

Planning
Environmental
Surveying
Engineering
Architecture



**Comprehensive Plan
2008 - 2028**

**Village of Shiocton
Outagamie County, WI**

Adopted: July 14, 2008

Martenson & Eisele, Inc.

This page left blank intentionally

**Village of Shiocton
Outagamie County
Comprehensive Plan
2008-2028**

Village Board of Trustees Judy Shafel, President
Nancy Brownson, Trustee
Eugene Bunnell, Trustee
Frank Verhagen, Trustee
Chad Colwitz, Trustee
Terri James, Trustee
Ruth Klitzke, Trustee

Village Officials Laurie Leitermann, Clerk/Treasurer
Tammy Free, Assistant Clerk
Richard Kominowski, Public Works Director
Eugene H. Bunnell, Police Chief
Eugene H. Bunnell, Fire Chief
M&K Assessment, Assessor

Plan Commission..... Judy Shafel, Chairman
Nancy Brownson
Chad Colwitz
Kathy Young
Earl Conradt
Tim Elliott
Richard Kominowski

ConsultantMartenson & Eisele, Inc.
Warren Utecht, Vice President of Planning
Jonathan Bartz
Curt Solberg
Brigit Duley
Mary Jo Pankratz, Vice President of Environmental

Village of Shiocton Website..... www.shiocton.org

Adopted July 14, 2008

This page left blank intentionally

VILLAGE OF SHIOCTON COMPREHENSIVE PLAN 2008 - 2028 TABLE OF CONTENTS

AMENDMENTS

THE PLAN

Land Use Plan

Findings and Recommendations.....	1
Land Use Characteristics	1
<i>Table 1 Existing Land Use.....</i>	<i>1</i>
Trends in the Supply, Demand, and Price of Land	1
<i>Table 2 Village of Shiocton Building Permits.....</i>	<i>2</i>
Conflict between Adjacent Land Uses	3
Limitations on Development.....	3
Land Use Projections	4
<i>Table 3 Residential Land Use Projections.....</i>	<i>4</i>
Development and Redevelopment Opportunities	5
Land Use Plan.....	5
<i>Table 4 Comparison of Current and Future Land Use Plan</i>	<i>7</i>
Goals, Objectives, and Policies	8
Land Use Plan (Map).....	9

Implementation Plan

Integration and Consistency.....	11
Ordinances and Regulations	11
Measurement of Progress	12
Plan Update and Amendment Process	13
Five-Year Implementation Plan.....	13
<i>Table 5 Five-Year Implementation Plan</i>	<i>14</i>

Issues and Opportunities Plan

Findings and Recommendations.....	15
SWOT Workshop	15
Population Characteristics	16
Income Characteristics.....	17
Employment Characteristics	17
Education Characteristics	19
Population Projections	19
Household Projections	19
Goals and Objectives.....	20

Agricultural, Natural, and Cultural Resources Plan

Findings and Recommendations.....	21
Agricultural Resources	21
Natural Resources	21
Cultural and Historical Resources.....	24
Community Design.....	25
Goals, Objectives, and Policies.....	26

Transportation Plan

Findings and Recommendations	27
Transportation Modes	27
<i>Table 6 Transportation Modes</i>	27
Street and Highway Classifications.....	28
<i>Table 7 Traffic Count Changes</i>	28
Transportation Plans	29
Transportation Programs	29
Goals, Objectives, Policies, and Programs	30

Housing Plan

Findings and Recommendations	31
Housing Characteristics	31
Housing Affordability	32
Housing Plans and Programs	32
Goals, Objectives, Policies, and Programs	35

Utilities and Community Facilities Plan

Findings and Recommendations	36
Utilities.....	36
<i>Table 8 Village of Shiocton Utilities</i>	36
Community Facilities	37
<i>Table 9 Village of Shiocton Community Facilities</i>	37
Goals, Objectives and Policies	39

Economic Development

Findings and Recommendations	40
Analysis of Economic Base	40
<i>Table 10 Village of Shiocton Major Employers</i>	40
Types of New Business Desired	41
Ability to Retain and Attract Business	41
Sites for New or Expanding Businesses	41
Financial Programs	42
Goals and Objectives	45

