Manitowoc County 20-Year Comprehensive Plan

Update

BAY LAKE
Regional Planning Commission | Since 1972

COUNTY OF MANITOWOC
1836
WISCONSIN

MANITOWOC COUNTY
20-YEAR COMPREHENSIVE PLAN UPDATE

Adopted by County Board: August 18, 2020

ACKNOWLEDGMENT

Funded in part by the Wisconsin Coastal Management Program and the National Oceanic and Atmospheric Administration, Office for Coastal Management under the Coastal Zone Management Act, Grant #NA18NOS4190091.

WISCONSIN COASTAL MANAGEMENT PROGRAM

NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NOAA
U.S. DEPARTMENT OF COMMERCE

MANITOWOC COUNTY
PLANNING AND PARK COMMISSION

David Dyzak
James Falkowski
Dave Korinek
Mary Muench
Norb Vogt
Melvin Waack
Don Zimmer

20-Year Vision

The features illustrated on the Manitowoc County seal were utilized to link the county's significant attributes into the 20-Year Vision Statement. A description of the county seal is found in Chapter 1 of the Manitowoc County Code. It states:

"A first, innermost gold ring with black icons clockwise from the honor point of an anchor representing the county's maritime history and three five-pointed stars representing the county's cities, villages, and towns and counter-clockwise from the nombril point of a stalk of corn representing the county's agricultural prominence and three cogs representing the county's manufacturing excellence."

Utilizing the above mentioned content, Manitowoc County's 20-Year Vision Statement reads as follows:

"In 2040 Manitowoc County is envisioned as an innovative area of east central Wisconsin, promoting its lakeshore identity while being keenly aware of its diverse heritage and the preservation of individual property rights.

Rural communities maintain a strong agricultural tradition, while new housing and business developments, along with innovative industries, are constructed in areas that provide exceptional services and the skilled workforce to support them. This diversity of use, coupled with forward thinking policies, results in the preservation of farmland, natural resources, and rural character.

The cities, villages, and towns maintain a working relationship with each other, providing quality amenities to enjoy a relaxed, healthy, and active lifestyle that supports a vital and diverse economy, while recognizing the rich agricultural, industrial, and maritime heritage of the county."

PROJECT TEAM

Brandon Robinson
Madison Smith
Nicole Barbiaux
Sydney Swan

Prepared by:

BAY LAKE
Regional Planning Commission | Since 1972

Table of Contents

20-YEAR COMPREHENSIVE PLAN UPDATE

	PAGE
Introduction	6
County Snapshot	7
Demographics	8
Population Trends	
Population Projections	
Housing	11
Housing Supply	
Housing Demand	
Land Use Inventory & Environmental Landscape	13
Current Land Use	
Natural Resources	
Agricultural Resources	
Significant Natural Features	
Parks and Recreation	
Historic and Cultural Resources	
Future Land Use	21
Planning and Land Use Strategies	
Future Land Use Needs	
Development Considerations	
20-Year Land Use Plan	24
Economic Development	26
Economic Summary	
Economic Base	
Economic Projections	

Table of Contents

20-YEAR COMPREHENSIVE PLAN UPDATE

PAGE

Transportation 28

Transportation Summary
Functional Classification
Regional Transportation Systems
Local Transportation Systems/Facilities

Utilities & Community Facilities 30

Utilities & Community Facilities Summary
Protective and Emergency Services
Schools
Administrative Facilities

Intergovernmental Cooperation 34

Relationships and Cooperative Agreements

Implementation 35

Land Use Controls
Implementation Action Plan

Strategies & Recommendations 36

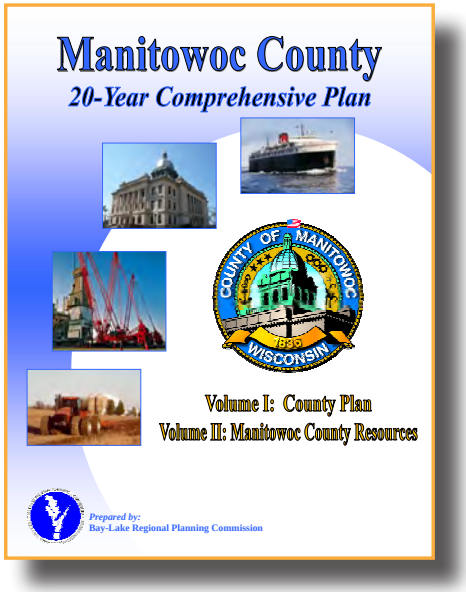
Natural Resources
Cultural Resources
Agricultural Resources
Housing
Economic Development
Transportation
Utilities and Community Facilities
Parks and Recreation
Intergovernmental Cooperation

Maps

Location Map 7
Existing Land Use 18
Environmental Corridors 19
Park and Recreation Facilities 20
20-Year Land Use Plan 24
Functional Classification of Roads 28

Introduction

The Manitowoc County 20-year Comprehensive Plan update contains relevant amendments to the county's previous comprehensive plan that was completed in 2009. This county plan, adopted under the authority granted by Wis. Stats. § 66.1001, is a long-range policy document that identifies strategies to efficiently meet the growing needs of the county through transportation improvements, provision of public services, housing development, and economic development; all while taking private property rights principally into account. Methods to preserve the county's vast agricultural land, natural features, and woodlands are also discussed.



The development/preservation strategies of this plan were generated by utilizing the county's previous planning efforts, along with the combined knowledge of the Manitowoc County Planning and Park Commission. These strategies, along with the Future Land Use Plan, are to be used in conjunction with the adopted community comprehensive plans, Manitowoc County's zoning ordinances, local land use ordinances, supporting planning materials, and other implementation tools, to make informed land use decisions in Manitowoc County over the next 20 years.

PUBLIC INPUT

A key element of the county's comprehensive planning process was gathering input from citizens and land owners. Responses from an online interactive survey conducted in 2019 were utilized to identify potential opportunities and future land use recommendations.

COUNTY UPDATE

LET'S PLAN FOR THE FUTURE OF MANITOWOC COUNTY

TELL US!

To all land owners and citizens in Manitowoc County:

Manitowoc County has started updating its 20-year comprehensive plan which will be used as a guidance tool for growth in the county over the next 20 years. During the planning process, the County Planning and Zoning Department will evaluate various county attributes including land use, housing, transportation, economic development, community facilities and parks, natural and cultural resources, etc.

Public participation is required as part of the planning process and County Planning and Zoning is asking for input on your vision for Manitowoc County over the next 20 years. This is an opportunity for the public to express their opinions to the County on the course of future development/preservation throughout the County.

Manitowoc County is asking for you to please participate in an online interactive Crowdsourcing Survey to tell us what concerns you have, or what improvements are needed in the County. The online Crowdsourcing survey will be available thru December 31, 2018. We appreciate your help in shaping Manitowoc County's future.

The Bay-Lake Regional Planning Commission has been hired to facilitate the process for the completion of the County's Comprehensive Plan update. Please contact the Commission for any questions you may have regarding this project.

Manitowoc County Community Feedback Portal NOW OPEN!

To make your voice be heard, please visit:
https://arcg.is/1nacX4
or
https://baylakerpc.org/about/surveys

BAY LAKE

www.baylakerpc.org

VIEW THE PLAN ONLINE

In order to allow the public instant access to this comprehensive plan, the Bay-Lake Regional Planning Commission (BLRPC) has established an ArcGIS Online Story Map. The Story Map is an interactive version of this plan that may be updated on an as needed basis. The ArcGIS Online Story Map for the *Manitowoc County 20-Year Comprehensive Plan* is accessible via the link or QR code below:

https://arcg.is/0mDzK1

County Snapshot

Manitowoc County is named for the Chippewa word "munedoo-owk" meaning "place of the good spirit." Native Americans occupied what is now Manitowoc County since very early times. In the seventeenth century the French laid claim to Manitowoc. They then passed it to Great Britain in 1763 as a result of the Seven Years' War. In the late eighteenth century many people of Bohemian, French, German, Irish, Norwegian and Polish descent settled in the area.

Manitowoc was officially founded in 1836. In 1839, the county government was formed and the first courthouse followed a year later. Early county commissioners authorized the first roads to connect the farms and settlements of the area.

- Manitowoc County is located in east central Wisconsin encompassing an area of approximately 596 square miles. The county has a total of 30 municipalities including 18 towns, nine villages, and the cities of Manitowoc, Two Rivers, and Kiel. Manitowoc County provides the aesthetics of Lake Michigan along with picturesque farmlands, parks, and a variety of natural and cultural features.
- Brown and Kewaunee counties serve as Manitowoc County's northern border; Calumet County is to the west; Sheboygan County is its southern border; and Lake Michigan makes up the county's entire eastern border with over 35 miles of coastline.

Population (2019 Estimate)

81,643

Change from the 2010 US Census 81,442, or 0.25%

Source: U.S. Census; American Fact Finder

Median Age

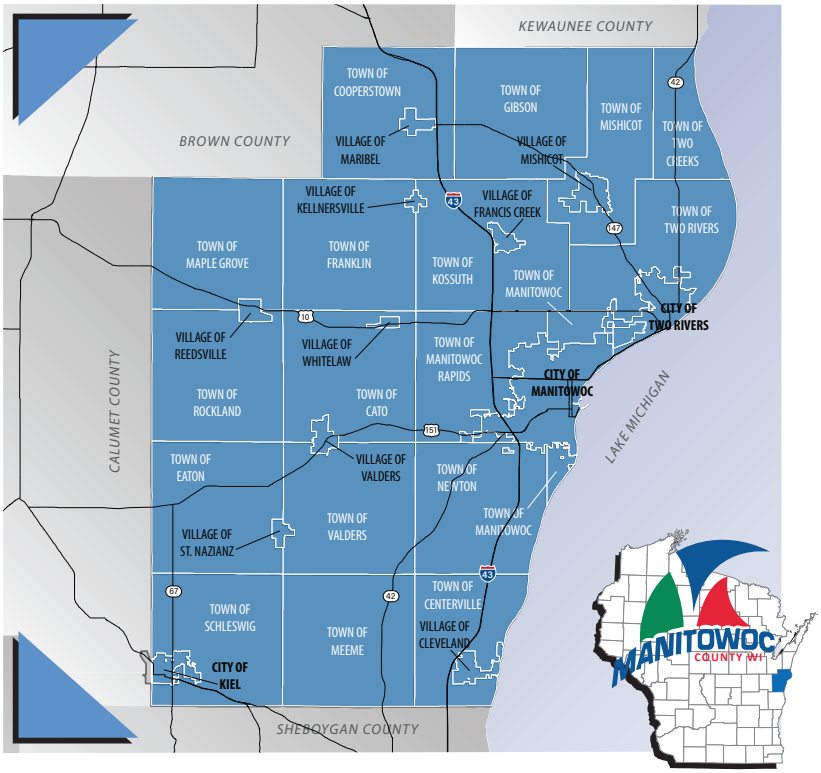
44.5

Source: U.S. Census

Yr. 2040 WDOA Population Projection

78,920

Source: Wisconsin Department of Administration



Total Housing Units (2019 Estimate)

38,021

Change from the 2010 US Census 37,189, or 2.2% increase

Source: U.S. Census; American Fact Finder 2013-2017 ACS 5-Year Estimates

Yr. 2040 Household Projection

35,399

Change from the 2010 US Census 34,013, or 4.1% increase

Source: Wisconsin Department of Administration

Median Household Income

$51,053

Source: American Fact Finder, 2017 inflation-adjusted numbers

Civilian Labor Force

42,653

Source: American Fact Finder 2013-2017 ACS 5-Year Estimates

Largest Nonfarm Industry

Manufacturing

Employment: 12,376 or 30.1%

Source: American Fact Finder 2013-2017 ACS 5-Year Estimates

Unemployment Rate

3.7 %

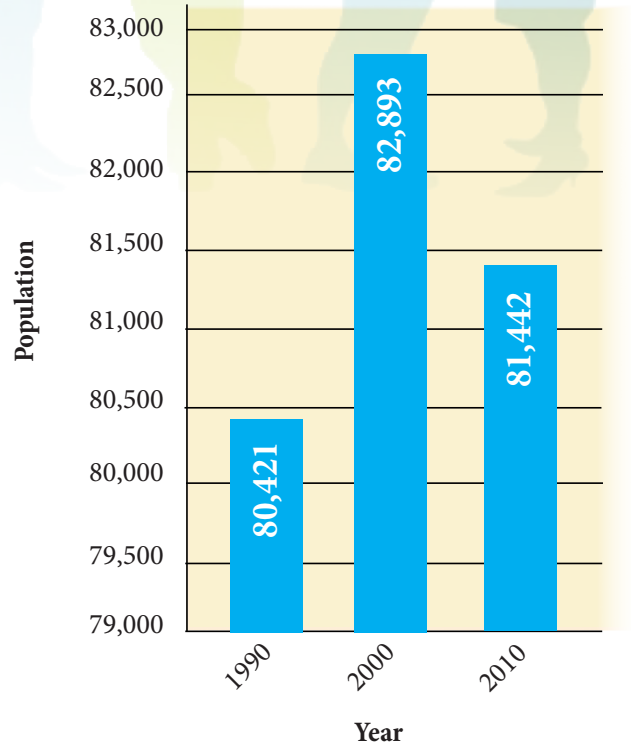
Source: American Fact Finder 2013-2017 ACS 5-Year Estimates

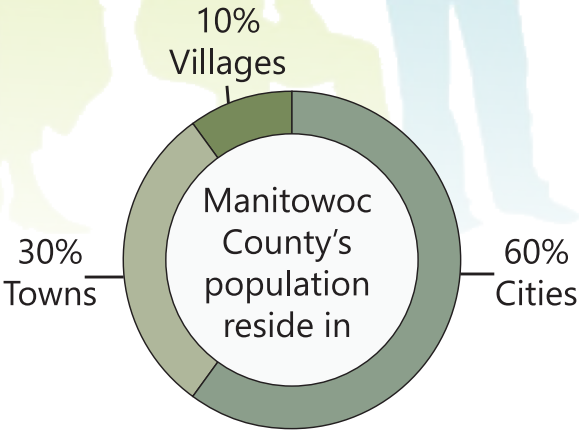
Demographics

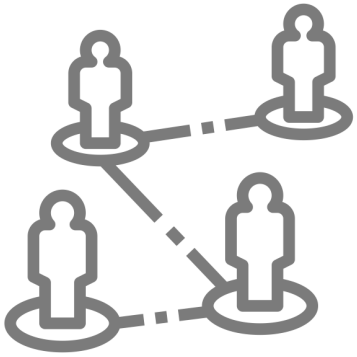
This portion of the document details Manitowoc County's population and housing trends and projections. These demographic characteristics are important in predicting future population and housing trends and their influence on the county's infrastructure and community facility capacities, along with future economic development opportunities.

POPULATION

POPULATION TRENDS, MANITOWOC COUNTY 1990 - 2010







Manitowoc County's median age in 2010 was 43.0 years, compared to the 2000 figure of 38.3 years.

