Response Option	Green Lake County		City of Princeton			Town of Princeton		Town of St. Marie	
12. The County needs to preserve and improve bicycle and pedestrian routes.									
No Response	3%		6	2%		12	2%	2	2%
Strongly Agree	21%		69	22%		108	17%	**31**	**29%**
Agree	**37%**		**134**	**42%**		**256**	**41%**	27	25%
Not Sure	20%		57	18%		116	18%	19	18%
Disagree	14%		42	13%		100	16%	24	22%
Strongly Disagree	5%		12	4%		40	6%	5	5%
Totals	100%		320	100%		632	100%	108	100%
13. Age of Respondent									
No Response	4%		10	3%		23	4%	4	4%
18 & Under	<1%		1	<1%		2	<1%	0	0%
19-44	23%		71	22%		138	22%	22	20%
45-64	**45%**		**140**	**44%**		**270**	**43%**	**60**	**56%**
65 & Over	28%		98	31%		199	31%	22	20%
Totals	100%		320	100%		632	100%	108	100%
14. If you are employed, in what town, village or city is your place of employment?									
No Response	**52%**		**161**	**51%**		**369**	**59%**	**48**	**44%**
City of Berlin	6%		1	0%		1	0%	2	2%
City of Green Lake	3%		3	1%		12	2%	2	2%
City of Markesan	3%		4	1%		4	1%	1	1%
City of Princeton	1%		62	20%		11	2%	1	1%
Town of Princeton	1%		4	1%		32	5%	0	0%
Town of St. Marie	2%		0	0%		0	0%	11	10%
Town of Brooklyn	1%		1	0%		5	1%	0	0%
Other	***30%***		***81***	***26%***		***196***	***31%***	***43***	***40%***
Totals	99%		317	100%		630	100%	108	100%
17. Residency									
No Response	7%		18	6%		31	5%	8	7%
Year-Round	**72%**		**237**	**74%**		**381**	**60%**	**72**	**67%**
Seasonal	22%		65	20%		220	35%	28	26%
Totals	100%		320	100%		632	100%	108	100%
18. Location of Residency									
No Response	14%		56	18%		68	11%	24	22%
On a Lake	23%		43	13%		226	36%	3	3%
Inland	**62%**		**221**	**69%**		**338**	**53%**	**81**	**75%**
Totals	100%		320	100%		632	100%	108	100%
19. Type of Occupany									
No Response	9%		36	11%		49	8%	12	11%
Own your home	**90%**		**282**	**88%**		**575**	**91%**	**92**	**85%**
Rent	1%		2	1%		8	1%	4	4%
Totals	100%		320	100%		632	100%	108	100%
20. Years residing / visiting in Green Lake County.									
No Response	4%		8	3%		4	1%	2	2%
< 1 year	2%		7	2%		11	2%	0	0%
1-4 years	7%		19	6%		41	6%	6	6%
5-10 years	12%		34	11%		84	13%	10	9%
11-14 years	7%		29	9%		41	6%	8	7%
15-20 years	10%		25	8%		66	10%	15	14%
Over 20 years	**58%**		**198**	**62%**		**385**	**61%**	**67**	**62%**
Totals	100%		320	100%		632	100%	108	100%

Municipal Services

Service Provided & Response Option	Green Lake County		City of Princeton			Town of Princeton		Town of St. Marie	
If you live on a City Street, what is the quality of snow plowing, existing road quality and road maintenance?									
Snow Plowing									
No Response	2%		3	2%		3	13%	0	0%
Excellent	18%		42	22%		2	9%	**1**	**100%**
Good	**49%**		**98**	**50%**		**10**	**43%**	0	0%
No Opinion	5%		15	8%		0	0%	0	0%
Adequate	20%		31	16%		5	22%	0	0%
Poor	7%		6	3%		3	13%	0	0%
Total	100%		195	100%		23	100%	1	100%
Road Quality									
No Response	2%		2	1%		1	4%	0	0%
Excellent	6%		8	4%		2	9%	0	0%
Good	**41%**		**85**	**44%**		**11**	**48%**	0	0%
No Opinion	4%		6	3%		0	0%	0	0%
Adequate	35%		72	37%		8	35%	**1**	**100%**
Poor	12%		22	11%		1	4%	0	0%
Total	100%		195	100%		23	100%	1	100%
Road Maintenance									
No Response	2%		2	1%		17	5%	0	0%
Excellent	7%		12	6%		38	11%	0	0%
Good	**38%**		71	36%		**164**	**47%**	0	0%
No Opinion	5%		10	5%		20	6%	0	0%
Adequate	35%		**79**	**41%**		82	23%	**1**	**100%**
Poor	13%		21	11%		31	9%	0	0%
Total	100%		195	100%		352	100%	1	100%