Intergovernmental Cooperation Plan

Findings and Recommendations	46
Guidelines for Intergovernmental Cooperation	46
Governmental Jurisdictions	46
Conflicts and Opportunities	47
Goals, Objectives, and Policies	48

MAPS

Map 1	Existing Land Use
Map 2	Zoning Map
Map 3	Floodplain Map
Map 4	Depth of Water
Map 5	Hydrologic Soil Groups
Map 6	Soil Types
Map 7	Topography
Map 8	Natural Heritage Inventory
Map 9	Street Classifications and Daily Traffic Counts
Map 10	Community Facilities

TABLES

Table 100	Historical Population Change
Table 101	Population Race and Hispanic Origin
Table 102	Population Age and Median Age
Table 103	Median Income
Table 104	Household Income
Table 105	Per Capita Income
Table 106	Poverty Status
Table 107	Labor Force
Table 108	Employment of Residents by Type of Industry
Table 109	Industry of Employed Persons
Table 110	Employment of Residents by Type of Occupation
Table 111	Travel Time to Work
Table 112	Average Weekly Wages
Table 113	Educational Attainment
Table 114	Population Projections
Table 115	Household Projections
Table 116	Age of Housing
Table 117	Types of Housing Units
Table 118	Housing Occupancy and Tenure
Table 119	Vacancy Status
Table 120	Housing Values-Owner Occupied
Table 121	Median Housing Values
Table 122	Household Types
Table 123	Persons Per Household
Table 124	Household Size
Table 125	Owner Affordability
Table 126	Renter Affordability

APPENDIX

Wisconsin Architecture & History Inventory
Plan Commission Resolution recommending the Plan
Ordinance Adoption by Town Board

Land Use

Findings and Recommendations

- ❑ A large proportion - 40% - of the land area within Village limits is open space. Because of the presence of the Wolf River and the flat land surrounding it, most of this percentage is environmentally-sensitive wetland. As such, it will remain open space.
- ❑ Another significant proportion of land area is currently in agriculture, which will over time transition to residential, commercial or industrial land uses.
- ❑ Vacant buildings in the downtown and elsewhere along STH 54 provide a resource for future commercial or industrial land use.

Land Use Characteristics

Map 1 shows the existing land use pattern in Shiocton. Table 1 shows existing land use characteristics, including acreage, percentage of acreage by land use, and intensity/density.

Table 1
Existing Land Use

	Acres	%	Density/Intensity
Low and Medium Density Residential	117	11%	Low-Medium density: two to five units per acre
High-Density Residential	3	1%	High density: eight to twelve units per acre
Mobile Home	11	1%	Medium density
Commercial	16	1%	High density and intensity
Industrial	11	1%	Medium density and intensity
Utilities	8	1%	Mostly open space-Low density and intensity
Airport	2	1%	Low density and intensity
Public/Institutional	44	4%	Medium density and intensity
Parks and Recreation	90	8%	No density-intensity only with recreation activity
Agriculture	246	23%	No density and intensity
Other Open Land	360	34%	No density and intensity
Water Features	91	9%	No density and intensity
Transportation	70	7%	Does not apply
Total Acres	1,068		

Source: Village of Shiocton

Trends in the Supply, Demand, and Price of Land

Agriculture

- ❑ Approximately 246 acres (23%) the village's corporate area is used for crop farming.
- ❑ Agricultural land is a transitional land use toward more intense uses in the future.

Residential

- ❑ Table 1 identifies 117 acres (11%) of low and medium density residential units in the Village
- ❑ High density residential (such as Wolf River Terrace Apartments) account for three acres of land.

- ❑ Wolf River Mobile Home Park constitutes the 11 acres of the Mobile Home land use.
- ❑ Table 2 shows building permit records from 2000 through 2007. The dollar range reflects the value of the home stated on the building permit, and may not accurately reflect the market value. Building permit values do not include the value of the land on which the residential structure is built.
- ❑ The market in Shiocton has recently been dominated by single-family construction.
- ❑ Residential building opportunities are available in the Tackman Subdivision on the northeast side of the village. Typical average prices for vacant lots in this subdivision range from \$21,000 to \$25,000.