AGE DISTRIBUTION, 2010

School Age
16.8%

Working Age
80.6%

Voting Age
77.7%

Retirement Age
16.8%

LOCAL POPULATION TRENDS

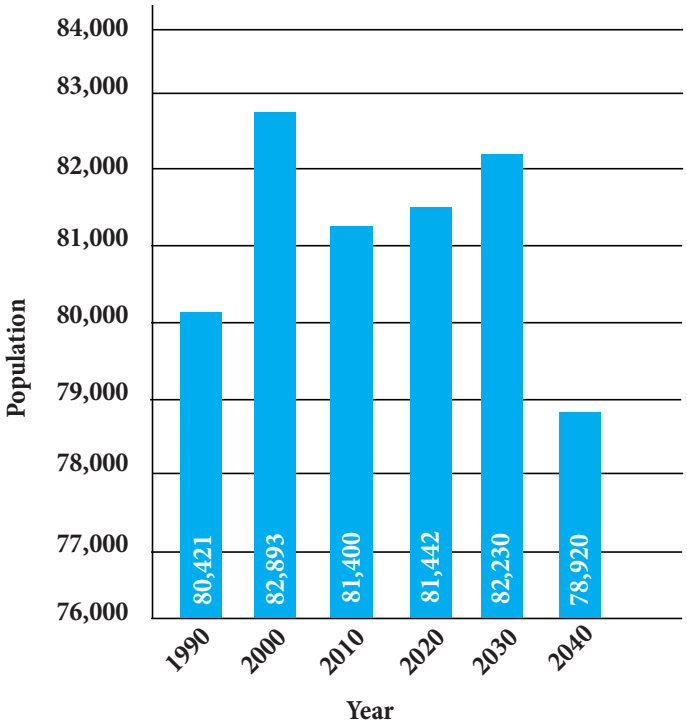
- Sixteen (16) of Manitowoc County's 30 municipalities experienced a loss in population between 2000 and 2010.
- The City of Kiel experienced the largest population growth by number of any municipality in the county from 2000 to 2010 with an increase of 300 people. The City of Two Rivers lost the largest number of people in the county during the same time period with a decline of 927.
- Largest population growth in the county by percentage was the Village of Maribel with just under 24 percent growth, while the Town of Two Creeks experienced a nearly 21 percent population decline.

Geographic Location	U.S. Census				Percent Change	
	1980	1990	2000	2010	1980-2010	2000-2010
Town of Cato	1,653	1,503	1,616	1,566	-5.3	-3.1
Town of Centerville	796	685	713	645	-19.0	-9.5
Town of Cooperstown	1,249	1,320	1,403	1,292	3.4	-7.9
Town of Eaton	764	761	761	833	9.0	9.5
Town of Franklin	1,372	1,325	1,293	1,264	-7.9	-2.2
Town of Gibson	1,416	1,445	1,352	1,344	-5.1	-0.6
Town of Kossuth	2,097	1,951	2,033	2,090	-0.3	2.8
Town of Liberty	1,170	1,218	1,287	1,281	9.5	-0.5
Town of Manitowoc	1,177	937	1,073	1,083	-8.0	0.9
Town of Manitowoc Rapids	3,186	2,579	2,520	2,150	-32.5	-14.7
Town of Maple Grove	962	888	852	835	-13.2	-2.0
Town of Meeme	1,535	1,516	1,538	1,446	-5.8	-6.0
Town of Mishicot	1,334	1,344	1,409	1,289	-3.4	-8.5
Town of Newton	2,332	2,242	2,241	2,264	-2.9	1.0
Town of Rockland	936	911	896	1,001	6.9	11.7
Town of Schleswig	1,633	1,641	1,900	1,963	20.2	3.3
Town of Two Creeks	489	466	551	437	-10.6	-20.7
Town of Two Rivers	2,663	2,147	1,912	1,795	-32.6	-6.1
Village of Cleveland	1,270	1,398	1,361	1,485	16.9	9.1
Village of Francis Creek	589	562	681	669	13.6	-1.8
Village of Kellnersville	369	350	374	332	-10.0	-11.2
Village of Maribel	363	372	264	351	-3.3	33.0
Village of Mishicot	1,503	1,296	1,422	1,442	-4.1	1.4
Village of Reedsville	1,134	1,182	1,187	1,206	6.3	1.6
Village of St. Nazianz	738	693	749	783	6.1	4.5
Village of Valders	984	905	948	962	-2.2	1.5
Village of Whitelaw	649	700	730	757	16.6	3.7
City of Kiel#	2,654	2,534	3,450	3,738	40.8	8.3
City of Manitowoc	32,547	32,520	34,053	33,736	3.7	-0.9
City of Two Rivers	13,354	13,030	12,639	11,712	-12.3	-7.3
Manitowoc County	82,918	80,421	82,887	81,422	-1.8	-1.8

POPULATION PROJECTIONS

Manitowoc County's population is projected to vary over the next several decades increasing to as many as 788 additional people by 2030 and then experiencing a decline of 3,300 between 2030 and 2040. In addition, average household size is expected to decline from 2.36 in 2010 to 2.18 by 2040.

POPULATION PROJECTIONS, 1990 - 2040



Geographic Location	2010 U.S. Census	WDOA Population Projection 2015	2020	2025	2030	2035	2040	% Change 2010-2040
Town of Cato	1,566	1,545	1,565	1,575	1,580	1,565	1,515	-3.3
Town of Centerville	645	630	625	620	610	590	560	-13.2
Town of Cooperstown	1,292	1,280	1,285	1,285	1,280	1,260	1,215	-6.0
Town of Eaton	833	825	845	865	880	885	870	4.4
Town of Franklin	1,264	1,235	1,240	1,235	1,225	1,200	1,150	-9.0
Town of Gibson	1,344	1,325	1,335	1,335	1,335	1,315	1,265	-5.9
Town of Kossuth	2,090	2075	2120	2155	2185	2180	2135	2.2
Town of Liberty	1,281	1,265	1,285	1,300	1,305	1,295	1,260	-1.6
Town of Manitowoc	1,083	1,085	1,120	1,155	1,180	1,190	1,175	8.5
Town of Manitowoc Rapids	2,150	2115	2135	2150	2150	2125	2055	-4.4
Town of Maple Grove	835	820	820	820	815	800	770	-7.8
Town of Meeme	1,446	1,430	1,435	1,435	1,425	1,400	1,345	-7.0
Town of Mishicot	1,289	1,265	1,260	1,250	1,235	1,205	1,150	-10.8
Town of Newton	2,264	2,265	2,320	2,360	2,385	2,385	2,335	3.1
Town of Rockland	1,001	995	1,030	1,060	1,080	1,090	1,080	7.9
Town of Schleswig	1,963	1975	2050	2120	2180	2210	2190	11.6
Town of Two Creeks	437	415	410	400	390	375	350	-19.9
Town of Two Rivers	1,795	1,750	1,730	1,710	1,675	1,620	1,535	-14.5
Village of Cleveland	1,485	1,520	1,585	1,645	1,695	1,725	1,715	15.5
Village of Francis Creek	669	665	680	690	700	700	685	2.4
Village of Kellnersville	332	320	315	310	300	290	275	-17.2
Village of Maribel	351	345	355	360	365	370	360	2.6
Village of Mishicot	1,442	1,430	1,455	1,480	1,495	1,495	1,460	1.2
Village of Reedsville	1,206	1,185	1,200	1,210	1,210	1,200	1,160	-3.8
Village of St. Nazianz	783	775	795	815	825	830	815	4.1
Village of Valders	962	950	965	975	980	975	950	-1.2
Village of Whitelaw	757	750	770	785	795	795	775	2.4
City of Kiel#	3,738	3,770	3,935	4,075	4,195	4,260	4,235	13.3
City of Manitowoc	33,736	33,320	33,760	34,060	34,180	33,890	32,870	-2.6
City of Two Rivers	11,712	11,420	11,300	11,140	10,910	10,560	9,990	-14.7
Manitowoc County	81,442	80,430	81,400	82,045	82,230	81,450	78,920	-2.1

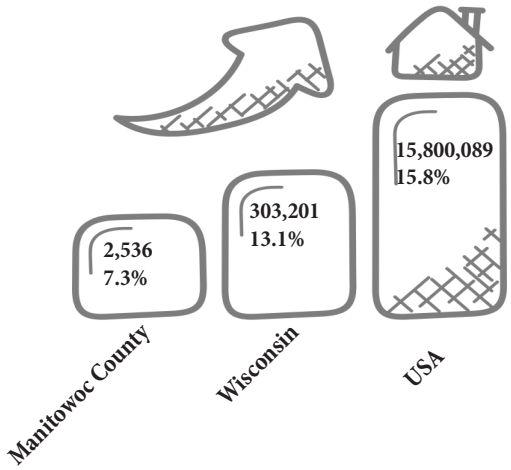
Housing

The housing element provides information about the existing housing stock in Manitowoc County including age, structural conditions, value and occupancy characteristics. This information along with demographic information, is used to analyze the County's future housing needs. Household projections are also included in the housing element.

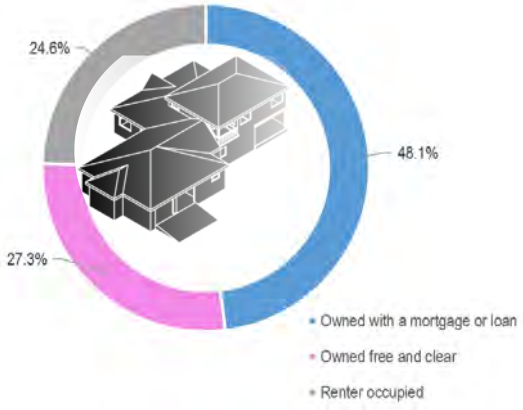
HOUSING SUPPLY

TOTAL HOUSING UNITS BY DECADE, COUNTY

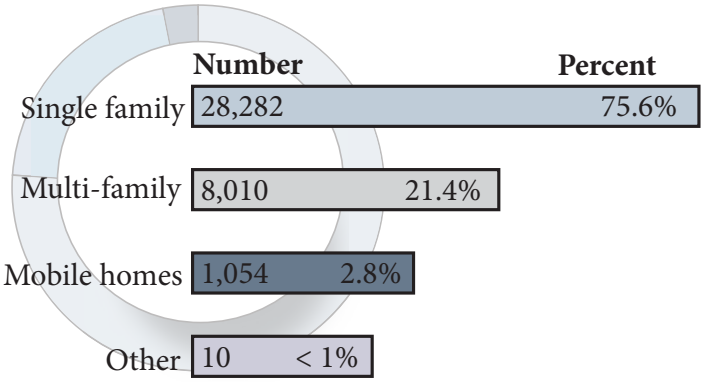
CHANGE IN HOUSING UNITS BY REGION 2000 - 2010



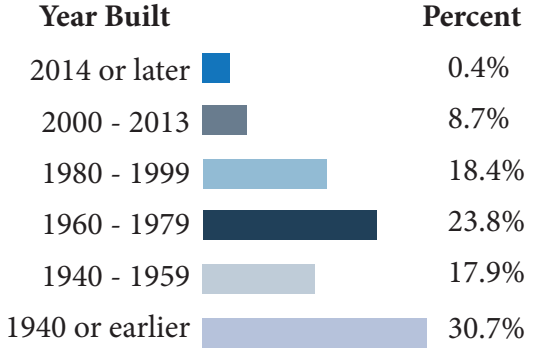
HOUSING TENURE, COUNTY



STRUCTURE TYPE, COUNTY 2017



AGE OF HOUSING, COUNTY 2017



MEDIAN VALUE OF OWNER-OCCUPIED HOUSING UNITS AND MEDIAN MONTHLY HOUSING COSTS

	Manitowoc County	Wisconsin
Home Value	$129,900	$188,500
Monthly Housing Cost	$1,090	$1,566
Monthly Rent	$616	$847

HOUSING DEMAND

HOUSEHOLD PROJECTIONS: 2040

Manitowoc County's population is projected to vary over the next several decades increasing to as many as 788 additional people by 2030 and then experiencing a decline of 3,300 between 2030 and 2040. In addition, average household size is expected to decline from 2.36 in 2010 to 2.18 by 2040.

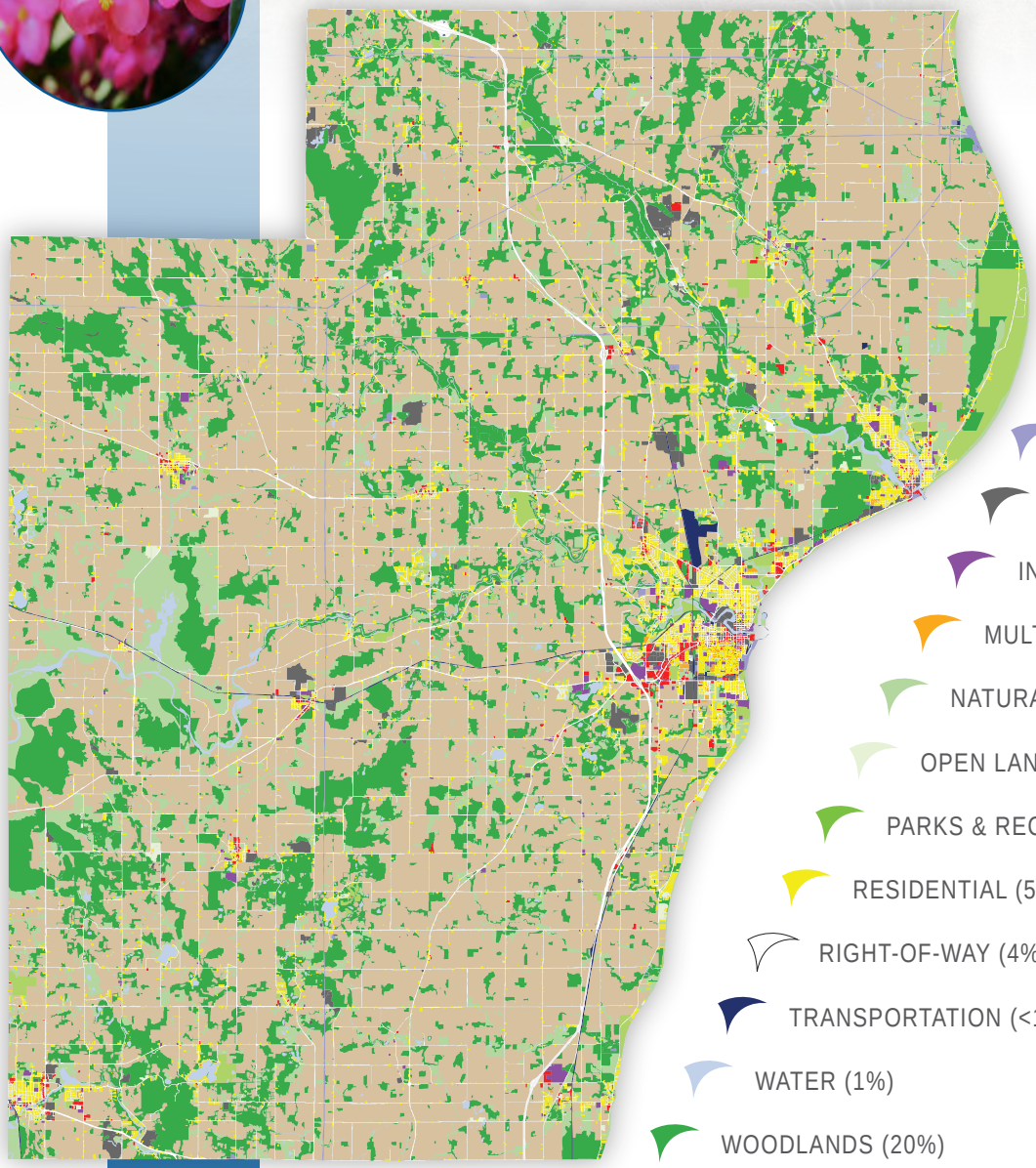
These projections can make it difficult to determine an approximate number of additional homes that could have an impact on current farmland. By utilizing the year of the county's largest projected population increase (2030) and utilizing that year's projected persons per household of 2.23, Manitowoc County could see more than 350 new homes. The amount of agricultural land remaining in the county will be determined by where these additional housing units are located, along with housing density.