Attachment: B Strategies

The strategies that will be used to implement the plan are outlined below. They are to be used as specific methods for accomplishing the goals and objectives outlined in this plan. The first step of prioritizing these strategies should be done immediately after the plan is adopted. Since priorities change all of the time the order listed below is to be considered random. Once they are prioritized they should be reviewed at least on an annual basis. By reviewing annually it will allow the City to check off those that have been accomplished, begin pursuing the next strategy, adding additional priorities as they present themselves and re-organize as applicable.

The strategies are further clarified by adding 'Committees & Organizations' that would serve as the leaders for initiating the tasks. They would also be responsible for notifying other interested parties and identifying additional resources that may be needed. It is assumed that each of the tasks will also involve appropriate City staff. An estimated allotment of time is also provided. Once a task is initiated it should be completed within the defined amount of time. This will ensure completion of tasks and allow the City to move on to the next item. When the estimated time states 'Ongoing' this will be a task that, once initiated, becomes a regular function of the City.

COMMITTEES & ORGANIZATIONS	TIME (IN MONTHS)

STRATEGY FOR PRESERVING AND PROTECTING THE CITY'S NATURAL RESOURCES

- *Conduct an environmental/ecological audit to determine which areas need to be protected/preserved.*
  - ***Plan Commission*** ***6 mo.***

- *Re-write portions of the Zoning Ordinance and use extraterritorial zoning to protect environmentally sensitive areas by restricting development and to allow development elsewhere.*
  - ***Plan Commission,*** ***6 mo.***

- *Review and revise as necessary the Zoning Ordinance to ensure that development adjacent to environmentally sensitive areas is appropriate. Control development with zoning tools such as conditional uses.*
  - ***Plan Commission*** ***3 mo.***

- *Create overlay zones for areas adjacent to environmentally sensitive areas.*
  - ***Plan Commission*** ***1 mo.***

- *Update the Zoning Ordinance and Subdivision Ordinance to include protection of environmental corridors including rivers, streams, wetlands, drainage ways, and floodplains as well as other environmental resources.*
  - ***Plan Commission*** ***6 mo.***

COMMITTEES & ORGANIZATIONS **TIME (IN MONTHS)**

- *Enact City ordinances that require building and construction contractors to adopt best management practices in order to limit erosion of soils into any rivers and wetlands.*
  - ***Plan Commission*** ***6 mo.***

- *In conjunction with the County pass a view protection ordinance to protect scenic corridors and the beauty of the rivers and marshes in and around the City.*
  - ***City & Co. Staff, City Plan Commission, Co. Plan & Zoning Committee,*** ***12 mo***

- *Inventory the views that are particularly beautiful or important to the character of the City and surrounding area. Seek to protect these views with both City and countywide zoning ordinances.*
  - ***City & Co. Staff, City Plan Commission, Co. Plan & Zoning Committee,*** ***12 mo***

STRATEGIES TO PRESERVE, PROTECT AND ENHANCE THE QUALITY OF HOUSING IN THE CITY

- *Use the powers of a Community Development Authority (CDA) to finance or act as a conduit for financing private development of elderly multi-family housing.*
  - ***Plan Commission, CDA*** ***6 mo.***

- *Apply for Department of Administration's (DOA) Community Development Block Grant (CDBG) money for site acquisition, preparation, and public service costs for low and moderate-income housing.*
  - ***Plan Commission, CDA*** ***Ongoing***

- *Rewrite the City's Subdivision Ordinance to incorporate possible City financing of improvements for new developments.*
  - ***Plan Commission*** ***3 mo.***

