

**MANITOWOC COUNTY MULTI-JURISDICTIONAL PLANNING PROCESS  
SOUTHERN CLUSTER**

**NOMINAL GROUP SURVEY**

**Flip Chart Rankings/Results**

**Group 1**

8	Protect ag. land
6	Preservation of natural resources for future use such as: mineral deposits, lakes, ground and surface water
4	Agriculture/suburban/residential interface
3	Promote feasible land development through zoning plans
3	Need more commercial development and industrial development
3	Eliminate run down structures
3	Preserve undeveloped lakes and forests from future development
2	Continue residential development growth for all income levels
2	Look at law enforcement efficiency – cost of fees
2	Minimize conflict with ag. and res. uses
1	Revise annexation laws to allow for infrastructure to be outside city/village limits
1	Realistic future planning for sewer systems
1	Who is going to pay for infrastructure? Ex. subdivision or industrial developers should provide
1	Provide funding for improvement of structures
1	Promote cluster development near village/city
1	Deal with property owner rights
	See a community center
	Promote small business
	Control runoff – water or nutrient
	No spot zoning
	Add more roads

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**Group 2**

5	Concern that property rights be maintained
5	Buffer agricultural areas with environmental and water resources
5	Ag. land surrounding community needs to be thoughtfully developed, maintaining as much cropland as possible
5	Discuss purchasing of development rights
4	Promote sustainable economic development at home to keep graduates in the area
3	Preserve parks, recreational and “green” natural areas
3	Maintain a strong educational system
2	Restrict new homes to growth areas, as per land use plan
2	Blighted property in St. Nazianz needs action
1	Monitor rezonings from agricultural to residential zoning
1	Promote conservation subdivision/cluster development
1	Environmental protection and promote hazard mitigation planning
1	Better separation of residential and agricultural land uses
1	Concern about deep well irrigation systems affecting springs and groundwater
1	Develop economic incentives for small- to medium- sized industries, including TIF development
1	Develop walking/biking trails
1	Keep industry in/near incorporated areas and major highways
	Promote more residential/subdivision growth in Village of St. Nazianz
	Improve local roads to handle heavier loads
	Upgrade aging utilities and infrastructure (water, sewer, etc.)
	Improve north-south roads in this part of the county
	Minimize need to notify neighbors before making improvements to one’s property

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**Total Worksheet Responses**

- Preserve farmland
- Conserve open space
- Maintain rural centers
- Concentrate growth in properly zoned areas
- No spot zoning
- Promote commercial development near proper infrastructure
- Minimize conflict between agriculture use and residential use
- Maintain rural character
- Preserve environmental sensitive areas
- Encourage home based business
- Create a sense of community (parks, trails)
- There is a big attraction for rural home development on land that is feasible let's promote this
- There is a big need for commercial and industrial development in Manitowoc – we need to attract these businesses to our area
- Our townships here each unique features – working together we can achieve greater environmental benefits that would attract ever more expansion – we have the resources
- Promote small business
- Preserve as much farmland as possible
- Housing for the elderly
- Agriculture – protection from too much land taken out
- Like the area due to its keeping a rural aspect
- Keeping the population in area that are able to supply the needs without too much change or expense
- Agriculture (mainly a farming community – Eaton). Landscape should remain as it has been for many years. Once changed, it will never return, too many townships have allowed over development never considering the surrounding areas. Too many townships have used only a short term plan in its housing development. Let's consider the environment and not only short term revenue fixes.
- JFK Prep – how to get rid of
- Would like to see more residential land in village
- Need more commercial development
- Would like to see a community center
- More efficient police services
- Control water runoff
- See better separation of residential and industrial properties
- Stop forest fragmentation
- Preserve undeveloped lakes, streams, forest
- Preserve ag. lands
- Keep commercial and industries near already developed areas
- Use cluster housing near villages
- Maintain public access to lakes and parks