Geographic Location	2010 U.S. Census	WDOA Projected Occupied Housing Units						% Change
		2015	2020	2025	2030	2035	2040	2010-2040
Town of Cato	590	594	611	623	633	634	620	5.1
Town of Centerville	252	251	253	254	253	248	238	-5.6
Town of Cooperstown	498	503	513	520	524	522	509	2.2
Town of Eaton	318	321	334	346	357	363	361	13.5
Town of Franklin	506	504	514	519	521	517	500	-1.2
Town of Gibson	529	532	544	551	557	555	538	1.7
Town of Kossuth	827	838	869	895	919	928	918	11.0
Town of Liberty	492	496	511	524	533	535	526	6.9
Town of Manitowoc	438	448	469	490	507	518	516	17.8
Town of Manitowoc Rapids	831	833	854	869	878	876	853	2.6
Town of Maple Grove	293	294	298	302	304	302	294	0.3
Town of Meeme	551	556	566	574	577	574	557	1.1
Town of Mishicot	487	488	493	495	496	490	472	-3.1
Town of Newton	884	902	938	967	989	1,001	990	12.0
Town of Rockland	357	362	381	397	409	418	419	17.4
Town of Schleswig	763	783	825	865	900	924	925	21.2
Town of Two Creeks	169	164	164	162	160	156	147	-13.0
Town of Two Rivers	759	755	758	759	753	737	705	-7.1
Village of Cleveland	587	613	649	682	712	734	737	25.6
Village of Francis Creek	277	281	292	300	308	312	308	11.2
Village of Kellnersville	160	157	157	157	154	150	144	-10.0
Village of Maribel	141	141	148	152	156	160	157	11.3
Village of Mishicot	623	630	651	671	686	695	685	10.0
Village of Reedsville	472	473	487	497	503	505	493	4.4
Village of St. Nazianz	324	327	341	354	363	369	366	13.0
Village of Valders	406	409	422	432	439	443	436	7.4
Village of Whitelaw	301	304	317	327	336	340	335	11.3
City of Kiel	1,436	1,476	1,566	1,645	1,718	1,771	1,779	23.9
City of Manitowoc	14,623	14,715	15,115	15,401	15,584	15,559	15,155	3.6
City of Two Rivers	5,119	5,091	5,112	5,100	5,052	4,943	4,715	-7.9
Manitowoc County	34,013	34,241	35,152	35,830	36,281	36,279	35,398	4.1

Land Use Inventory & Landscape Resources

CURRENT LAND USE:

Manitowoc County accounts for nearly 381,500 acres of land. Approximately 86% of the county is undeveloped (primarily agriculture and woodlands). Residential land accounts for the largest portion of the developed land in the county, covering five percent, or 17,870 acres, of the county's landscape.



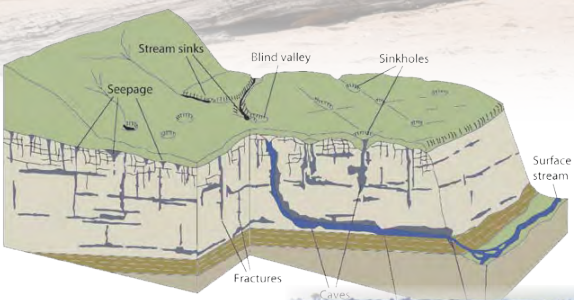
- AGRICULTURAL (57%)
- COMMERCIAL (<1%)
- COMMUNICATION/UTILITIES (<1%)
- INDUSTRIAL (<1%)
- INSTITUTIONAL/GOVERNMENTAL (1%)
- MULTI-FAMILY (<1%)
- NATURAL AREA (8%)
- OPEN LANDS (<1%)
- PARKS & RECREATION (1%)
- RESIDENTIAL (5%)
- RIGHT-OF-WAY (4%)
- TRANSPORTATION (<1%)
- WATER (1%)
- WOODLANDS (20%)

NATURAL RESOURCES

This section of the plan contains data and maps reflecting Manitowoc County's natural resources. Resources include geology, topography, soils, water resources, floodplains, and significant natural areas.

Manitowoc County contains approximately 113,570 acres of natural features when taking into account wetland areas, woodlands, open space/fallow fields, and water features.

- Woodlands account for approximately 77,300 acres.
- Natural areas (e.g., wetlands) cover over 31,460 acres of the town.
- Water features (lakes, rivers, streams) make up about 4,800 acres of the county's land.
- The county contains approximately 38 miles of Lake Michigan shoreline. The coastline offers a variety of natural resources (e.g., bluffs, beaches, wetlands, etc.); living resources (i.e., flora and fauna and unique habitats of the coast); and cultural resources (e.g., history, recreation, and agriculture). These valuable assets help maintain and improve community health and safety, aesthetics, and economic viability (e.g., tourism, clean parks and beaches, and recreational fishing).



GEOLOGY AND SOILS

- Bedrocks underlying Manitowoc County include Niagara dolomitic limestone, shales and dolomites, and sandstones.
  - o The Wisconsin Geological and National History Survey indicates that the bedrock in portions of Manitowoc County also has deep karst potential. Karst features significant in the county include caves and sinkholes.
- According to the *Soil Survey of Calumet and Manitowoc County, Wisconsin*, Manitowoc County contains 11 diverse soil associations. Soils are grouped into general soil associations that have similar patterns of relief and drainage. These associations typically consist of one or more major soils and some minor soils.

WATER RESOURCES

- 56 named lakes within the county cover nearly 1,308 acres.
- 45 unnamed lakes totaling 202 acres.
- 25 rivers and streams meander the county.
  - o Branch River and Millhome Creek are designated an Exceptional Resource Waters per NR 102.11 of the Wisconsin Administrative Code.
- Manitowoc County consists of ten subwatersheds which are part of three watershed basins.
  - o Lakeshore basin
  - o Lower Fox River basin
  - o Sheboygan basin
- Groundwater source comes from three aquifers underlying the county:
  - o Sandstone aquifer
  - o Niagara aquifer
  - o Water table aquifer

Source: Manitowoc County Parks Department.

PROTECT OUR SOURCE WATER

Nearly all water used by Manitowoc County municipalities and homes and businesses comes from groundwater and Lake Michigan.

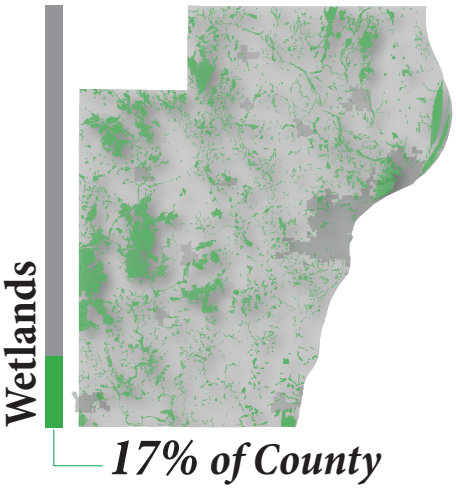
All rural communities on private wells, along with nine incorporated communities in the county with municipal water systems, get their drinking water exclusively from groundwater.

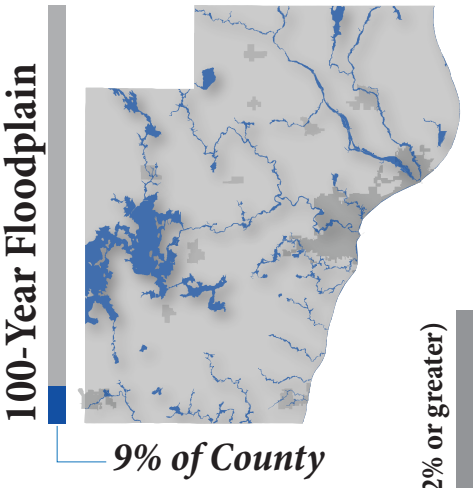
ENVIRONMENTAL CORRIDORS

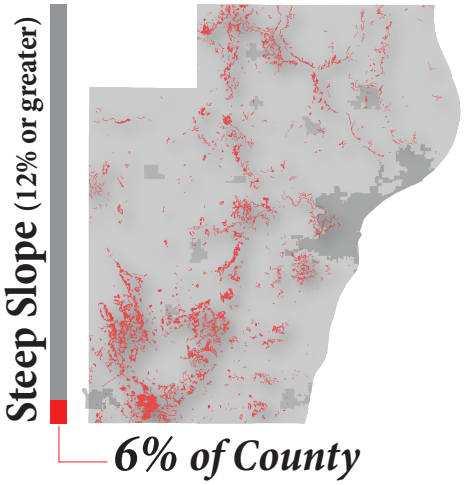
Environmental corridors refer to a collection of features that serve as a guidance tool to promote protection of areas with environmental significance from other land use influences. These features include:

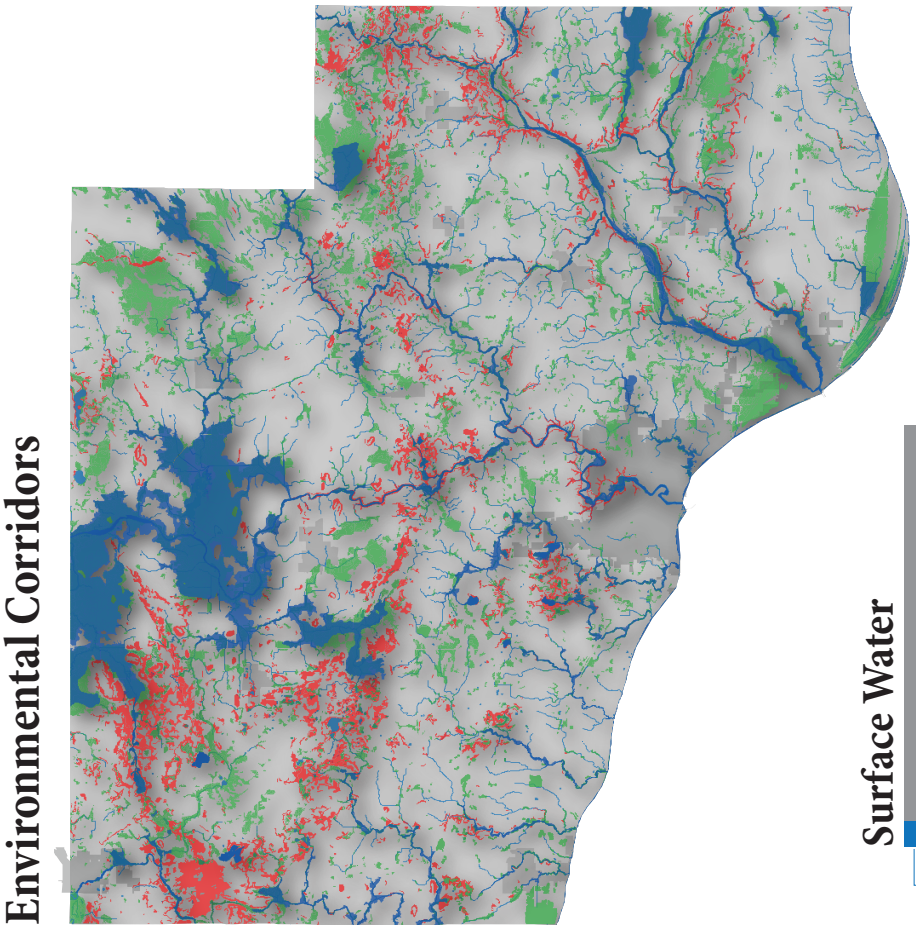
- Wetlands, as delineated by the WDNR
- 100-year Floodplain, as outlined by FEMA
- Steep slopes (12% or greater), as detailed by the NRCS
- 75-foot lake and river setback for buildings

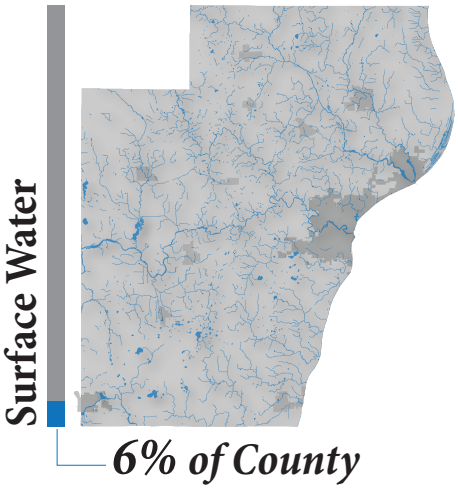
Environmental Corridors and the individual features that define them are illustrated on the maps below.











AGRICULTURE RESOURCES

- According to the 2017 Census of Agriculture for Wisconsin, there were 1,171 farming operations managing approximately 231,609 acres of land in Manitowoc County.
- The average size of a farm in the county is 198 acres.
- The county contains 131,777 acres of Prime Farmland based on the NRCS soil types.
- Over 187,956 acres of land in the county is cropland.
- Approximately 93 acres of agricultural land sold in the county between 2014 and 2018 was converted to non-agricultural uses.
- More detailed information on agriculture, farm demographics, crops, prime agricultural soils, etc. can be found in the *Manitowoc County Farmland Preservation Plan*.

FARM PRODUCERS

- There were 1,952 total farm producers in Manitowoc County in 2017, which is a increase from the 1,907 producers in 2012.
- In 2017, individuals or families operated 87.9 percent of the farms in Manitowoc County, while 7.2 percent are family partnerships, 3.7 percent being family corporations, and less than one percent consisting of non-family corporations or other.

TOP COMMODITIES (MILLIONS $)

Milk
$228.6

Grains
$34.2

Cattle and Calves
$29.2

SIGNIFICANT NATURAL FEATURES

Land Legacy Locations

- Cleveland Hardwood Swamp
- Fischer Creek
- Manitowoc-Branch River
- Millhome Woods
- Point Beach and Dunes
- Point Creek
- Twin Rivers

State Natural Areas

- Cherney Maribel Caves
- Point Beach Ridges
- Two Creeks Buried Forest
- VanderBloemen Bog
- Wilderness Ridge
- Woodland Dunes

Significant Coastal Wetlands

- Cleveland Hardwood Swamp
- Fischer-Centerville Creeks Area
- Little Manitowoc River
- Point Beach and Dunes
- Point Creek
- Silver-Calvin Creek

State Wildlife and Fishery Areas

- Collins Marsh Wildlife Area
- Kiel Marsh Wildlife Area

Collins Marsh Wildlife Area

PARKS AND RECREATION

PARK FACILITIES

County Facilities

- Cherney Maribel Caves
- Fischer Creek
- Horseshoe Lake
- Long Lake
- Lower Cato Falls
- Point Creek
- Silver Lake
- Walla Hi

State Facilities

- Point Beach State Forest
- Killsnake Wildlife Area
- Collins Marsh Wildlife Area

TRAIL FACILITIES

- Devil's River State Trail
- Mariner's Trail
- Rawley Point Recreational Trail
- Ice Age National Scenic Trail

Devil's River State Trail

Source: Manitowoc County Parks Department.

BOAT ACCESS AND BEACHES

Accesses for boating and fishing are located on Bullhead, Carstens, Cedar, English, Gass, Harpt, Hartlaub, Pigeon, Shoe, Spring, Tuma, Long Lake, and Wilke lakes, in addition to the Manitowoc River and West Twin River.

Point Beach State Park and Fischer Creek Conservation Area offer beaches.

HISTORIC AND CULTURAL RESOURCES

The Wisconsin Historical Society Division of Historic Preservation has identified 36 sites in and near Manitowoc County which are on the National or State Register of Historical Places. Properties listed in the Register include four historic districts, 14 shipwrecks, and various sites, buildings, structures and objects that are significant in American history, architecture, archeology, engineering, and culture.