- *Develop criteria and standards for new housing and distribute through Requests For Proposals (RFPs) to property owners and developers in the area.*
  - ***Plan Commission*** ***6 mo.***

- *Survey residents to determine need and interest in alternate types of housing developments and rehabilitation programs.*
  - ***Plan Commission*** ***9 mo.***

- *Survey existing housing stock for residences which may be eligible for historic designation and possible grant money for preservation/restoration efforts.*
  - ***Plan Commission, Historic Society*** ***6 mo.***

COMMITTEES & ORGANIZATIONS	TIME (IN MONTHS)

- *Review/update the existing Zoning Ordinance ensuring the availability of community based residential facilities (CBRFs) for disabled and elderly people throughout the City.*
  - ***Plan Commission*** ***1 mo.***

- *Survey church and civic groups to see if any are interested in helping low income and elderly householders to regular maintenance and repairs. If so, establish lists of volunteers and people that need assistance.*
  - ***City Staff*** ***1 mo.***

- *Inform seniors and low-income residents who are having trouble paying their property taxes of the deferment program run by the Wisconsin Housing and Economic Development Authority.*
  - ***City Staff*** ***3 mo.***

- *Explore the advantages and disadvantages of establishing a county-wide housing authority.*
  - ***City & Co. Staff*** ***12 mo.***

- *Use the Zoning and Subdivision Ordinances to require buffers or screening between residential areas and adjoining inappropriate uses.*
  - ***Plan Commission*** ***6 mo.***

- *Review and revise, if necessary, the Zoning Ordinance in order to restrict inappropriate uses from developing adjacent to residential areas.*
  - ***Plan Commission*** ***6 mo.***

- *Use government sponsored funding sources to help the elderly, low income and handicapped residents to improve their homes and to make them more accessible.*
  - ***CDA*** ***Ongoing***

- *Develop a neighborhood plan for each residential section of the community. Include capital improvements planning for each section.*
  - ***Plan Commission*** ***12 mo.***

- *Create Area Development Plans for the undeveloped areas in and around the City. Use these plans to encourage future development that will be compatible with the existing urban design of the City.*
  - ***City & Co. Staff, City Plan Commission*** ***12 mo.***
    Co. Plan & Zoning Committee,

COMMITTEES & ORGANIZATIONS	TIME (IN MONTHS)

STRATEGIES FOR ENSURING THE MAINTENANCE OF A STRONG LOCAL ECONOMY.

- *Establish an urban service boundary. Work with the Town and the County to limit development beyond that point.*
  - ***City & Co. Staff, City Plan Commission*** ***12 mo.***
    Co. Plan & Zoning Committee,

- *Use development incentives to encourage business location and expansion in developed areas.*
  - ***Plan Commission, CDA*** ***12 mo.***
    Chamber of Commerce

- *Work with the Towns to discourage scattered commercial development.*
  - ***City Plan Commission,*** ***Ongoing***

- *Use Tax Increment Funding Districts (TIF) to encourage economic development within the City.*
  - ***Plan Commission, CDA*** ***12 mo.***

- *In conjunction with the Chamber of Commerce establish an incubator for both commercial and industrial entrepreneurs.*
  - ***Plan Commission*** ***Ongoing***
    Chamber of Commerce

- *Develop a business-mentoring program where more experienced business owners and managers help less experienced owners and managers to start a business, avoid pitfalls and become profitable.*
  - ***Plan Commission*** ***Ongoing***
    Chamber of Commerce

STRATEGIES FOR ENCOURAGING QUALITY COMMERCIAL AREAS IN THE CITY.