Table 2
Village of Shiocton Building Permits

Year	Type	<\$100,000	\$100,000 to \$149,999	\$150,000 to \$199,999	Total
2000	Single-Family	1			1
2001	Mobile-Home	1			1
	Single-Family	1			1
2002	Single-Family	1			1
	Mobile-Home	2			2
2003	Single-Family		2	1	3
2004	Single-Family		2		2
2005	Single-Family	1	1		2
2006	Single-Family				
	Mobile-Home		1		1
2007	Single-Family		1		1
	Two-Family		1		1
Total		7	8	1	16
Average					2

Source: Village of Shiocton

Commercial

- ❑ Commercial land use constitutes about 16 acres of land in the village.
- ❑ Most of the commercial uses are located in the downtown (including a large area occupied by the Shiocton Lumber Company) and scattered commercial uses along STH 54.
- ❑ The major industrial use in Shiocton is Sommers Construction Inc. at W7574 Sommers Street.

Industrial

- ❑ Industrial land use constitutes about 11 acres of land in the village.
- ❑ Most of the land shown as industrial is occupied by Sommers Construction properties.

Utilities

- ❑ The village water tower, well, and Village Garage constitute most of the 8 acres of utility land.

Airport

- ❑ The Shiocton Airport buildings (2 acres) are in the Shiocton Village limits, but the runways are in the Town of Bovina.

Public/Public Institutional

- ❑ This land use category totaling 44 acres includes the Village Hall, Village Library, Shiocton Public School system, Post Office, County Garage, and all the four churches in Shiocton.

Parks and Recreation

- ❑ The Village's park system with 90 acres is mainly located at Shiocton Park on Lake Park Street, Hamblin Park (wooded wetland with area to camp), the boat landing on the Wolf River, accessible from Mill Street, Library Park across from the Library, and Wolf River Nature Area.

Agriculture

- ❑ The 246 acres of agricultural land is the second largest land use in Shiocton. This land use is mostly located on the northwest edges of the village, with another smaller concentration on the northeast edge.

Open Space

- ❑ Because of the large amount of wetland and woodland surrounding the Wolf River, this land use category (360 acres) represents the largest land use within the Village limits.

Water Features

- ❑ This category, containing 91 acres, constitutes the Wolf River and ponds within the Village limits. This land use typically grows larger during spring flooding, and shrinks back in the summer.

Transportation

- ❑ This category includes 70 acres of public right-of-way that provides access to all of the properties in Shiocton.

Conflict between Adjacent Land Uses

Within the Village of Shiocton

- ❑ Commercial or industrial land area can generate noise and auto/truck traffic when abutting residential homes.
- ❑ Boat traffic on the Wolf River can be noisy for residents of the village that live along the river's banks.

Between the Village of Shiocton and Adjacent Municipalities

- ❑ There are no known conflicts between the Village of Shiocton and the Town of Bovina.

Limitations on Development

Topography

- ❑ The topography of Shiocton is relatively flat, with some variability within the Wolf River corridor (Map 7). The topography of the village may create building hindrances due to flatness and depressions where runoff can collect.

Bedrock

- ❑ Bedrock is not a building restriction in Shiocton.

Soils

- ❑ Potential water problems associated with soil limitations for residences are alleviated by the use of more stringent construction standards and storm sewer system in adjoining streets.

Boundary of Utility Service and Community Facilities

- ❑ The Village of Shiocton has a municipal sanitary sewer and water system. The Village also has streets with an underground storm sewer system that directs water to the Wolf River.

Land Use Projections

Agricultural

- ❑ Farmland within the Village limits will continue to shrink as more intense land uses occur.

Residential

- ❑ Vacant residential lots are currently for sale in the Tackman Subdivision.
- ❑ Vacant land east of the Tackman Subdivision would be a good location for a mixed density residential development.
- ❑ The other possible residential growth area is in the northwest edge of the Village on both sides of STH 76.