USS Cobia

Frenchside Fishing Village

Rawley Point (Twin Rivers) Light Station

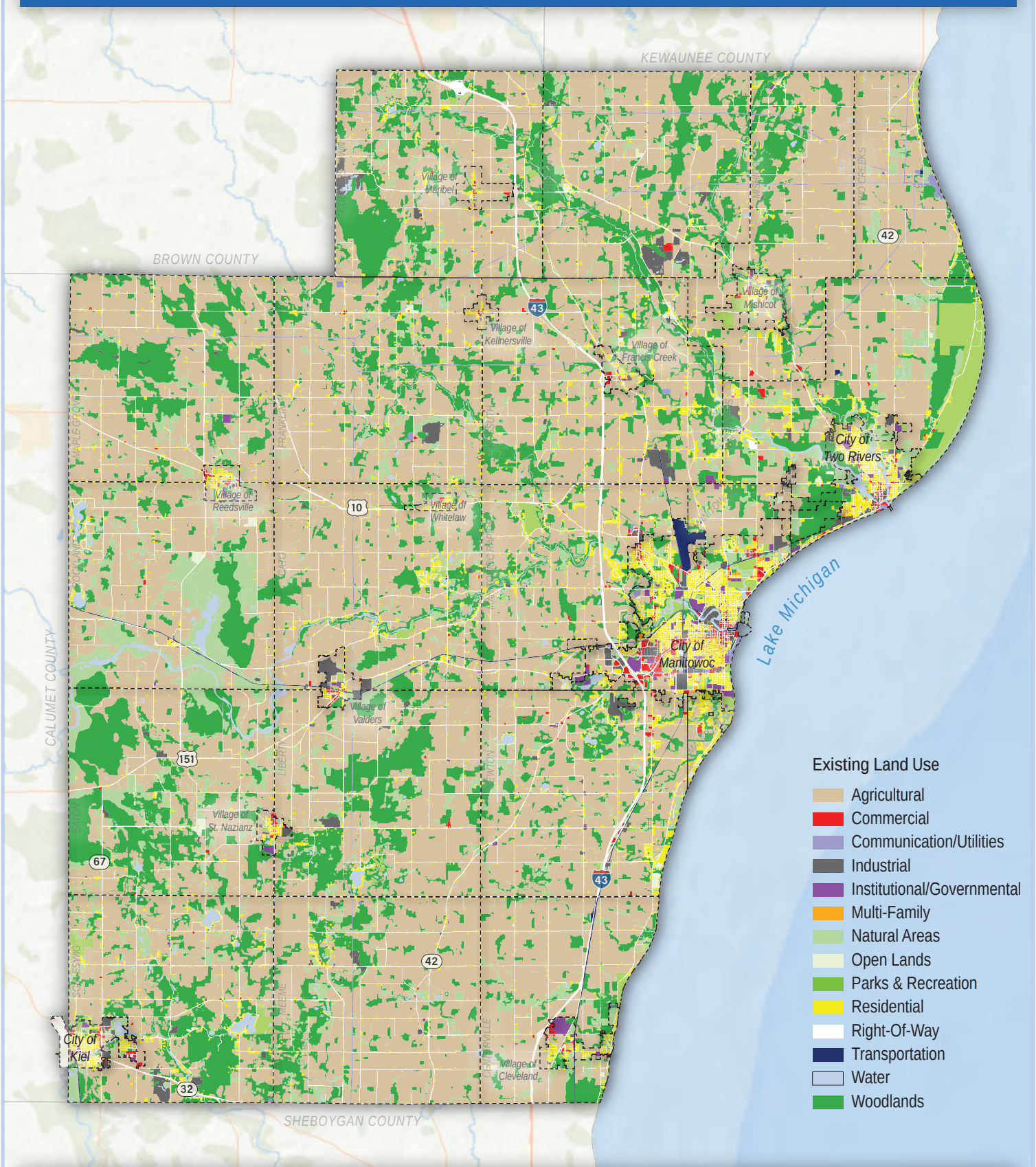
There are other structures of historic significance in the county that are not on the National Register but are listed in the Wisconsin Architecture and History Inventory (AHI). The AHI inventory consists of churches, hotels, historic homes, historic markers, etc. There is a possibility that several structures or sites may not be listed, and some of the listed structures may have been dismantled.

Preservation of historical and archaeological sites located within the county can be important in retaining the character of the area. These sites help to educate the public about the history of the county while also providing tourism and recreation opportunities.

Rockway Bridge

Existing Land Use

Manitowoc County 20-Year Comprehensive Plan Update



Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data used for reference purposes only. Bay-Lake RPC is not responsible for any inaccuracies herein contained. Map Date: August 2019.
Sources: ESRI Ocean Basemap; Land Use Data, 2015; NAIP Imagery, 2015; Manitowoc County, 2019; Bay-Lake RPC, 2019.

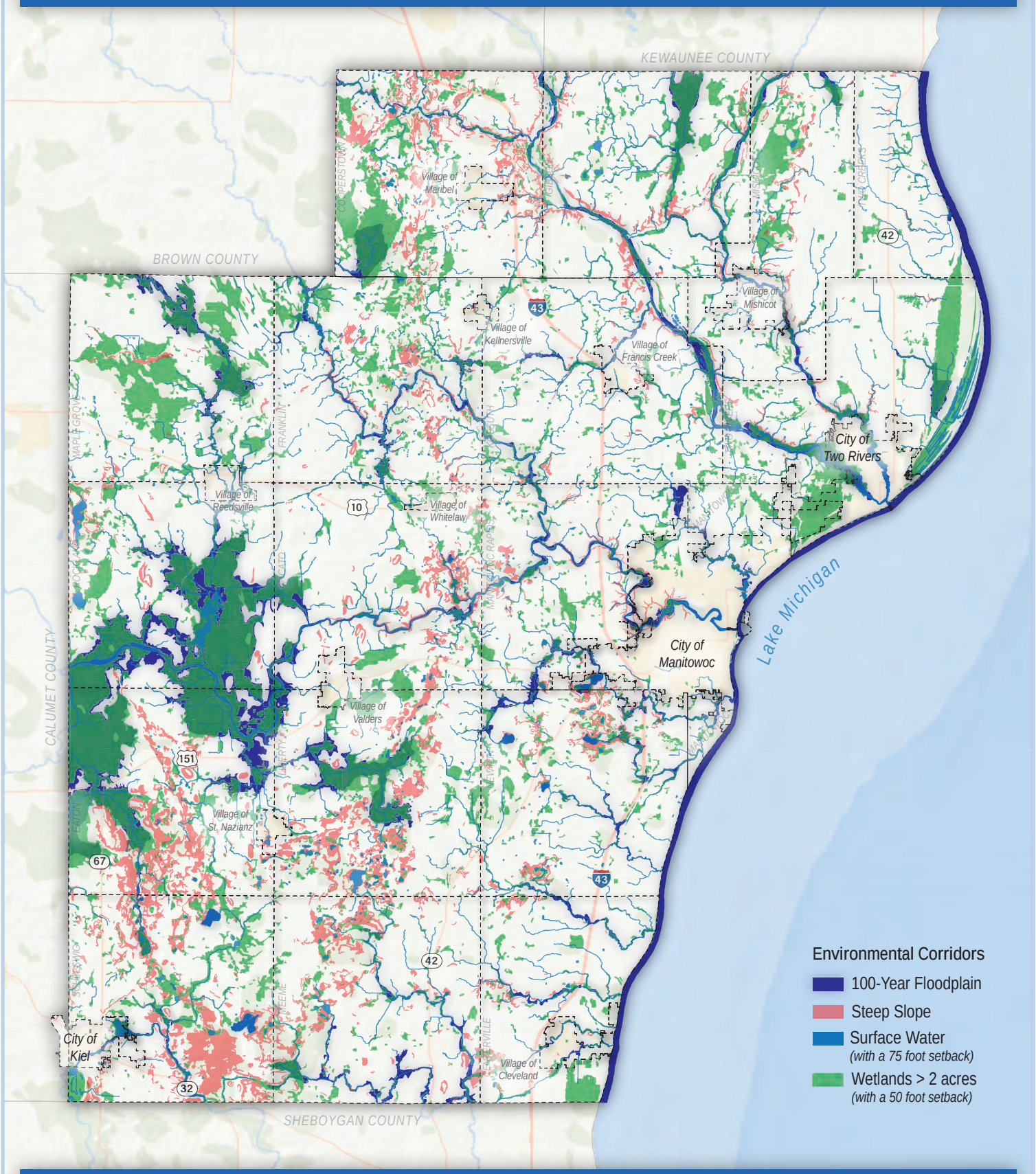
0 1 2 4 MILES

N

BAY LAKE Regional Planning Commission | Since 1972

Environmental Corridors

Manitowoc County 20-Year Comprehensive Plan Update



Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data used for reference purposes only. Bay-Lake RPC is not responsible for any inaccuracies herein contained. Map Date: August 2019.

Sources: ESRI Ocean Basemap; FEMA, 2009; WDNR, 2009, 2019; NRCS, 2010; Manitowoc County, 2019; Bay-Lake RPC, 2019.

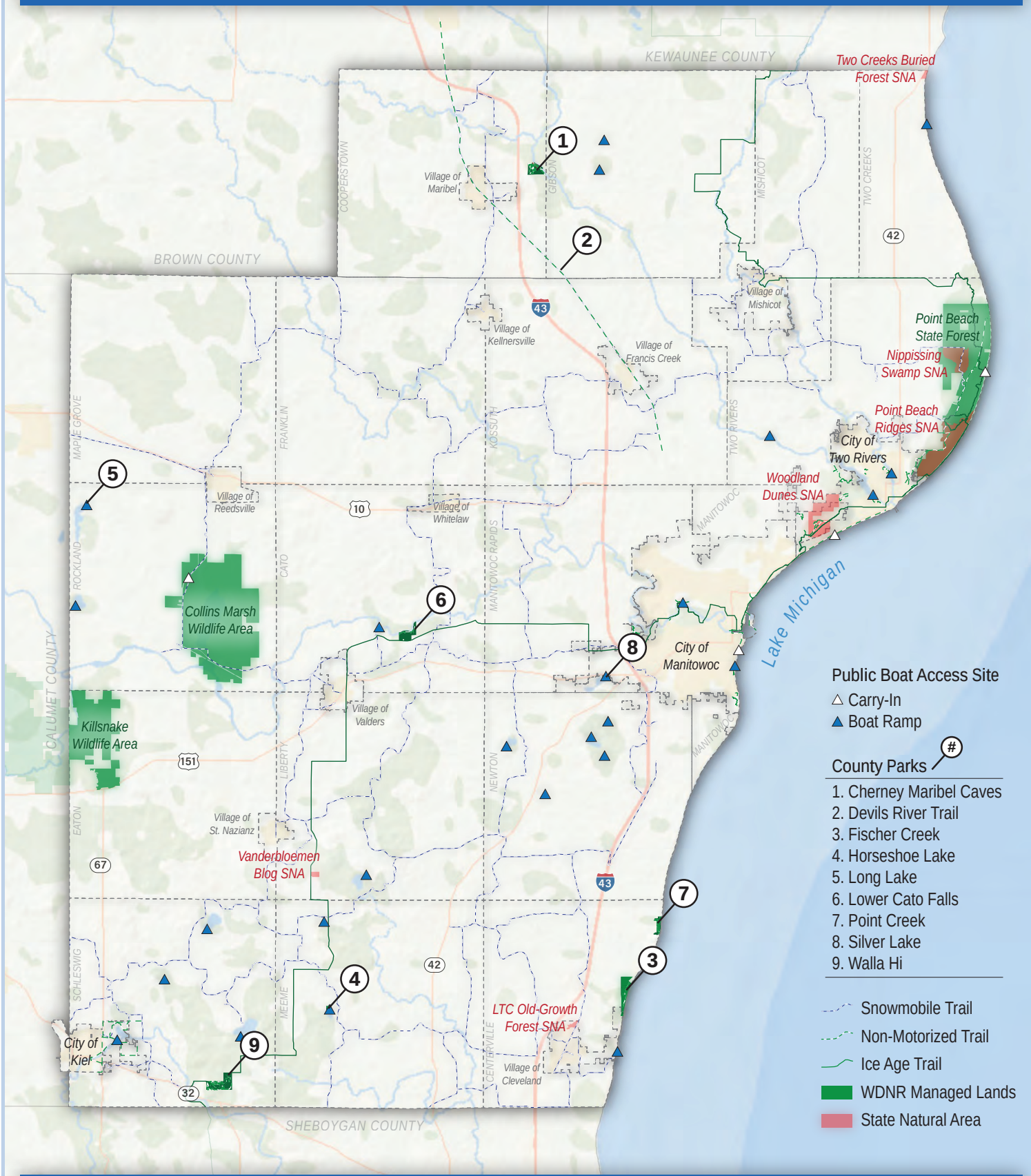
0 1 2 4 MILES

N

BAY LAKE Regional Planning Commission | Since 1972

Park and Recreational Facilities

Manitowoc County 20-Year Comprehensive Plan Update



Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data used for reference purposes only. Bay-Lake RPC is not responsible for any inaccuracies herein contained. Map Date: August 2019.
Sources: ESRI Ocean Basemap; WDNR, 2019; Manitowoc County, 2019; Bay-Lake RPC, 2019.

0 1 2 4 MILES

N

BAY LAKE Regional Planning Commission | Since 1972

PLANNING STRATEGY

Goal: To utilize the Manitowoc County 20-year Comprehensive Plan as a guide when making future land use decisions to ensure development occurs in a planned and coordinated manner, while considering private property rights.

Objective: Utilize this 20-year comprehensive plan to best reflect the long term interests of Manitowoc County residents.

Policies:

- Consult this 20-year comprehensive plan before making any decisions regarding land use changes and ordinances.
- Establish, maintain, and enforce county land use ordinances with local communities that are designed to uniformly address land use issues throughout Manitowoc County.
- Encourage cooperation and communication between Manitowoc County, local communities, and neighboring jurisdictions in implementing this 20-year plan.
- Provide plan updates to local and neighboring communities, as required.
- Encourage educational workshops for local communities to promote an understanding of land use regulations, such as rezones, conditional uses, and land divisions.
- Support towns to better address land use development within extraterritorial planning areas.
- Work with local communities when reviewing and considering updates to the local comprehensive plan.

Objective: The Planning and Park Commission, at the direction of the County Board of Supervisors, is responsible for reviewing and updating this comprehensive plan.

Policies:

- Maintain maps relevant to the implementation of the comprehensive plan and to monitor land use changes within the county.
- Continue to support planning initiatives undertaken within Manitowoc County.
- Review the comprehensive plan on an annual basis and update, as necessary, with plan updates scheduled at a minimum of every five years.
- Ensure the public is informed and involved when considering updates and revisions to the county's comprehensive plan.

LAND USE STRATEGY

Goal: To support a balanced mix of land uses in Manitowoc County that afford opportunities for efficient development patterns, economic development, sustainable natural resources, and improved quality of life; while recognizing its agricultural base and considering private property rights.

Objective: Reference the recommendations of the county's future development strategy along with the future development strategy of local community plans before any land use decisions are made to ensure future development fits within the context and framework of the 20-Year Land Use Plans.

Policies:

- Encourage development to locate in areas with existing or planned public facilities while preserving the rural features of the county.
- Support a variety of land uses so as to allow for a mix of housing unit types and employment opportunities.
- Ensure that rural development is sensitive to the needs for rural preservation and the protection of environmental areas.
- Promote the highest and best land uses along the interstate interchanges and exits. Long range concept plans should be developed for these areas, detailing consistent land uses, along with standards for landscaping, architectural design, and general layout.

Future Land Use

FUTURE LAND USE NEEDS

RESIDENTIAL PROJECTIONS

The county's future residential land use acreage was projected utilizing the following methodology:

- The county's projected housing, based on the WDOA housing projections for each of the county's municipalities.
- Manitowoc County's housing unit distribution based on the 2010 Census. Seventy-three (73) percent of the occupied housing units are located in the cities and villages, while the remaining 27 percent are found in the towns.
- An average lot size per dwelling unit based on the housing density recommendations of the municipalities' adopted comprehensive plans.
    - Cities/Villages - an average lot size of 1/3 acre per dwelling unit.
    - Towns - an average lot size of three (3) acres per dwelling unit.

Note: The projections are for single family homes and do not account for multiple family and apartment complexes which have greater residential densities.