- *Adopt development standards and requirements for the major entryways into the City. Work with the Towns and the County to guarantee the same standards outside of the City limits.*
  - ***City & Co. Staff, City Plan Commission*** ***6 mo.***
    Co. Plan & Zoning Committee,

- *Conduct feasibility/best use analysis for development of vacant/underutilized properties and 'Special Study Areas' as identified on the Future Land Use Map.*
  - ***Plan Commission,*** ***12 mo.***

COMMITTEES & ORGANIZATIONS	TIME (IN MONTHS)

- *Offer governmental assistance to encourage redevelopment and infill of vacant/underutilized properties, focusing on buildings of historic significants.*
  - ***Plan Commission, CDA*** ***Ongoing***
    Historic Society, Chamber of Commerce

- *Create a landscape/screening ordinance that will require new businesses or a new use to landscape the property, especially screening dumpsters and lot lines adjoining residential properties.*
  - ***Plan Commission*** ***6 mo.***

STRATEGIES FOR PRESERVING AND IMPROVING THE CITY'S DOWNTOWN

- *Review and rewrite if applicable the Zoning Ordinance to encourage infill development and higher densities throughout the downtown business district.*
  - ***Plan Commission*** ***6 mo.***
    Chamber of Commerce

- *Review zoning ordinance language and district boundaries to ensure that 'highway commercial' does not detract from the historic nature of the downtown.*
  - ***Plan Commission*** ***3 mo.***

- *Conduct feasibility studies for reuse of vacant / underutilized properties.*
  - ***Plan Commission*** ***12 mo.***

- *Conduct a blight study to determine best locations for redevelopment/infill projects.*
  - ***Plan Commission, CDA*** ***6 mo.***

- *Offer governmental assistance to encourage redevelopment and infill of vacant/underutilized properties, focusing on buildings of historic significants.*
  - ***Plan Commission, CDA*** ***6 mo.***
    Chamber of Commerce

- *Review and rewrite, if applicable, the Zoning Ordinance to encourage mixed uses throughout the downtown, including office, retail, and residential uses.*
  - ***Plan Commission*** ***6 mo.***

- *Develop a parking study of the entire downtown to determine any deficiencies and designate future spaces where needed.*
  - ***Plan Commission*** ***12 mo.***
    Chamber of Commerce

COMMITTEES & ORGANIZATIONS	TIME (IN MONTHS)

- *Adopt a local historic preservation ordinance or enhance the current zoning ordinance to assure that the historic characteristics of the downtown business district are protected and improved.*
  - ***Plan Commission*** ***12 mo.***
    Chamber of Commerce

- *Work with the Chamber of Commerce and the local businesses to develop a design plan that will encourage visual continuity and identify the historic elements which need to be protected and improved.*
  - ***Plan Commission*** ***18 mo.***
    Chamber of Commerce

- *Develop a capital improvement plan for additional items that will enhance the downtown, such as; ornamental lighting, benches, plantings and paver bricks instead of concrete.*
  - ***Plan Commission*** ***12 mo.***

- *Investigate financial and technical support that may be available if the downtown were designated a State 'Main Street' community.*
  - ***Plan Commission*** ***12 mo.***
    Chamber of Commerce

- *Develop an Architectural/Historical Survey.*
  - ***City Staff*** ***6 mo.***

STRATEGIES FOR IMPROVING THE CITY'S INDUSTRIAL BASE

- *Develop a master plan for industrial space development. Include plans for adequate sewer, water, drainage, transportation links, and design standards.*
  - ***Plan Commission, CDA*** ***6 mo.***

- *Use such funding mechanisms as a Tax Increment Finance (TIF) District to encourage industrial development in the City.*
  - ***Plan Commission, CDA*** ***Ongoing.***

- *Work with the Green Lake County Economic Development Corporation to determine what types of businesses are most appropriate for the City.*
  - ***City & Co. Staff, City Plan Commission*** ***3 mo.***
    Co. Plan & Zoning Committee

COMMITTEES & ORGANIZATIONS	TIME (IN MONTHS)

- *Develop marketing materials for targeted industries.*
  - ***Chamber of Commerce*** ***Ongoing***

- *Target appropriate businesses through phone calls, mass mailings, brochures, and personal contacts.*
  - ***Chamber of Commerce*** ***Ongoing***

- *Develop a plan of action for use whenever a business owner shows interest in the City. Determine who will be in charge of implementing each part of the plan.*
  - ***Chamber of Commerce*** ***1 mo.***

STRATEGIES FOR IMPROVING THE LOCAL TRANSPORTATION SYSTEMS

- *Conduct a detailed study including a capital improvement plan that would identify the need for additional sidewalks and bike paths.*
  - ***City Staff*** ***Ongoing***