**Table 3
Residential Land Use Projections, 2005-2025**

	Population	Percent Change	Persons per Household	Households	Households per Acre	Additional Acres	Total Acres
2000 Actual	954	---	2.93	396	---	---	---
2005 Est.	960	0.6%	2.89	426	---	---	---
2010	996	3.8%	2.84	469	5	9 acres	9
2015	1,016	2.0%	2.79	511	5	8 acres	17
2020	1,036	2.0%	2.76	554	5	9 acres	26
2025	1,052	1.5%	2.73	593	3	8 acres	34

Source: US Census, WDOA, and Martenson & Eisele, Inc.

- ❑ Assuming a mix in housing densities, a five unit per acre average was applied to the projected increase in the number of households. Based on these assumptions, Shiocton may need an additional 34 acres for residential development by 2025. If future residential growth occurs on mostly single family lots, the additional land needed will exceed this amount.

Commercial

- ❑ Planners typically use a ratio of the number of residents in a community to the number of acres used for commercial activities to project how many additional acres of land will be needed over the next five, ten, fifteen and twenty years. For example, if there are 1,000 residents in a community and there are 100 acres of commercial land uses, an increase of 100 residents would result in an increase of 10 acres of commercial land uses.
- ❑ The State of Wisconsin's 2007 population projection for the Village of Shiocton was 952 people. This would mean that there are approximately .024 people per acre of commercial land in the village. If this ratio continues, Shiocton might experience an additional 2.4 acres of commercial land in twenty years.

Industrial

- ❑ The projection methodology used for commercial land uses is also used for industrial land use projections. Based on the 2007 Existing Land Use Inventory and the estimated population of 952 in 2007, there are approximately .004 people per acre of industrial land in the Village. If this ratio methodology continues, Shiocton may experience one more acre of industrial land by 2027.

Development and Redevelopment Opportunities

Agricultural

- ❑ Any agricultural lands within the Village's corporate limits will eventually be absorbed by more intense land uses.

Residential

- ❑ Vacant developable residential lots now exist in the Tackman Subdivision. Potential exists for future residential in areas now shown as agriculture.

Commercial and Industrial

- ❑ Commercial development might occur in vacant or renovated buildings downtown or along STH 54.
- ❑ Village government and residents need to support and encourage in any way existing businesses.
- ❑ The Village should consider how to assist commercial owners to market vacant sites.

Land Use Plan

Vision Statement

The Village of Shiocton envisions itself as a low-density, moderately growing community with well-maintained residential neighborhoods and sufficient businesses to meet the needs of its citizens. Village residents value a quiet, friendly atmosphere, and the benefits of living in a community that contains a river and large wildlife areas for fishing and hunting, and desire to preserve and enhance them for future generations.

Existing and Future Land Uses

- ❑ The Land Use Plan for the Village of Shiocton combines existing and future land uses under one Land Use Plan color code. Land uses shown on the Land Use Plan are generally described as follows:
 - ❑ Land use categories shown on the Land Use Plan are described as follows:
 - **Low and Medium-Density Residential:** single-family and two-family lots
 - **High-Density Residential:** Apartment buildings and attached condominium units
 - **Mobile Home Park:** A place where residential structures transported by motor vehicle are temporarily located.
 - **Commercial:** Retail, food or beverage, service, or office uses.
 - **Industrial:** Manufacturing facilities, storage, contractors yard, and office facilities related to the industrial use

- **Mixed Use:** This classification can be a mixture of commercial, office, public facilities or light industrial, with appropriate buffers to protect adjacent residential areas
- **Airport:** The privately owned and managed Shiocton Airport
- **Public/Institutional:** Churches, school facilities, library, Village Hall, public works garage, treatment plant, wells and water tower
- **Parks and Recreation:** Public or private park and recreation facilities, boat landings, and Newton-Blackmour trail
- **Agriculture:** Farmland operations other than the farmstead
- **Open Space:** Land that is fallow or unused, and can include vacant residential lots in subdivisions
- **Water Features:** Open water in lakes, ponds, rivers and creeks, and man-made detention ponds
- **Woodland Covers:** Concentration of trees
- **Wetland Covers:** DNR-designated land that meets the definition of wetlands

Land Covers

- ❑ The Land Use Plan shows land covers, which are characterized by natural resources, such as the river, wetlands and woodlands. Land classified as wetlands cannot be developed, nor can wetland buffers, which can vary from twelve to fifty feet, depending upon the quality of the wetland. Woodlands may be developable if not in a wetland.
- ❑ The objective in showing land covers is to promote the conservation of the natural resource but with the understanding a more intensive development may occur in that area.