COMMERCIAL PROJECTIONS

To calculate commercial land use projections, the ratio of residential acreage to commercial acreage (residential : commercial) was compared by parcel in the incorporated communities (4:1) and the towns (29:1) based on the 2015 land use inventory.

INDUSTRIAL PROJECTIONS

Industrial lands are projected in the same manner as the commercial lands. By using the ratio of residential acreage to industrial acreage (residential : industrial) by parcel in the cities/villages (4:1) and the towns (63:1) based on the 2015 land use inventory.

AGRICULTURAL PROJECTIONS

Analyzing the land use acreage changes that occurred in the county over the last 10 years, the conversion of agricultural lands to non-farm uses in the county have increased slightly. It is unrealistic to predict specific acreage needs for each period due to the unsteadiness of growth. Manitowoc County is making a determined effort to preserve as many of the open spaces as possible over the next 20 years by enforcing countywide land use controls; encouraging development to locate in areas where it is economically feasible to do so; and directing dense developments to the incorporated communities. To ensure existing and future agriculture operations have the ability and incentive to continue, Manitowoc County intends to preserve their more productive and larger tracts of agriculture land through the guidance of land use recommendations and implementation of the development strategies contained in this comprehensive plan.

DEVELOPMENT CONSIDERATIONS

LAND SUPPLY AND DEMAND

Manitowoc County encompasses over 381,000 acres. The county's proximity to larger Metro areas (e.g., Green Bay, Fox Valley, etc.); its transportation system; quality communities, services, and schools; and valuable natural features make Manitowoc County a desirable location to live, visit, recreate, and/or operate a small business. Lake Michigan along with the county's lakes, rivers, and streams provide diverse recreational opportunities for both residents and visitors to the area. The county's 12 incorporated communities and several small mixed-use neighborhoods offer the opportunity for redevelopment for increased tax generation. There is also sufficient land for commercial and light industrial development along main transportation routes as well as areas adjacent to incorporated municipalities where services can effectively be extended.

As detailed on the list of existing land uses, approximately 88 percent, or over 337,000 acres of the county, is undeveloped. Portions of the undeveloped land consist of the county's various water features, environmentally sensitive areas, and land that is under public ownership. However, the county does have ample room for future development without compromising natural features.

FUTURE LAND USE NEEDS

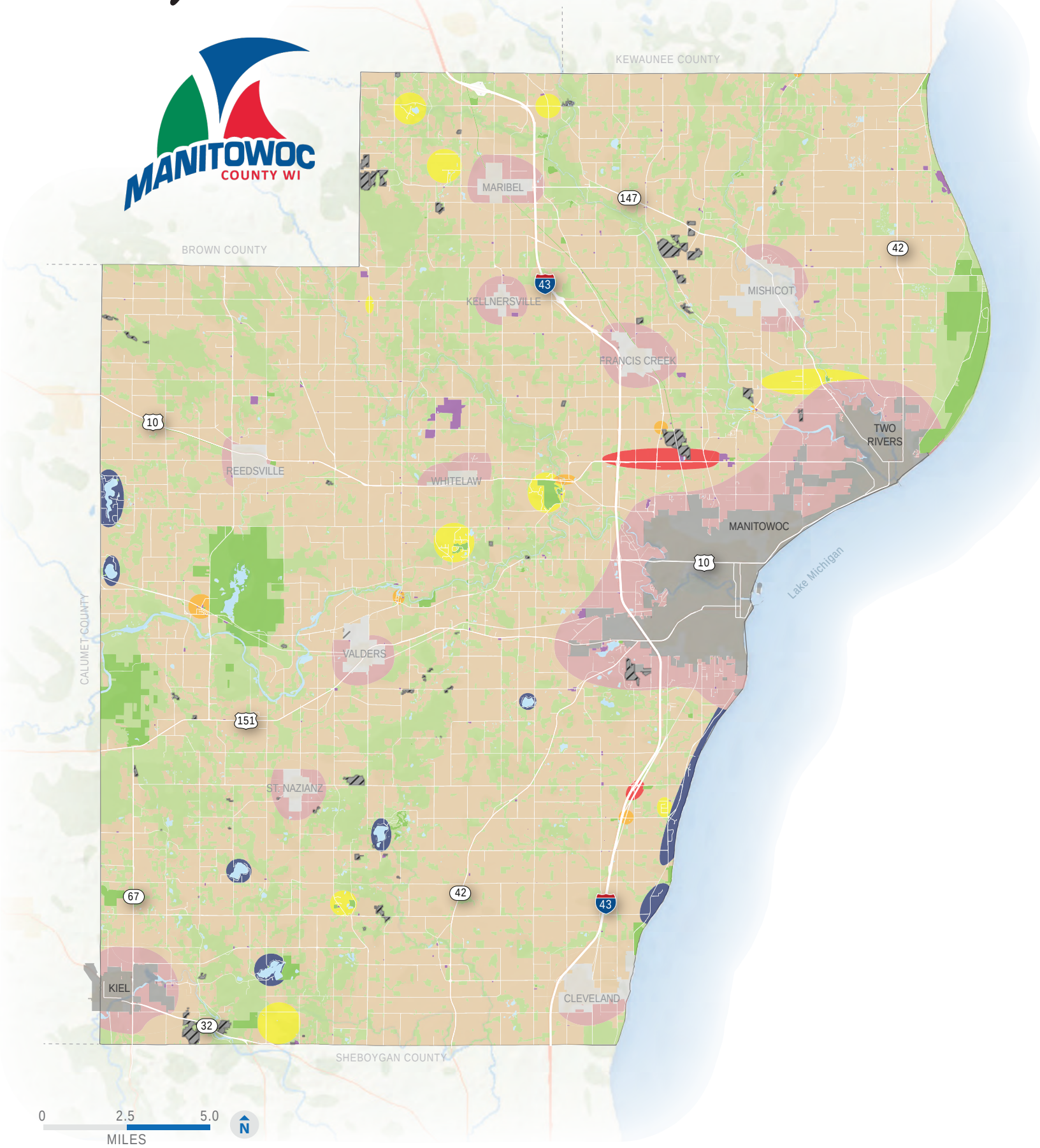
The estimated acreage needed for potential residential, commercial, industrial, and agricultural land uses within Manitowoc County through the year 2040, in 5-year increments, is illustrated in the following chart.

Future Land Use Projections						
Residential						
	TOWNS		CITIES/VILLAGES		COUNTY TOTAL	
YEAR	ACRES	TOTAL ACRES	ACRES	TOTAL ACRES	ACRES	TOTAL ACRES
2020	735.5	922.6	220.9	277.2	956.4	1,199.7
2025	546.8	1,469.3	164.2	441.4	711.0	1,910.7
2030	366.9	1,836.3	110.2	551.6	477.2	2,387.9
2035*	-	1,836.3	-	551.6	-	2,387.9
2040*	-	1,836.3	-	551.6	-	2,387.9
Commercial						
2020	25.2	31.6	52.9	66.3	78.0	97.9
2025	18.7	50.3	39.3	105.6	58.0	155.9
2030	12.5	62.8	26.4	132.0	38.9	194.8
2035*	-	62.8	-	132.0	-	194.8
2040*	-	62.8	-	132.0	-	194.8
Industrial						
2020	11.6	14.5	57.2	71.8	68.8	86.3
2025	8.6	23.1	42.6	114.4	51.2	137.5
2030	5.8	28.9	28.6	142.9	34.3	171.8
2035*	-	28.9	-	142.9	-	171.8
2040*	-	28.9	-	142.9	-	171.8

Source: Bay-Lake Regional Planning Commission, 2020

* Note: As identified in the household forecast data of the Demographics and Housing section of this plan, the data indicates that the county is not projected to experience any new household growth between the years of 2030 and 2040. As a result of the WDOA projections, it is estimated that no additional land would be used for new development.

20-Year Land Use Plan



20-Year Land Use Plan

RECOMMENDED LAND USE STRATEGY:

The county's future land use plan details land use needs, along with a basic strategy and physical plan to guide the location, density and intensity of land development in Manitowoc County over the next 20 years.

This portion of the plan details the suggested development strategy for the county's 20-year planning period. The future land use classifications associated with the Manitowoc County plan best represent the common themes for development and preservation of the adopted community comprehensive plans within the county, as well as the county's Farmland Preservation Plan.

The following classifications are based on a compilation of the county's local plans, and generalized to meet the best interest of the county's future.

URBAN TRANSITION

The Urban Transition land use category identifies ideal areas within the county where high to medium density development is expected to occur within the next 20 years. Portions of these areas are expected to be annexed by the cities and villages which would provide public infrastructure and services. Encouraging development in these designated areas will limit sprawling, suburban-type, low-density development throughout the rural areas.

RURAL RESIDENTIAL

The Rural Residential category identifies areas of the county which is appropriate for low intensity and low-density residential development with on-site septic systems. In an effort to minimize the future impacts of residential development in the rural area, the county has identified several locations that have the potential to promote clustering provisions.

RURAL COMMUNITY ACTIVITY CENTER

This future land use classification identifies land on designated road intersections which serve as nodal crossroads for the surrounding rural community and may contain any of the following uses: church, fire station, small post office, school, or other similar institutional uses. Sanitary districts may also serve several of these communities or could service these communities in the future.

SHORELAND DEVELOPMENT

The Shoreland Development category consists primarily of single family and limited types of multi-family housing directly on the shoreline of a water feature, as well as second tier development. A number of the county's lakes along with areas along Lake Michigan have already experienced considerable development. Additional growth in these areas is placing additional pressure on the natural environment which is, or may lead to poor water quality, loss of wildlife habitat, and a diminished quality of living on these significant natural features.

PARKS AND RECREATION

Parks and recreation facilities are important elements that contribute to the county's identity and livability. These sites consist of public or quasi-public uses including State and county owned facilities, trails, recreational and passive natural lands, as well as private recreational features such as research forests, sportsmen's clubs, and golf courses.

CORRIDOR MIXED USE

The Corridor Mixed Use category identifies areas that may be appropriate for retail and other commercial uses along major highway corridors. Planned developments at the STH 310 / USH 10 interchange and STH 310 corridor are offered good accessibility and are highly visible.

AGRICULTURAL

The purpose of the Agricultural designation is to provide for the continued viability of farming and agricultural uses, the raising of livestock, the conservation of agricultural land, and to maintain and promote the rural character of these farmlands into the future.

NONMETALLIC MINING

The Nonmetallic Mining designation identifies active sites and those areas where mineral resources are likely to be mined in the future. The intent of this designation is to continue utilizing the mineral resources found in the county to supply materials for the economic development of the region and to help minimize any conflicts with surrounding land uses.

WOODLANDS/ NATURAL AREAS

The Woodlands/Natural Areas land use classification consists of existing private/ public woodlands and open space areas found throughout Manitowoc County. Woodlands are a valuable natural resource, providing a host of benefits. Trees filter air and water, serve as buffers between land uses, provide wildlife habitat and areas for passive recreation.

GOVERNMENTAL/ INSTITUTIONAL/UTILITIES

The Governmental/Institutional/Utilities category of the county's 20-year land use plan is designed to highlight the importance of providing adequate facilities to support residential, industrial, and commercial development in a manner that does not compromise existing services. This classification encompasses county government buildings, power generation, water and sewer systems, solid waste facilities, education facilities, and police and emergency operations.

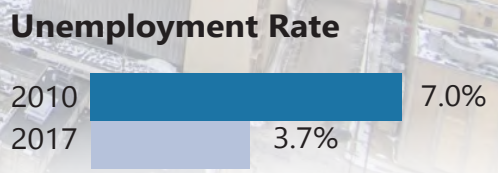
It is important to note that during the review, consideration, and implementation of the county land use recommendations outlined above, Manitowoc County will take into consideration the land use recommendations established by the local communities before any decisions or additional recommendations are made at the county level.

Economic Development

ECONOMIC SUMMARY

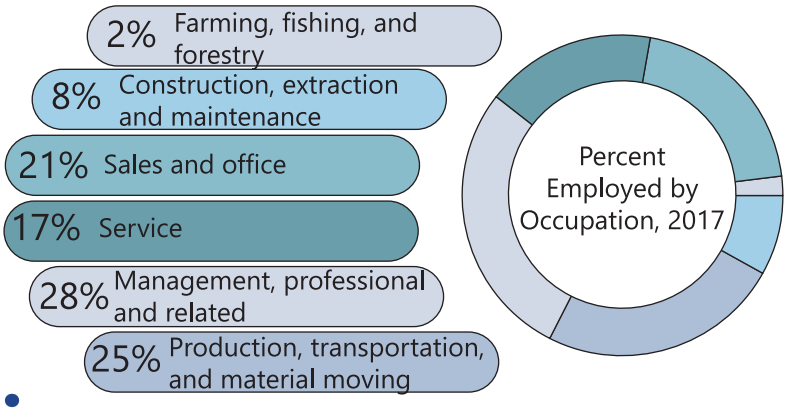
COUNTY LABOR FORCE AND UNEMPLOYMENT

	Total Labor Force	% of Population
2010	44,631	55%
2017	41,819	52%

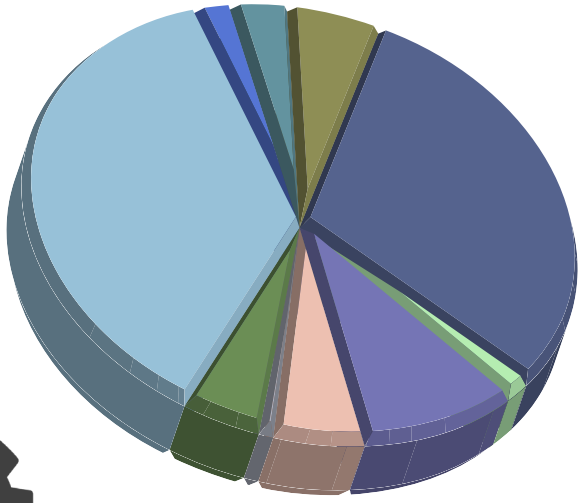


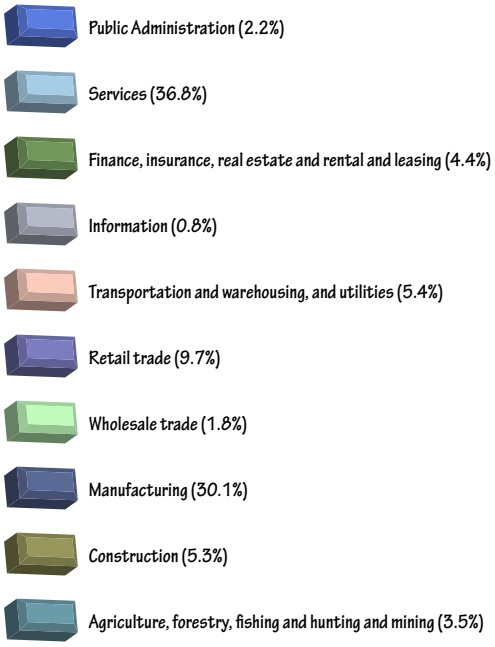
OCCUPATION

Twenty-eight percent of the employed residents in Manitowoc County work in management, professional and related occupations. Another 25 percent work in production, transportation and material moving occupations.



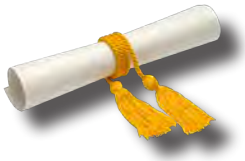
INDUSTRY



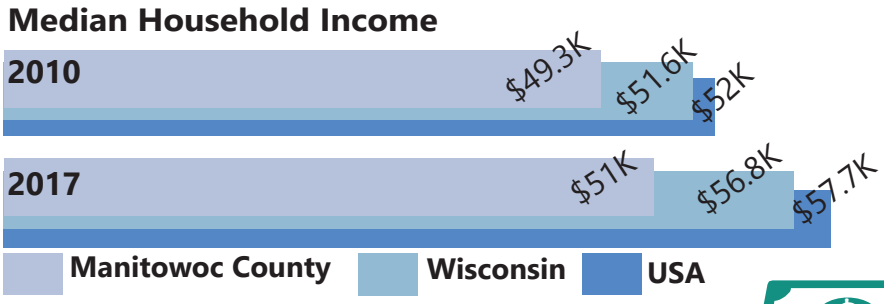


EDUCATIONAL ATTAINMENT

- 91% of Manitowoc County residents age 25 & older have a high school diploma or higher.
- 20% of county residents age 25 & older have a bachelor's degree or higher.