- *Work with the County to determine the feasibility of a regional bike route that would connect the Cities throughout the County and connect the City to the recreational areas around Green Lake County.*
  - ***City & Co. Staff, City Plan Commission*** ***3 mo.***
    Park & Rec. Commission,
    Co. Plan & Zoning Committee

- *For the area that will be affected by the State's Highway improvement plans, conduct a corridor study that will examine the effects of the improvement and consider future land use impacts.*
  - ***Plan Commission*** ***12 mo.***
    Chamber of Commerce, CDA

STRATEGIES FOR IMPROVING COOPERATION WITH NEIGHBORING COMMUNITIES

- *Using such things as a web-page and a community bulletin board post all governmental meetings and decisions. If there is interest make it a practice to have additional copies made available to the public.*
  - ***City Staff*** ***Ongoing***

- *Sponsor a forum with members of the media, television, radio, and newspaper, to speak to school groups, political leaders, sports groups, civic organizations, and other community leaders on how best to submit information, how to write press releases and increase understanding of the format that the media welcomes.*
  - ***Chamber of Commerce*** ***3 mo.***

COMMITTEES & ORGANIZATIONS **TIME (IN MONTHS)**

- *Establish quarterly meetings between governmental staff and elected officials throughout Green Lake County.*
  - ***City & Co. Staff, City Plan Commission, Co. Plan & Zone Committee, City Council, County Board*** ***Ongoing***

- *Hold informal quarterly lunches to share information between municipal representatives and area business leaders.*
  - ***City & Co. Staff, City Plan Commission, Co. Plan & Zone Committee, City Council, County Board, Chamber*** ***Ongoing***

- *When updating the City's Comprehensive Plan notify the adjoining towns and the County of the changes.*
  - ***City & Co. Staff, City Plan Commission, Co. Plan & Zoning Committee,*** ***Ongoing***

- *Within one month of the adoption of this plan, establish dates, times, and places for quarterly meetings with the City's municipal neighbors. UW-EX Community Resource Development Program can provide educational support for these meetings. The purpose of the meetings will be to discuss current initiatives and shared goals in the areas of land use, conservation, and development.*
  - ***City & Co. Staff, City Plan Commission, Co. Plan & Zoning Committee,*** ***1 mo.***

- Annually request updated land use maps from Green Lake County in order to stay up to date on land use changes in the Towns of Princeton and St. Marie.
  - ***City & Co. Staff, City Plan Commission*** ***Ongoing***

STRATEGIES FOR IMPROVING THE LOCAL UTILITIES & PUBLIC FACILITIES OFFERED IN THE CITY

- *Conduct a Stormwater Management Plan for the City. Pursue grant monies from such sources as: Wisconsin Department of Agriculture Watershed Programs, WDNR Stream Protection Grants, or any other available sources.*
  - ***City Plan Commission, Park & Rec. Commission*** ***12 mo.***

- *Review and update, if necessary, the wastewater treatment facility plan, including the determination of the need for hiring an engineering firm for a full review.*
  - ***City Staff*** ***3 mo.***

COMMITTEES & ORGANIZATIONS	TIME (IN MONTHS)

STRATEGIES FOR ASSURING APPROPRIATE LAND USES AND LAND USE CONTROLS

- *Review and update the Comprehensive Plan once a year.*
  - ***Plan Commission*** ***3 mo.***

- *Establish a joint-comprehensive planning committee comprised of the City, the towns and County representatives. Schedule meetings quarterly.*
  - ***City & Co. Staff, City Plan Commission*** ***Ongoing***
    Co. Plan & Zoning Committee,

- *Compare current zoning to the recommended future land use map and where appropriate, rezone properties within the City that are in contradiction to the Comprehensive Plan.*
  - ***City Plan Commission*** ***3 mo.***

- *In order to track land use changes, develop a computerized citywide parcel map with existing and future land use categories, using the latest Geographical Information Systems (GIS) technology. Requiring all computerized maps to be kept in a format compatible with the countywide system.*
  - ***City & Co. Staff, City Plan Commission*** ***18 mo.***

- *Work cooperatively with the adjoining towns and the County to discourage scattered commercial developments.*
  - ***City & Co. Staff, City Plan Commission*** ***Ongoing***
    Co. Plan & Zoning Committee,