Consistency between the Land Use Plan and Zoning

- ❑ Of particular importance is consistency between the Land Use Plan and the Zoning Map (see Map 2).
- ❑ Because zoning reflects the current situation and a future land use plan reflects preferred land use, the two maps may not be consistent.
- ❑ The objective of a Plan is that these two maps would become consistent over a period of time.
- ❑ The two maps were analyzed for areas that are inconsistent. These are the areas where the Village of Shiocton should consider amending either the Zoning Map or the Future Land Use Plan.

**Table 4
Comparison of Current Zoning and Future Land Use Plan**

Area	Current Zoning	Future Land Use Plan
Properties (including churches) on the south side of Oak Street to Second Street	Zoning is C-1	Shown as institutional and low density residential
Block bounded by East Avenue, Pine Street, River Street and Second Street	Zoning is C-1	East two-thirds shown as institutional and low density residential
Sommers Street	Zoning is R-1	Industrial use
Mini-warehouses on Oak Street and behind duplexes at the end of Cynthia Lane	Zoning is R-1	Residential*
Shiocton Lumber Company	Light Manufacturing	Commercial

Source: Martenson & Eisele, Inc.

*The Shiocton Zoning Ordinance does not have mini-warehouses as a listed land use in the Zoning Ordinance. Warehousing is listed in the M-2 Heavy Industrial Zoning, but it is recommended that if mini-warehousing were created, it should be a conditional use in the R-1 District.

Goals, Objectives, and Policies

Goals

1. Promote quality residential, commercial and industrial development that adds more housing choices, jobs, and tax base to the community, while protecting the environment.

Please note that the following objectives and policies are not the only ones that relate to land use in the Village of Shiocton. There are objectives and policies in the other elements of the Comprehensive Plan that also relate to land use.

Objectives

1. **Support Existing Businesses** The Village of Shiocton will support existing commercial businesses, encouraging them to expand at their present locations.
2. **Consistency with Plan** The Village of Shiocton shall require all decisions and actions concerning land use development and redevelopment to be consistent with the Comprehensive Plan or, if convincing arguments are presented, the Village Board may amend the Comprehensive Plan.
3. **Implementation Tools** The Village of Shiocton may consider adopting a Site Plan Ordinance and a Five Year Capital Improvement Plan to implement the goals and objectives in this plan.
4. **Impacts to Natural Resources** The Village of Shiocton will consider the potential impact on natural resources, or animal habitat areas when evaluating potential development projects.
5. **Location of New Growth** The Village of Shiocton should encourage the development of infill and vacant land abutting existing development and utilities before other areas are considered where sewer and water lines would need to be extended.

Policies

1. **Plan Coordination** The Village of Shiocton will have an ongoing policy to work with the Town of Bovina and Outagamie County to coordinate future land uses within the Village's one and half mile extraterritorial planning area.

Village of Shiocton Land Use Plan



- Low and Medium Density Residential
- High Density Residential
- Mobile Home Park
- Commercial
- Industrial
- Mixed Use
- Utilities
- Airport
- Public/Institutional
- Parks and Recreation
- Agriculture
- Open Space
- Water Features

- Land Covers**
- Wetlands less than 2 acres
 - WI DNR Wetlands
 - Woodlands Overlay

The wetlands digital data was created from the Wisconsin Wetland Inventory Maps by the DNR Bureau of Watershed Management who is the custodian and sole distributor of this data. The DNR assumes no liability for the accuracy of this data or any use or misuse of its content.