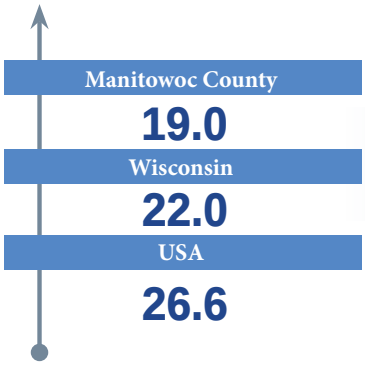


INCOME



AVERAGE COMMUTING TIME TO WORK:

(Minutes)



- 75% of the county's working citizens work within Manitowoc County.

2017 ECONOMIC BASE (MANITOWOC COUNTY):

- Manitowoc County "basic employment areas" that are considered exporters:
  - — Manufacturing
  - — Real estate and rental and leasing
  - — Forestry, fishing, and related activities
  - — Construction
  - — Retail Trade
- Industries that import goods or services:
  - — Information services
  - — Professional, scientific, and technical services
  - — Education services
  - — Mining, quarrying, and oil and gas extraction
- Agriculture in Manitowoc County generates over $1.5 billion, or 17 percent of the county's economic activity.
- In 2019, travelers spent over $115 million in Manitowoc County, a 2.9% increase over 2018.

2016-2026 PROJECTIONS

(Industry and employment projections cover years 2016 to 2026 for the 11 county Bay Area Workforce Development district.)

- Goods-Producing Industries (e.g., construction, manufacturing, natural resources) are projected to increase over 3.0% in the region from 2016-2026.
- Service-Providing (e.g., trade, transportation, financial, professional and business, education and health, etc.) is projected to increase over 8.6%.
- Self-Employed is forecast to increase nearly 7.7%.

Transportation

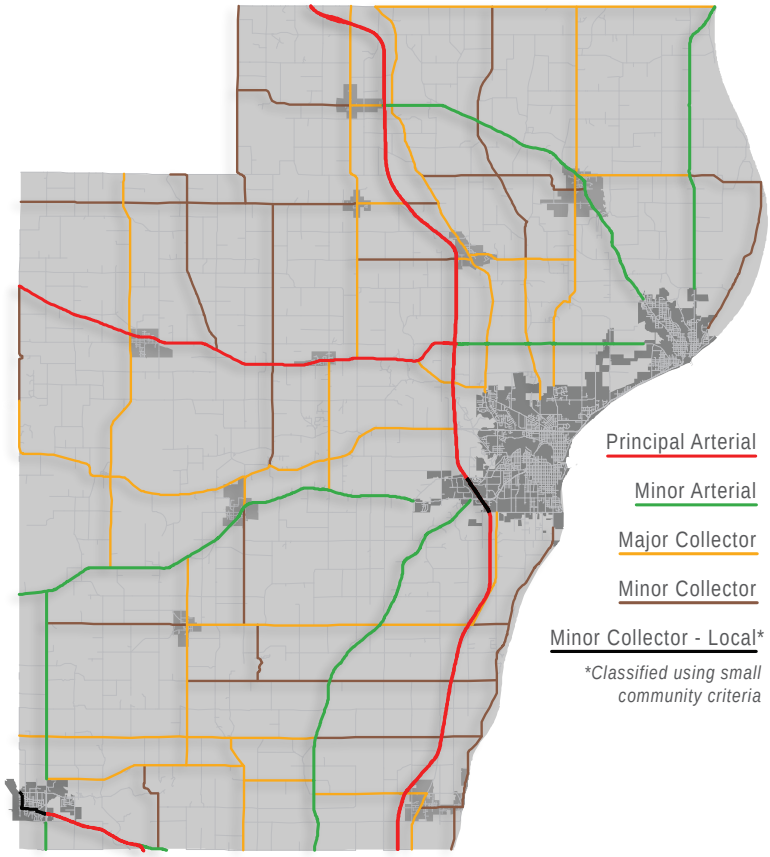
COUNTY STREETS AND HIGHWAYS SUMMARY

284 County Miles + 1,223 Municipal Miles = 1,507 Total Street/ Highway Miles

The county and local transportation system is complemented by Interstate 43, U.S. Highways 10 and 151, and State Highways 32/57, 42, 67, 147, and 310; which provide access to other communities in the region and the state.

FUNCTIONAL CLASSIFICATION

WisDOT classifies highways and roadways according to character of service. Streets and highways can be divided into three categories: arterial, collector, and local facilities. The three categories of streets and highways are determined by the function that the street or highway in question serves. The adjacent map details the functional classification of roadways in the county.



TRUCKING

The trucking industry provides efficient and safe transportation services and is an integral part of the Manitowoc County economy. All state and U.S. highways, along with several County Trunk Highways in the county serve as truck routes. Commercial trucking terminals exist in the cities of Kiel, Manitowoc and Two Rivers, as well as in the Town of Newton.

ACTIVE TRANSPORTATION

According to WisDOT, a number of roads within the county offer satisfactory conditions for bicyclists. Consider establishing designated bicycle facilities in the future in an effort to improve bicycle navigation throughout the county.

REGIONAL TRANSPORTATION SYSTEMS

RAIL

In Manitowoc County, the main rail line is the Canadian National (CN). One CN line connects Manitowoc and Valders to the Appleton/Neenah/Menasha area. A second CN line connects Rockwood and Manitowoc. A third CN line connects Kiel to New Holstein, Chilton, Hilbert and the Appleton/Neenah/Menasha area. A Wisconsin and Southern Railroad (WSOR) line connects Kiel to Elkhart Lake, Plymouth, Random Lake, and Saukville, which connects to a CN line to the south which connects to the Milwaukee area.

AIR SERVICES

The primary commercial-passenger and air freight service for residents of Manitowoc County is provided by either General Mitchell International Airport located south of the City of Milwaukee or Austin Straubel International Airport located near the City of Green Bay.

The Manitowoc County Airport is classified as a Transport/Corporate (T/C) Airport. According to the WisDOT Bureau of Aeronautics, T/C class airports "are intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service and small airplanes (piston or turboprop) used in commuter air service."

The Manitowoc County Airport, located on Freedom Way in the City of Manitowoc, covers nearly 500 acres. Manitowoc County oversees all daily operations, financial planning and airport/runway development and maintenance.

In Manitowoc County, there are five privately owned airstrips and several helipads. These small, private airport facilities offer minimal services, and are generally utilized by recreational fliers. Helipads were recorded for hospitals serving the Manitowoc-Two Rivers area.

HARBORS

The Manitowoc Harbor consists of an entrance channel, an outer harbor, and an inner harbor. Major industrial and commercial businesses utilize the Manitowoc Harbor. In addition, the Lake Michigan Carferry (i.e., S.S. Badger) carries passengers and autos, and operates from the east side of the slip at the mouth of the Manitowoc River. The ferry operates between Manitowoc and Ludington, Michigan.

The Two Rivers Harbor consists of an outer harbor, an inner harbor basin, and a channel one half mile in length. Major uses of the harbor include charter and commercial fishing and recreational boating and fishing.

LOCAL TRANSPORTATION SYSTEMS/FACILITIES

MULTI-MODAL TRANSPORTATION

Maritime Metro Transit through coordination with Manitowoc County offers specialized transportation services for residents throughout Manitowoc County.

Through the coordination of specialized transportation services, passengers living throughout Manitowoc County and in the cities of Manitowoc and Two Rivers have many transportation options.

Utilities & Community Facilities

The utilities and community facilities element provides an inventory of existing utilities and community facilities within Manitowoc County, as well as a projection of the demand for future utilities and community facilities. The utility inventory includes: sanitary sewer and water supply services, stormwater management facilities, private utilities and solid waste management facilities. The community facility inventory includes: healthcare facilities, government and public institutional centers, police service, fire protection and emergency rescue services, public and private schools and assisted living facilities.

SANITARY SEWER SERVICE

SANITARY DISTRICTS

Sanitary districts serving communities in Manitowoc County:

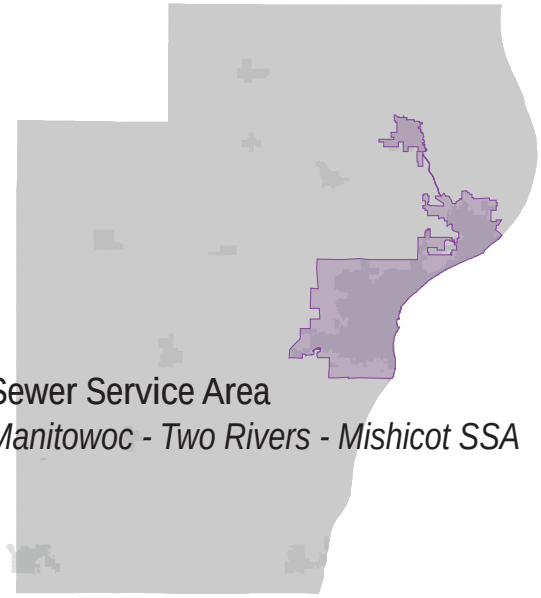
- Clark Mills Sanitary District
- Kossuth Sanitary District #2 (Rockwood)
- Liberty Sanitary District #1 (Pigeon Lake)
- Rockland Sanitary District #1 (Collins)

Established sanitary districts, but no infrastructure to make them operational.

- Manitowoc Rapids Sanitary Districts 1 & 2
- Schleswig Sanitary Districts 1 & 2
- Silver Creek Sanitary District
- Silver Lake Sanitary District
- Two Rivers Sanitary District

SANITARY SERVICE AREA

The Sewer Service Area (SSA) is delineated using the 20-year population projection, an acceptable residential population density, and a forecast of non-residential development (e.g. commercial and industrial growth) which would result in acreage demand and allocation. Delineating a service boundary is critical in designing sewage collection and treatment facilities to serve existing and future residents of the SSA in the most cost effective and environmentally sound manner.



Sewer Service Area
Manitowoc - Two Rivers - Mishicot SSA

WATER SUPPLY

Municipal water systems serve the majority of residential, commercial, and industrial users in 11 communities within Manitowoc County. Nine (9) of the public water systems are supplied from groundwater through community wells including the villages of Cleveland, Kellnersville, Maribel, Mishicot, Reedsville, St. Nazianz, Valders, and Whitelaw, along with the City of Kiel.

The cities of Manitowoc and Two Rivers utilize Lake Michigan for their public water supply needs.

The Village of Francis Creek and 18 towns within the county not serviced by public systems have individual or shared wells that are owned and maintained by the property owner(s).

STORMWATER MANAGEMENT

Municipal storm sewer systems are found primarily in the incorporated communities and consist of curbed streets, gutters, and a variety of pipeline. In the majority of the rural areas of the county, a series of maintained ditches and culverts manage stormwater drainage.

RECYCLING CENTER

The Material Recovery Facility at 3000 Basswood Road in the Town of Manitowoc Rapids maintains a residential recycling drop-off area that is intended for use by all county residents.

The Material Recovery Facility also oversees two compost sites that serve Manitowoc County residents, the Basswood Compost Site and the Woodland Compost Site.

SOLID WASTE DISPOSAL

A majority of communities in the county have either curbside pickup of refuse or maintain drop-off sites. Waste is collected and disposed of through public works departments, private haulers, or residents transport the refuse themselves. The waste is taken to the Ridgeview Landfill in the Town of Franklin.

TELECOMMUNICATIONS

Residents and businesses are afforded broadband and cellular service from several providers. There are over 70 FCC registered communication towers located within Manitowoc County. Internet speeds (Megabits per Second) throughout the county include 25+ Mbps Download / 3+ Mbps Upload.

ELECTRIC AND NATURAL GAS SERVICE

- Wisconsin Public Service (WPS) and We Energies supply the majority of the electrical service and natural gas service to Manitowoc County communities. Both companies are subsidiaries of WEC Energy Group Inc. Electricity is generated by the Manitowoc Power Plant found in the City of Manitowoc and Point Beach Nuclear Plant located in the Town of Two Creeks.
- The City of Two Rivers purchases its electric necessities from Wisconsin Public Power Inc. (WPPI) and Two Rivers Water and Light distributes to its customers.
- The main natural gas pipeline corridor found in the county is owned by TransCanada / ANR Pipeline Company (TC Energy). The line enters the county from the south and leads into the City of Two Rivers. Smaller feeder lines from the major pipeline supply natural gas to the various local distributors including WPS, which provides natural gas service to the county's communities.

RENEWABLE ENERGY AND ENERGY EFFICIENCY

- The Lakeshore Technical College Wind Generation Facility is located in the Village of Cleveland.
- Biomass, in addition to coal, petroleum coke, natural gas, and oil is used in the Manitowoc Public Utilities (MPU) power generating station. Biomass materials include paper pellets, cork, and wood charcoal. The MPU facility is certified by the Public Service Commission of Wisconsin as a renewable energy provider.
- Currently under construction and expected to be in service by December 2020 is the Two Creeks Solar Park. It will be a 150 megawatt photovoltaic (PV) solar electric generating facility. The project would be located on approximately 1,300 acres of primarily agricultural land. The major components of the project would include the PV panels, power conversion units, inverters, collection lines, a collector substation, and an operation and maintenance building.

Utilities & Community Facilities

PUBLIC SAFETY, HEALTH AND WELFARE

Many of the county's departments and facilities are located within the City of Manitowoc including the County Administration Building, the County Courthouse, the County Office Complex, the Manitowoc County Expo, the Sheriff's Department, and the Human Services Department.

PROTECTIVE AND EMERGENCY SERVICES

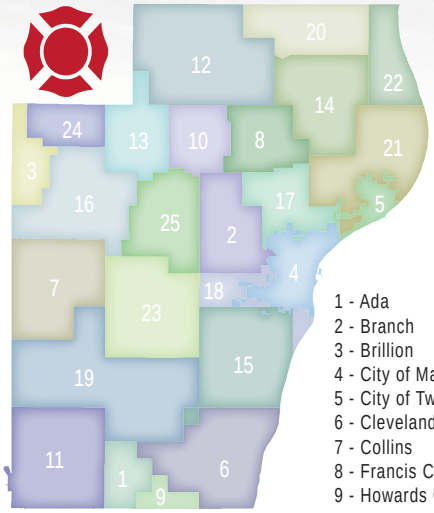
POLICE PROTECTION SERVICES

The Manitowoc County Sheriff Department provides 24-hour law enforcement services to the county. Assistance is also provided to the fire departments, rescue squads, and city and village police departments.