- *Use overlay zoning to place special design restrictions, including extra landscaping, along the main entrance corridors to the City. Involve the business community in the process of developing an appropriate sign ordinance.*
  - ***City & Co. Staff, City Plan Commission*** ***12 mo.***
    Co. Plan & Zoning Committee,
    Chamber of Commerce

- *Revise the City's subdivision ordinance. Require an area development plan for entire acreage of parcels proposed for development including all future additions within the property.*
  - ***City Plan Commission*** ***6 mo.***

- *Adopt an ordinance requiring developers to pay impact fees for infrastructure improvements, parks, and possibly school system improvements.*
  - ***City Plan Commission*** ***6 mo.***
    Park & Rec. Commission

COMMITTEES & ORGANIZATIONS	TIME (IN MONTHS)

- *Rewrite portions of the zoning ordinance, as applicable, in order to encourage infill development.*
  - ***City Plan Commission*** ***9 mo.***

- *Develop economic development incentives to encourage business location and expansion within the City.*
  - ***CDA, Chamber of Commerce*** ***6 mo.***

- *Establish an urban service area boundary and limit development beyond that point.*
  - ***City Plan Commission,*** ***9 mo.***

- Create area development plans for infill areas.
  - ***Plan Commission, CDA*** ***6 mo.***
    Chamber of Commerce

- *Conduct feasibility/best use analysis for development of vacant/underutilized properties and 'Special Study Areas' as identified on the Future Land Use Map.*
  - ***Plan Commission,*** ***12 mo.***

STRATEGIES THAT WILL ENCOURAGE HISTORIC PRESERVATION

- *Create governmental assistance programs to encourage redevelopment and reuse of historic properties.*
  - ***Plan Commission*** ***Ongoing***
    Chamber of Commerce, Historic Society

- *Revise the Zoning Ordinance and add development standards requiring that a new development next to an historic structure will be constructed in a style that is complementary to the adjoining historic structure.*
  - ***Plan Commission, Historic Society*** ***9 mo.***
    Chamber of Commerce

- *Review zoning ordinance language and district boundaries to assure that 'highway commercial' does not detract from, or diminish the value of historic buildings or the historic nature of the downtown.*
  - ***Plan Commission*** ***9 mo.***
    Chamber of Commerce

COMMITTEES & ORGANIZATIONS	TIME (IN MONTHS)

- *Adopt a historic preservation ordinance or enhance the current zoning ordinance to ensure that the historic characteristics of the downtown business district is protected and improved.*
  - ***Plan Commission, Historic Society Chamber of Commerce*** — ***12 mo.***

- *Work with the Chamber of Commerce and the local businesses to develop a design plan for the downtown that will raise awareness of appropriate architectural styles, encourage visual continuity, and identify the historic elements that need to be protected and improved.*
  - ***Plan Commission, Historic Society Chamber of Commerce*** — ***18 mo.***

- *Develop a capital improvement plan for additional items that will enhance the historic nature of the downtown as well as the older historic residential neighborhoods such as ornamental lighting, decorative benches, plantings, and paver bricks instead of concrete.*
  - ***Plan Commission, Historic Society Chamber of Commerce*** — ***12 mo.***

- *Work with the Chamber of Commerce to investigate financial and technical support that may be available if the downtown were designated a State 'Main Street' community.*
  - ***Chamber of Commerce*** — ***18 mo.***

- *Market historic storefronts to antique dealers, crafts makers, artists, Amish furniture makers and other specialty retailers with a historic link.*
  - ***Chamber of Commerce*** — ***18 mo.***

- *Develop an Architectural/Historical Survey report.*
  - ***Historic Society*** — ***9 mo.***

- *Create a historic façade improvement loan program.*
  - ***Plan Commission, Historic Society Chamber of Commerce*** — ***12 mo.***

- *Do an inventory of historic buildings that are most in need of maintenance, repair, or on the verge of being classified as blighted.*
  - ***Plan Commission*** — ***12 mo.***

- *Review and revise the zoning ordinance, as applicable, in order to allow creative zoning tools, such as conditional use permits, to be used on historic buildings, when modern zoning would create a hardship, or diminish the integrity of an historic building.*
  - ***Plan Commission*** — ***6 mo.***

Attachment: C Public Participation Plan

Intent

As part of the multi-jurisdictional planning efforts being conducted throughout Green Lake County a series of both formal and informal meetings will assure the broadest cross-section of opinions and participation throughout the life of the current planning process.