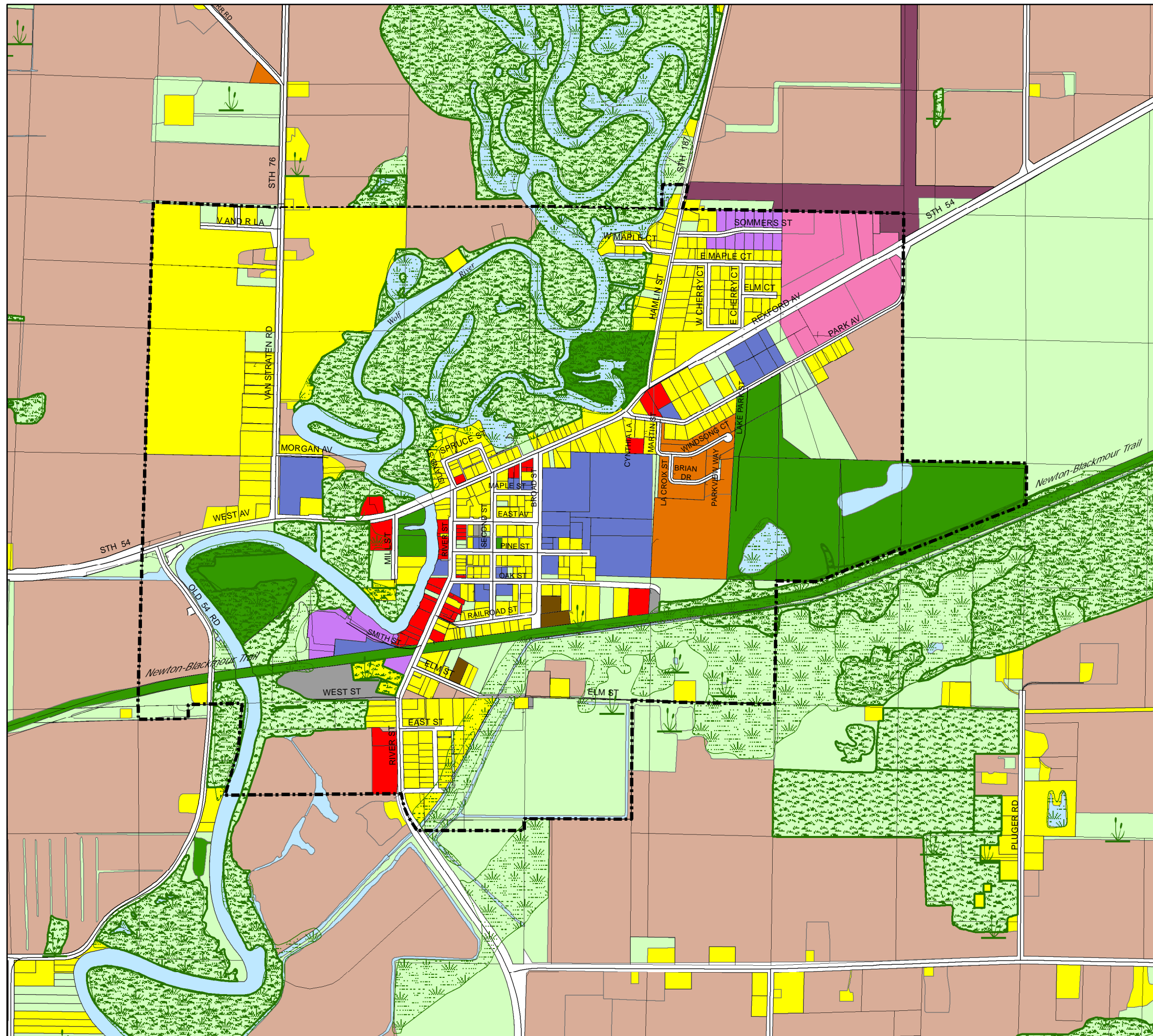
This base map was created with data from Outagamie County Planning Department and The 2000 Existing Land Use Map was created by East Central Wisconsin Regional Planning Commission. These sources do not assume any liability for the accuracy of this data or any use or misuse of its content. Changes were made by Martenson and Eisele, Inc., under the direction of the Village of Shiocton.