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- Keep houses near roadways
- Allow for agricultural growth (ie. expanding dairies)
- Improve or maintain water quantity in lakes and streams
- We need some businesses for jobs. We could use some industrial plants.
- Residential: housing for all income levels
- Job creation
- Need some commercial development
- Agricultural/suburban/residential interface
- Preserve the character of the area – forests, rolling terrain, lakes
- Roads – n/s thru routes, heavier loads
- Lakes: maintain water quality/property owner rights
- City/town/village interface
- Clean waterways – watershed
- Smaller farm lots
- Need industrial jobs
- Realistic zone/planning – land use
- Rural convenience stores
- Sewer system
- Road upgrade
- Land for housing needs
- Unused building addressed – eyesores
- Upgrade police-fire coverage
- How to eliminate old (buildings) – JFK prep.
- Expand our commercial – industrial areas – more jobs
- Increase residential property at a controllable rate for the community
- Steer agricultural expansion away from future residential areas
- Control excessive runoff water from rain-snow melt
- As the village gets a character, lot sizes be a minimum of 10,000 sq. feet. Commercial and residential uses should be separated for clustered
- Environmental aesthetics should be required to protect neighboring, residential areas. Example – landscaping “screens”
- Traffic controls be enforced. Street widths for new development should be a minimum 60’.
- Annexation laws should be revised to promote proper growth of cities and villages, eg. petition of 51 percent of land proposed for annexation and allow provisions to extend city/village utilities and have “inside” and “outside” rates that would encourage “requests” to annex
- Subdivision regulation should require street paving and all infrastructures to accommodate any subdivision to be developed
- Funding sources be made available to improve public buildings
- Creation of agricultural preservation areas/preservation of ag. land
- Residential growth in select areas
- Preservation of natural areas (Camp Sinawa, Pigeon Lake) and resources (groundwater gravel/sand) for future generations

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- Improve cooperation between townships and county/town to minimize equipment investments, duplicate services and maximize buying/bidding opportunities for road repair/maintenance
- Improve consistency of land use/zoning rules between townships
- Create county-wide ordinances for outdoor wood furnaces, wind mills (commercial)
- Increase of residential growth
- Improvement of local law enforcement (efficiency)/cost vs. returned
- Possibility of outsourcing garbage/recyclables
- Possibility of constructing a community center/village hall
- Residential areas need to be maintained and improved
- Parks and recreation areas need to be preserved and maintained
- Housing for elderly needs to be improved and maintained
- Wastewater facilities need to be improved
- Emissions from wastewater treatment need to be improved
- Commercial development needs to be a priority along with industrial development
- Agricultural land surrounding community need to be thoughtfully developed, maintaining as much cropland as possible
- Natural areas maintain
- Ag. areas maintain where the better land is
- Improve some N & S roads
- Encourage several homes to use the same well where possible
- Encourage housing where the poor farmland is
- Commercial around cities and villages
- Restoration/improvement/development of “JFK Prep” property
- Maintain/preserve camps (Sinawa/Rokilio) and lakes
- Need more commercial specifically small business to medium business size development
- Need more residential growth
- Develop walking trail/biking trail
- More small business development
- Former JFK property – blighted in need of positive development
- Need for more residential subdivisions
- Upgrade of aging water and sewer mains in older areas of village
- Cluster development to minimize environmental and resource impacts
- (5 ac.) Smaller residential lot sizes in rural areas
- Buffer agricultural areas at critical environ. and water resources
- Develop economic benefits for small to medium industry to attract and increase commercial develop
- Develop walking/biking paths for increased rural recreation
- Minimize transportation to new growth areas
- Preserve historical areas
- Partner with utilities to develop new resources for energy future supply
- Develop conservation cluster housing – zoning townships
- Preserve green areas – parks – woodlands
- Preserve ag. land

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- Develop more walking trails – bike trails
- Designate industrial development areas
- Environment – improved
- Population – control
- Park and recreation – maintained
- Agriculture – but cover liquid manure ASAP!!!
- Historic areas – maintained – housing – growth
- Growing sustainable economy
- Population growth that will mirror economic growth
- Quality residential housing in designated growth areas
- Improve and preserve natural resources
- Growth manufacturing base
- Excellent infrastructure
- Have viable comprehensive plan that is followed
- Maintain strong educational system
- Rezoning land from A1 to A3
- Ensuring for future development for next generations i.e. (as population ages how do we promote new growth)
- To allow future growth to support economics (taxes)
- Cluster homes near villages away from ag.
- Preserve forest land, water resources and quality
- Discuss purchase of development rights
- Keep industrial near villages and/or major roads
- Communication between government agencies (shared service)
- Have areas of residential and areas kept in agriculture
- Keep good farmland as farmland
- Don't want to get permission from neighbors to improve land
- Restrict new homes to growth areas as per land use plan
- Form an exclusive ag. district
- Promote local recycling
- Improve local roads to handle heavier loads
- Develop a long range plan to have a local park/rec. area
- Promote town hall for more community activities
- Better roads
- Preserve farmland
- Control development land so it's in proper area