These efforts are intended to not only satisfy State requirements but to unify the County in its land use planning efforts. This approach assures each participating municipality that their independent plan will be reflecting the voice of their constituents. By merging opinions previously discussed at the municipal level the County's public participation efforts will be strengthened. This 'grass-roots' approach will assure the countywide plan of success by folding in the opinions gathered at the local level.

Purpose

In order for the Comprehensive Plan to operate effectively, according to the law, and to address the needs of the citizens, the residents must be kept informed and provided an opportunity to participate in the planning process. Further, public participation is used to collect data and opinions that can be obtained in no other way. Written comments from the residents included on the survey will be shared throughout the planning process with local citizens and elected officials alike. The information received will be used in conjunction with data gathered during the planning process to assist with determining the needs of the City and developing community goals.

As a multi-jurisdictional planning effort public participation will be solicited at a County, City and Town level.

Public Participation Efforts

1. County-wide Visioning Process
2. County-wide Household Survey
3. Receive and record written survey responses
4. Meeting notices in public places and legally posted
5. County, City, Village, and Town level public presentations/workshops
6. County, City, Village, and Town level planning meetings detailing progress.
7. County, City, Village, and Town level Public Hearings

Methodology

- Conduct a Countywide visioning process in order to get overall opinions of a diverse cross section of the population. Hold meetings at different times, places and hours in order to gather as diverse a cross section as possible.

- Conduct a Countywide household survey using tax parcel information in order to collect data from seasonal as well as year-round residents. The survey will collect data and opinions from the residents concerning direction and type of growth, residency, and concern over specific issues such as natural resources protections and the loss of agricultural lands.

- Share household survey results with each community that is specific to that community.

- When conducting planning efforts within the specific communities hold planning meetings on a regular basis at meetings that are open to the public and invite their participation.

- Invite local Towns to be involved with planning efforts at the City level and encourage their involvement.

- Inform the Cities of the planning efforts at the Town level and encourage their involvement.

- Hold at least one public hearing at the conclusion of the planning process, prior to adoption of the plan.

Attachment: D Comments from the Town of Princeton

From the beginning of this planning process the City has been interested in working cooperatively with the Town of Princeton, which adjoins the City on three sides. For this reason the Town Chairman Allen Weckworth attended the City's comprehensive planning sessions and shared the view of his constituents with the committee. The City would like to formally thank the Chairman for his time and his input in this process.

Both the Town and the City of Princeton are concerned with private property rights. While the Town is not zoned the City has land use control ordinances, such as zoning and subdivision ordinances in place. It is the City's belief that sound land use planning and sound land use control regulations, such as zoning and subdivision ordinances are the mechanisms necessary to preserve private property rights. Long-range planning and land use ordinances are designed to protect private property rights and values from undue hardships from incompatible adjoining used and for the health, safety and general welfare of the community.

As an implementation item and specifically recommended in the strategies of this document the City is concerned with the land and future land uses not only within the City but also lands adjoining the City. It is for this reason that the City has recommended cooperative discussions with the Town and the County when making land use decisions in these areas. More specifically the City would recommend that the Town consider using land use controls to protect the land values and land owner rights for those areas adjoining the City. It is the City's opinion that these controls are the best method for preserving and protecting the private property rights.

In recognition of the fact that both communities have cooperated in the past on other matters of mutual interest the Town has been an active participant in the City's long range planning process. In regards to concerns over land use controls, the Town has submitted the following statement.

> "The Town of Princeton residents are very concerned with private property rights. The Town of Princeton is not zoned. In the past this issue was voted on twice by the resident voters in a referendum. Both times it was defeated, indicating private property rights are of utmost importance to town residents. Even though the City of Princeton can influence land use issues outside of the City limits, we would ask for consideration in regards to private property rights."