Municipal Police Services

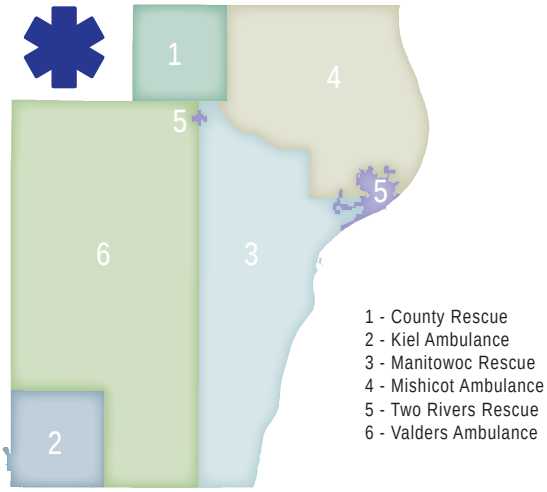
- Manitowoc
- Kiel
- Two Rivers
- Cleveland
- Mishicot
- Reedsville
- St. Nazianz

FIRE PROTECTION SERVICES



FIRE DEPARTMENT SERVICE AREAS

EMS PROTECTION AREAS



AMBULANCE SERVICE AREAS

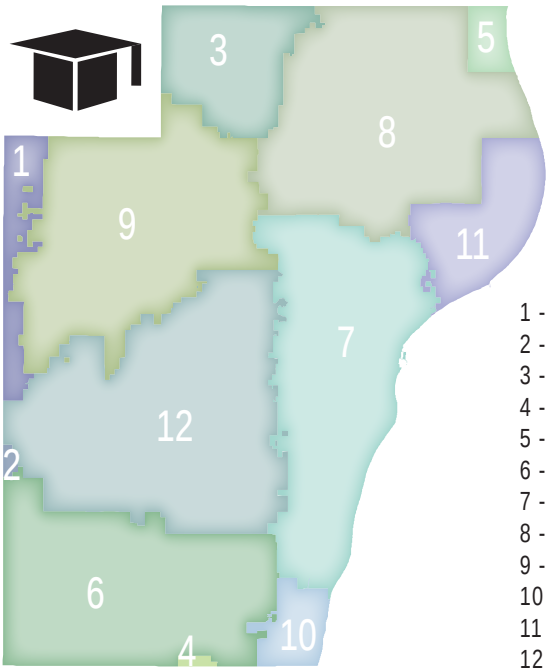
HEALTH CARE FACILITIES

- Holy Family Memorial Medical (City of Manitowoc)
- Aurora Medical Center (City of Two Rivers)

ADULT CARE FACILITIES

Six nursing homes, 13 Adult Family Homes (AFH), 35 Community Based Residential Facilities (CBRF), and two Adult Day Care (ADC) facilities are located in Manitowoc County.

SCHOOLS



SCHOOL DISTRICTS

1 - Brillion
2 - Chilton
3 - Denmark
4 - Howards Grove
5 - Kewaunee
6 - Kiel Area
7 - Manitowoc
8 - Mishicot
9 - Reedsville
10 - Sheboygan Area
11 - Two Rivers
12 - Valders Area

Manitowoc County is located within 12 public school districts as illustrated on the adjacent map. There were 27 public schools, including three charter schools, in six public high school districts, 16 private schools, and two post secondary institutions located within Manitowoc County.

VALDERS AREA SCHOOL DISTRICT

ADMINISTRATIVE FACILITIES

The county's administration building is located at 1110 S. 9th Street. This facility houses Personnel, Comptroller, and the Coroner. The Manitowoc County Courthouse is located at 1010 S. 8th Street. It houses the County Executive, County Clerk, Circuit Court Judge, Family Court, District Attorney, Child Support, Register in Probate, Corporation Counsel, Register of Deeds, and County Treasurer.

Other County Facilities:

- Manitowoc County Airport, 1815 Freedom Way
- Manitowoc County Communications and Technology Building, 1024 S. 9th St.
- Manitowoc County Courthouse Annex Building, 823 Washington St.
- Manitowoc County Expo, 4921 Expo Dr.
- Manitowoc County Health Care Center, 2021 S. Alverno Rd.
- Heritage Center (Michigan Avenue Campus), 1701 Michigan Ave.
- Manitowoc County Highway Commission, 3500 State Hwy 310
- Manitowoc County Materials Recycling Facility, 3000 Basswood Rd.
- Manitowoc County Office Complex, 4319 Expo Dr.
- Manitowoc County Public Health Building, 1028 S. 9th St.
- Manitowoc Human Services Department, 926 S. 8th St.
- Manitowoc County Sheriff's Department, 1025 S. 9th St.

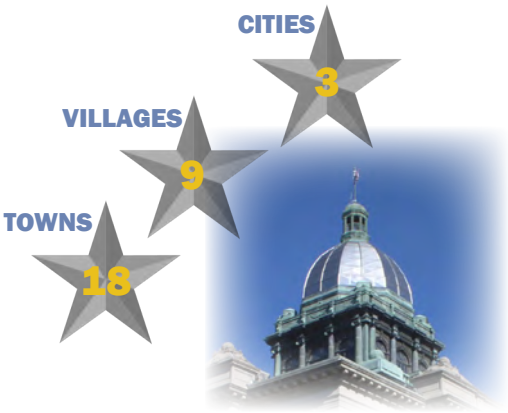
Intergovernmental Cooperation

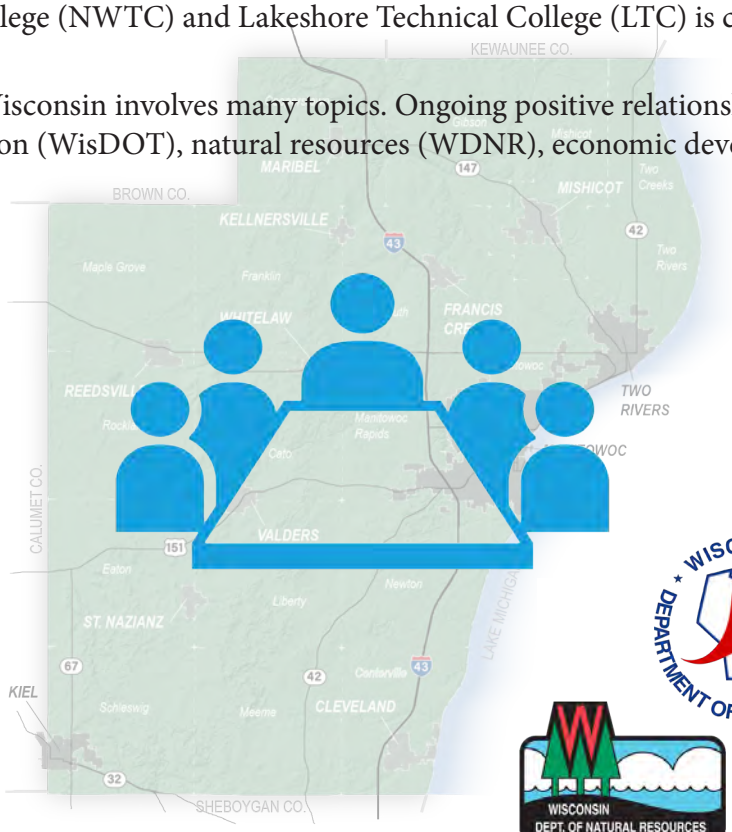
In order for Manitowoc County to grow in an orderly and efficient manner, it is necessary for the county to work with its local jurisdictions, neighboring counties, the State of Wisconsin, and other units of government. Working cooperatively is especially important since many issues do not recognize municipal boundaries. By identifying existing or potential conflicts, communicating visions and coordinating plans, goals and objectives. These joint efforts assist the county in resolving issues of mutual interest and promoting consistency between plans.

RELATIONSHIPS AND COOPERATIVE AGREEMENTS

The county has maintained a good working relationship with its local jurisdictions including conducting local outreach and providing information on a variety of planning and zoning efforts and amendments.

- Manitowoc County maintains countywide zoning in nearly all of the unincorporated areas.
  - o The towns of Centerville, Franklin, and Newton administer their own zoning ordinances.
  - o Cities and Villages administer their own zoning.
- All unincorporated areas are under the county shoreland/floodplain zoning.
- Manitowoc County also maintains a Land Division Ordinance.
- Local jurisdictions are included in the county's Hazard Mitigation Plan, Farmland Preservation Plan, and Outdoor Recreation Plan.
- The county has a variety of agreements with the towns including mutual aid for police protection, road services, and management of solid waste.
- Manitowoc County's relationship with the 12 public school districts, various private schools, UWGB Manitowoc Campus, Northeast Wisconsin Technical College (NWTC) and Lakeshore Technical College (LTC) is considered open and positive.
- The county's relationship with the State of Wisconsin involves many topics. Ongoing positive relationships have been maintained regarding transportation (WisDOT), natural resources (WDNR), economic development (WEDC), and emergency management.





Implementation

This portion of the plan also outlines a variety of actions and activities necessary to implement the development strategies and vision of the *Manitowoc County 20-Year Comprehensive Plan*. In an effort to keep this plan up-to-date with changing conditions, this section also includes a process for amending/updating the comprehensive plan.

LAND USE CONTROLS

Manitowoc County has zoning jurisdiction within nearly all unincorporated communities of the county under *Chapter 8: General Zoning* of the Manitowoc County Code (the towns of Centerville, Franklin, and Newton administer their own zoning ordinances).

The county administers a Subdivision Ordinance for the unincorporated areas of the county. Refer to *Chapter 12: Subdivision Regulations* of the Manitowoc County Code.

Chapter 9: Shoreland Zoning of the Manitowoc County Code regulates development and establishes zoning standards for use of shorelands, floodplains, shoreland-wetlands of navigable waters, and designated conservancy areas in the unincorporated areas of Manitowoc County.

IMPLEMENTATION ACTION PLAN

- Administer the comprehensive plan's strategies and recommendations listed on the following pages of this document and monitor the statistical projections within the comprehensive plan.
- Conduct a minor update of plan components every 3 to 5 years and a complete update of the plan every 10 years per Wis. Stats. § 66.1001. Also, consider an annual report on the implementation and effectiveness of the comprehensive plan.
- Work to ensure that the various county departments, key stakeholders, and collaborators have the proper resources/guidance to implement the county's plan goals and objectives.
- Conduct an annual review of, and amend as necessary, existing county regulations to coincide with the comprehensive plan. Also, consider the development of other county ordinances that could assist with plan implementation.
- Continue cooperative efforts with local jurisdictions and surrounding counties regarding topics such as land use planning, provision of coordinated public services and facilities, and plan implementation.

Strategies & Recommendations

NATURAL RESOURCES

Goal: To provide for the best use and management of the county's natural resources and for the protection of environmental features.

Objective: Development should be located in a manner that preserves important environmental resources, agricultural lands, woodlands, open space, scenic beauty, and high quality ground and surface water resources.

Policies:

- Ensure that development proposals are consistent with the protection of environmental features and the maintenance of the county's overall environmental quality.
- Promote cooperative efforts with local communities, as well as state and federal agencies to improve understanding of natural resource location, type, and importance.
- Maintain a current environmental corridor map, as well as other resource maps as reference tools in implementing the county's 20-Year Land Use Plan.
- Maintain familiarity with local, county, state, and federal natural resources regulations.
- Work cooperatively with WDNR, US Army Corps of Engineers, and USDA to ensure continued and consistent protection and enhancement of environmentally sensitive areas.
- Preserve open space, agricultural lands, woodlands and the rural character of Manitowoc County by:
    - o Identifying and encouraging the conservation of significant agricultural land.
    - o Developing and implementing rural development regulations through a combination of techniques, including: cluster development provisions, conservation easements, land trusts, or the purchase of development rights.
- Continue the development and enforcement of zoning regulations, erosion control regulations, stormwater and best management practices that preserve and protect wetlands, floodplains, natural areas, and other environmentally sensitive areas from the adverse effects of development.

Objective: Preserve, enhance, and promote the quality of the lakes, rivers, and streams of Manitowoc County.

Policies:

- Work cooperatively with local communities, local associations, state and federal agencies to ensure protection and improvement of surface water resources.
- Support educational efforts that promote sustainable land use practices within the watersheds.
- Participate in efforts to maintain the natural beauty and integrity of the Lake Michigan shoreline.
- Work cooperatively with local communities, as well as state and federal agencies to address known and potential contamination problems and to pursue additional protection and remediation measures.
- Cooperatively work with federal, state, county agencies and other non- governmental organizations for control of non-native invasive species.
- Encourage developments to identify any environmental constraints and plan environmental features into site plans.

NATURAL RESOURCES

Objective: Preserve, enhance, and promote the quantity and improve the quality of Manitowoc County groundwater resources.

Policies:

- Support studies that monitor the number of wells being constructed, closed, and measure the level of general water quality within Manitowoc County.
- Promote and support the development of wellhead protection plans and ordinances that prohibit uses with the potential to contaminate municipal wells.
- Undertake a county-wide analysis of existing land uses to identify potential sources of surface and groundwater pollution.
- Work cooperatively with local communities as well as state and federal agencies to address known, existing, and potential contamination problems and to pursue additional protection and remediation measures.
- Support efforts to identify what and where certain agricultural practices are occurring in the county (e.g., pesticide application, manure spreading, industrial waste spreading, etc.).
- Work with UW-Extension to provide information and education regarding Best Management Practices, water testing, and other measures local communities and property owners can implement to improve water quality.
- Support communities in the maintenance of existing sanitary districts and in the establishment of sanitary districts in more densely developing areas.
- When making land use decisions, karst features should be taken into consideration in order to ensure protection of the area's groundwater.
- Be aware of the county's sinkholes as important components in determining where development should be located and to protect the county's drinking water supply. Also keep in mind the "special well casing depth areas" that have been established by the WDNR in several towns.

Objective: Preserve and enhance the woodland resources within Manitowoc County.

Policies:

- Recognize the economic, ecological, and social benefits of public and private woodlands.
- Encourage the sound management of the county's woodlands resource through cooperative planning that conserves biological diversity, minimizes the threat of invasive species, minimizes recreational use conflicts, and enhances the urban forests.
- Support and promote efforts that provide information on recreational use of state forest lands.
- Cooperatively work with federal, state, county agencies and other non- governmental organizations for control of non-native invasive species (e.g.., emerald ash borer, phragmites, etc).

Strategies & Recommendations

NATURAL RESOURCES

Objective: Identify Manitowoc County's non-metallic mineral resources and plan for their use accordingly.

Policies:

- Work cooperatively with local communities and state agencies to minimize the impacts of mining operations, ensure the timely reclamation of abandoned mining operations, enforce the non-metallic mining reclamation ordinance (Chapter 21 of the Manitowoc County Code), and enforce Chapter 8 of the Manitowoc County Code.
- Promote efforts to provide information and education regarding non-metallic resources and the extraction of these resources.
- Work to enhance communications between non-metallic resource owners, mining operators, local communities, and residents.
- Maintain a database of reclaimed, active, and potential mining locations.
- Assist local communities seeking land use options for reclaimed mining locations.

Objective: Protect air quality.

Policies:

- Promote and support efforts to educate citizens, land owners, and visitors regarding their actions impacting air quality. Refer to Wisconsin's Air Quality program for more details.
- Work cooperatively with local communities as well as state and federal agencies to address unauthorized open burning, especially the burning of materials that release toxic substances.

CULTURAL RESOURCES

Goal: Identify and protect the significant archaeological, architectural, cultural, and historical resources of Manitowoc County for the benefit of its residents and visitors.

Objective: Preserve and promote the historical and cultural resources that contribute to the identity and character of Manitowoc County.

Policies:

- Work with local communities and other agencies and organizations to identify historic resources for consideration in future planning and development projects.
- Support efforts by local communities, organizations, and other entities to rehab, preserve, and promote historic sites, buildings, and cultural resources located within Manitowoc County.
- Support efforts to ensure known cemeteries, human burials, and archaeological sites are protected from development activities.
- Support efforts, events, and activities that promote cultural heritage.
- Encourage local awareness and recognition of historic properties through open house tours, local landmark signs, driving tours, and brochures featuring local landmarks with brief histories of buildings and sites.

AGRICULTURAL RESOURCES

Goal: To maintain, promote, and enhance Manitowoc County's vast agricultural resources through preservation and sustainability efforts.

Objective: Maintain contiguous agricultural tracts and open spaces to promote and enhance the county's strong agriculture economy.

Policies:

- Continue to monitor compliance with soil conservation standards of the Farmland Preservation Program and update the Manitowoc County Farmland Preservation Plan as necessary.
- Identify areas with prime agricultural soils that are most vulnerable to conversion to non-farm land uses.
- Support coordinated efforts that identify the needs of local agricultural operators and ways of retaining and improving their farming operations through integration and nutrient management practices.
- Continue to promote farmland preservation initiatives such as the Working Lands Initiative, through educational programs and workshops.
- Support and promote coordinated efforts with UW-Extension, DATCP, Center for Land Use Education, etc. to provide educational and technical materials to aid preservation and promotion of the county's agriculture industry.
- Work with state and federal regulatory agencies on the siting of large scale farming operations and provide assistance to local communities in the implementation of those regulations.

Objective: Minimize the potential for conflicts between agricultural and non-agricultural land uses.

Policies:

- Promote tools and incentives that protect prime agricultural soils and agricultural operations from non-agricultural land uses.
- Work with state transportation officials to include agricultural uses when considering transportation updates.
- Provide information to home-buyers regarding rural living and what to expect when living in an agricultural community (e.g. odors, hours of operation, slow moving vehicles)
- Support efforts that promote the use of sound agricultural and soil conservation methods to minimize surface and groundwater contamination and soil erosion.
- Promote the importance of water quality through farming practices.

Strategies & Recommendations

HOUSING

Goal: To encourage and maintain an adequate supply of safe and affordable housing that provides a choice of location, style, and cost for the county's current and future population.

Objective: Promote initiatives that provide a range of housing choices to meet the needs of all income levels, age groups, and persons with special needs.

Policies:

- Promote the availability of assisted living and elder care facilities while continually monitoring the housing needs of the aging population.
- Encourage the development of planned residential neighborhoods within the primary growth areas which offer a variety of housing types.
- Advocate for the maintenance, preservation, and rehabilitation of the existing housing stock.
- Continue to evaluate land use controls that may negatively impact the availability of affordable housing.

Objective: Promote housing developments that are environmentally conscious and have minimal negative impacts on surrounding land uses.

Policies:

- Consider cluster/conservation developments that will minimize land use impacts while accommodating development and maintaining green space and other natural features.
- Continue to evaluate land use ordinances regulating residential development to ensure that impacts to natural resources or existing land uses are minimized.
- Ensure that the scale and density of new development is compatible with adjacent land uses, and with available or planned public facilities.
- Support opportunities for multi-family, group housing, and other high density residential development within existing neighborhoods with established sewer and water services.

Objective: Identify and utilize government agencies, local neighborhood associations, non-profit agencies, and private sector industries to implement these housing recommendations.

Policies:

- Support coordinated efforts with Lakeshore CAP and other agencies to provide educational materials and information on financial programs, home repairs, and home modifications.
- Continue to monitor the availability of state and federal programs for the development or redevelopment of low to moderate-income housing or housing rehabilitation.

ECONOMIC DEVELOPMENT

Goal: To promote an environment in Manitowoc County that attracts employers and investment in order to expand the tax base and provide quality employment opportunities.

Objective: Maintain a coordinated network of procedures, processes, and principles conducive for businesses growth.

Policies:

- Work with local communities and organizations and regional economic development entities on efforts and initiatives that are designed to take advantage of the economic conditions and opportunities available to Manitowoc County.
- Review and update the economic development strategies, programs, and investments annually to ensure they sufficiently address the ever changing economic conditions and opportunities and are consistent with the county's comprehensive plan.
- Monitor the changes to, and application of, county land use ordinances to ensure they promote and do not inhibit appropriate business development.
- Seek to establish appropriate measures to promote the county's agriculture industry, such as the Farmland Preservation Plan, and the incorporation other programs like the Working Lands Initiative that encourage the expansion and diversification of agricultural businesses.
- Support efforts undertaken by the university, technical college, local school districts, and workforce agencies to help ensure Manitowoc County has a skilled workforce for employers to utilize.
- Work to maintain and expand the number of mutual aid (i.e., road maintenance) and partnership agreements to better maximize the resources available to support business development activities.
- Redevelop brownfield (idle, existing) industrial sites.

Objective: Increase the amount of tourism revenue Manitowoc County receives annually.

Policies:

- Support the programs and projects of organizations in their efforts to preserve and promote the county's historical and cultural features and assets.
- Continue to promote marine-related facilities and the recreation/sport activities associated with Lake Michigan.
- Work with local communities to identify and better promote the historical and cultural resources they have available to increase tourist traffic.
- Partner with local, regional, and state economic development and tourism entities, such as the Wisconsin Department of Tourism to enhance promotion of the county's economic assets.
- Implement the strategies developed within the *Manitowoc County Park and Recreation Plan* to further promote the county's natural resources.
- Partner with local civic organizations and clubs and communities in their attempts to maintain, improve, and promote trails, parks, and recreational areas to further advance the county's tourism industry.
- Support efforts to establish businesses that promote tourism within Manitowoc County.

ECONOMIC DEVELOPMENT

Objective: Increase the number of quality jobs and tax base through business retention, development, expansion, and recruitment activities of employers and skilled employees.

Policies:

- Monitor the content and application of county land use ordinances to ensure they do not deter potential employers from moving to Manitowoc County.
- Support the usage of economic development grants, programs, or tax incentives at all governmental levels as methods to improve economic development opportunities in Manitowoc County.
- Assist local communities in the inventorying of underutilized sites and to support redevelopment of those areas for a better land use.
- Utilize local and regional economic development entities to monitor the health and prosperity of existing businesses.
- Work with local, regional, state, and federal officials to identify and implement initiatives to further promote the economic viability of the county's agricultural resources.
- Market the county's economic assets through multiple media options, such as internet, print, brochures, and booklets.
- Support efforts to recruit workers to the county that connect job seekers to skilled manufacturing jobs.
- Participate in training initiatives that focus on retraining and the upgrading of the skills currently held by the county's workforce.
- Partner with businesses and communities in the identification and integration of green energy and energy saving techniques.
- Promote quality home-based businesses that would not significantly increase noise, traffic, odors, or lighting, or otherwise negatively impact the surrounding land uses. Refer to Chapter 8 of the *Manitowoc County Code* for regulations on home-based businesses.
- Encourage young people to stay in or return to Manitowoc County.

Objective: Improve the infrastructure needed to sustain current and future businesses.

Policies:

- Implement the goals within the county that address the human and capital investments as well as the long-range planning initiatives needed to maintain a quality road system.
- Support physical infrastructure development, such as roads, airports, freight railroads, public transit, sewer and water, utilities and telecommunications facilities that further promote economic investment in Manitowoc County.
- Support broadband access to enhance economic development opportunities in Manitowoc County.

TRANSPORTATION

Goal: Maintain and support the development of a safe and efficient transportation system.

Objective: Coordinate efforts with local communities, Wisconsin Department of Transportation (WisDOT) and other entities to maintain a safe, efficient, and accessible countywide transportation system.

Policies:

- Plan and coordinate land use development and transportation improvements at the local level and with other jurisdictions at the regional level.
- Work with applicable entities to continue to improve the county's transportation network that includes the harbors, airport, rail lines, and road system.
- Continue working with the Wisconsin Department of Transportation to ensure safe and efficient access to all Interstate/ U.S./State Highways and all arterial and collector streets and roads in the county.
- Communicate with WisDOT to address problem areas within the county's transportation network, i.e. intersections, bridges, weight restrictions, current design features, and signage.
- Promote developments that minimize direct access to state and county trunk highways to the greatest extent possible in order to improve traffic safety and to maintain the efficiency of highways.
- Continue to assess alternatives to improve travel to and from the County.
- Monitor transportation improvements in adjacent jurisdictions and assess the potential impacts on Manitowoc County.
- Encourage development patterns which promote and encourage alternative modes of transportation, thereby reducing pollution, traffic congestion, and energy consumption.
- Reduce trip generations by encouraging mixed use developments.
- Work with local communities on their assessment of road pavement conditions and other maintenance needs.
- Consider working with the Wisconsin Department of Transportation and the Bay- Lake Regional Planning Commission to develop and maintain a long-range maintenance and improvement program for highways and roads.
- Continue to work with the Manitowoc County Traffic Safety Commission and the Wisconsin Department of Transportation to provide an ongoing assessment of highway safety and efficiency.
- Work with local communities on the development of land use regulations that can impact transportation routes or safety such as driveway or culvert ordinances.
- Maintain and expand the number of mutual aid agreements that will maximize resources and enhance the county's overall transportation network.
- Promote multi-modal means of transportation that complement the existing transportation network.
- Future land use decisions for properties along the rail lines should not comprise the ability of the railroad companies to expand services to meet future needs of the area.
- Support maintenance and continued operation of the Manitowoc County Airport.
- Recommend the development of a bicycle facilities plan that identifies future connections to existing facilities and to the other important destination points in the county, including, but not limited to, Point Beach State Forest, county and municipal parks, recreational areas, and schools.
- Provide assistance to local municipalities as they plan for future development within their communities through review of site design plans, establishment of official maps, and the implementation of their comprehensive plans.
- Work to expand transportation accessibility options for the county's elderly and disabled residents.
- Promote alternative means of travel, such as mass transit and inter-modal facilities (e.g., Lake Michigan Carferry service), to reduce automotive dependency, increase accessibility, and improve air quality.
- Work with local municipalities to identify where farm/nonfarm road use conflicts exist and implement measures to minimize conflict.

TRANSPORTATION

Objective: Maintain consistent funding for maintenance and enhancement of the Manitowoc County transportation network.

Policies:

- Continue to seek adequate and consistent sources of revenue to fund needed transportation improvements and enhancements through state and federal programs and initiatives.
- Work with local and regional economic and planning entities to prepare highway corridor studies that would take full advantage of the adjacent properties without compromising transportation routes or natural features.

UTILITIES AND COMMUNITY FACILITIES

Goal: Establish effective and efficient public facilities and service delivery systems to serve the existing and anticipated needs of future development.

Objective: Maintain county facilities and services that adequately serve the present and future needs of the county.

Policies:

- Encourage the development of public facilities within the growth areas as identified in the 20-Year Land Use Plan.
- Develop a Master Community Facilities Plan to assess the County's current and future public service needs which provides a plan for addressing the needs in an efficient and cost effective manner.
- Establish public facility standards to use in determining needs associated with existing population as well as anticipated development to insure the adequate provisions of services.
- Encourage the development of joint facilities in conjunction with surrounding jurisdictions.
- Utilize the Capital Improvements Program and Public facility standards to prioritize and program the development of public facilities.
- Work to integrate energy savings practices to reduce the costs for county operations.
- Annually assess the need to add, revise, expand, or discontinue services offered to the public through internal and external analysis and review.
- Engage the Manitowoc County Board of Supervisors on an ongoing basis in discussions on ways to improve the services offered by the county.
- Continue to provide high-quality law enforcement and emergency services through the addition of equipment and training.
- Review and update county plans, such as the Multi-Hazards Mitigation Plan, Farmland Preservation Plan, Park and Recreation Plan, etc. that look to proactively address the long-term needs of the county.
- Review and adopt county ordinances that will provide a guideline on future development types and location in order to not compromise existing land uses or natural features.

Objective: Support the production of renewable energy within the county.

Policies:

- Support small scale renewable energy projects.
- Develop/amend ordinances to allow solar energy systems.
- Establish clear guidelines for solar development in zoning districts where solar is a permitted use.

UTILITIES AND COMMUNITY FACILITIES

Objective: Expand intergovernmental cooperation activities to better serve the public.

Policies:

- Promote cost sharing and mutual aid agreements with local and adjacent communities and counties to enhance services provided in the region.
- Coordinate with local communities as well as state and federal agencies to provide disaster preparedness, response, and recovery in an efficient manner.
- Work cooperatively with the school districts to advocate and support actions by the state to provide adequate funding of public education capital and operational expenses.
- Support education initiatives through workforce development or institutions of higher education that seek to improve the education and skill levels of county residents.
- Participate in countywide discussions with local communities and school districts on the best methods to extend communication infrastructure, like broadband, throughout the county.
- Identify how energy efficiency processes, technology, and equipment can be appropriately integrated into public operations.

Objective: Increase and enhance the availability of reliable and high speed telecommunication and broadband service throughout Manitowoc County for the benefit of residents, businesses, schools, government, and other organizations.

Policies:

- Develop a plan for expanding high speed telecommunication and broadband internet service.
- Work with the private sector to increase high-quality broadband signal.
- Identify areas of poor internet access and cellular service and work with service providers to upgrade service to those areas.
- Evaluate options for other sources to provide high-speed internet connections in areas where fiber extension is less feasible.
- Secure grants and other resources to expand broadband throughout the county.
- Coordinate with local communities to promote and increase awareness of internet access options.
- Review and adopt county ordinances that will provide a guideline on future development pertaining to telecommunications towers and antennae.

PARKS AND RECREATION

Goal: To take full advantage of the county's natural features, cultural features, and diverse communities to expand recreational opportunities for residents and to draw more visitors to Manitowoc County.

Objective: Maintain a quality park and recreational system for all county residents and visitors.

Policies:

- Prepare and update, as necessary the *Manitowoc County Park and Recreation Plan* and other plans that address maintenance and improvements of public park and recreation facilities, including the County Expo.
- Support cooperative planning and maintenance efforts between the county, school districts, and local communities to ensure Manitowoc County parks and recreational facilities meet future needs.
- Evaluate park and recreational facilities and programs annually to ensure they coincide with the recreational needs of county residents.
- Continue to promote marine-related facilities and the recreation/sport activities associated with Lake Michigan.
- Continue to promote Manitowoc County parks and County Expo activities, along with Point Beach State Forest, Devil's River State Trail, Ice Age National Scenic Trail and other local trails (e.g., Mariners Trail, Rawley Point Trail).
- Monitor the application of county zoning ordinances and easement rights to limit the likelihood of land use conflicts adjacent to county-owned properties.
- Work to ensure there are adequate public access points to all public features, such as the state forest, lakes, rivers, and Lake Michigan.
- Consider access for the disabled, elderly and very young when planning/designing/coordinating and constructing any new recreation projects, including parking, trails, etc.

Objective: Maintain consistent funding for maintenance and enhancement of all Manitowoc County parks and recreational facilities and programs.

Policies:

- Continue to seek adequate and consistent sources of revenue to fund needed maintenance, enhancement, and development of park and recreational facilities.
- Explore possible funding resources from agencies (e.g., WDNR, Coastal Management, Bay-Lake RPC, etc.) for park upgrades or future recreation development.
- Support efforts of local clubs and organizations to enforce trail use rules and trail maintenance.
- Support efforts that minimize conflicts between motorized and non-motorized recreational uses.
- Continue to promote use of the Manitowoc County website, recreational maps, and other resources to maximize awareness of recreational opportunities and limitations.
- Assist local communities to develop a recreational plan that enhances their respective park and recreational facilities.

INTERGOVERNMENTAL COOPERATION

Goal: To utilize the adopted comprehensive plans as a means to enhance internal and external communication processes between Manitowoc County, local communities, neighboring municipalities, and state and federal offices concerning land use matters.

Objective: Promote cooperation between local and neighboring communities, organizations, and agencies.

Policies:

- Work cooperatively with surrounding communities to minimize conflicts in preferred land uses along municipal boundaries.
- Participate in meetings and planning activities that may impact the implementation of the county comprehensive plan.
- Work with local communities and other agencies to mutually address issues of concern regarding development/preservation issues that span across jurisdictional boundaries.
- Work with local communities to adopt tools to further implement their comprehensive plans.
- Continue to utilize "mutual aid agreements" as a cost effective means to provide services.
- Support local civic groups such as sportsmen's, snowmobile, and other clubs in their efforts to preserve and expand recreational opportunities for residents and visitors.
- Maintain active membership in the Wisconsin Counties Association (WCA) as a critical resource for information on issues that will impact the county.

MANITOWOC COUNTY WI

BAY LAKE
Regional Planning Commission | Since 1972

Bay-Lake Regional Planning Commission
425 S. Adams Street, Suite 201
Green Bay, WI 54301
(920) 448-2820