Martenson & Eisele, Inc.



1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture



Backside of Land Use Plan

Implementation

Integration and Consistency

- ❑ During the planning process, care was taken to ensure integration of, and consistency between, the goals, objectives, policies, and recommendations contained in each element of the Comprehensive Plan.
- ❑ The Village of Shiocton Plan Commission will be responsible for comparing proposals for development that come before it with each element of the Comprehensive Plan. If review of development proposals uncover inconsistencies between the elements, the Plan Commission should consider how the inconsistencies may be resolved and make a recommendation for those changes to the Village Board.

Ordinances and Regulations

Village of Shiocton

- ❑ The State of Wisconsin's comprehensive planning legislation requires that a Village's comprehensive plan be consistent with any land use-related ordinances and any other regulations that apply to the Village.

Consistency Required

Wisconsin's comprehensive planning legislation requires that the Village's Comprehensive Plan be consistent with the following ordinances.

Zoning Ordinance

- ❑ The Village of Shiocton has their own Zoning Ordinance (Title 13) that regulates land use in the village.

Subdivision and Platting Ordinance

- ❑ The Village of Shiocton has their own Subdivision Ordinance (Title 14) that regulates how land is subdivided in the village.

Official Map

The Village does not have an official map ordinance.

Extraterritorial Platting

- ❑ The Village of Shiocton has the ability to review plats within one-and-a-half miles from its borders. The Village has not exercised this regulation because no subdivisions have been platted in the Town of Bovina within the area of the Village's extra-territorial jurisdiction.

Extraterritorial Zoning

- ❑ No Extraterritorial Zoning Board or Extraterritorial Zoning areas have been established with the Town of Bovina.

Shoreland-Wetland Ordinance

- ❑ The Village of Shiocton has their own Shoreland-Wetland Ordinance (Title 13) that protects environmentally sensitive lands.

Consistency Not Required

The following ordinances regulate land use but are not specifically required to be consistent with the Village's Comprehensive Plan.

Modular Home and Parks Ordinance

- ❑ Regulated through the Village of Shiocton Zoning Ordinance.

Sign Regulations Ordinance

- ❑ Regulated through the Village of Shiocton Zoning Ordinance.

Stormwater Management and Erosion Control Ordinance

- ❑ Regulated through the Village of Shiocton Zoning Ordinance. This ordinance, however, needs to be updated to meet current state standards.

Wellhead Protection Ordinance

- ❑ The Village of Shiocton has a wellhead protection ordinance.
- ❑ The requirements of Wisconsin's wellhead protection program are found in section NR 811.16(5) of the Wisconsin Administrative Code. All new municipal wells installed after May 1, 1992, must have a Department of Natural Resources approved wellhead protection plan (WHP) prior to placing the well into service.
- ❑ More information can be viewed at www.dnr.state.wi.us/org/water/dwg/gw/wellhead.htm.

Outagamie County

- ❑ The Village of Shiocton does not have a non-metallic mining operation within its corporate limits. If, however, one ever developed in the Village limits of Shiocton, Chapter NR 135 of the Wisconsin Administrative Code would require the reclamation standards for Wisconsin communities be adhered to when dealing with non-metallic mining sites. On June 1, 2001, all counties within the state were required to adopt ordinances that established non-metallic mine reclamation programs to comply with NR 135 provisions. Further information about the non-metallic mining reclamation program can be viewed at <http://www.dnr.wi.gov/org/aw/wm/mining/nonmetallic/>.
- ❑ Cities, villages, and towns can elect to adopt a reclamation ordinance and administer the program within their jurisdiction if desired. The Wisconsin Department of Natural Resources reviews local ordinances for compliance with statewide requirements.

Measurement of Progress

- ❑ The Village of Shiocton Plan Commission will provide a written report to the Village Board on a periodic basis on the progress made in implementing the programs and actions described in the Implementation Element of the Comprehensive Plan.

Plan Update and Amendment Process

- ❑ The Village of Shiocton will review the goals, objectives, and policies of the Comprehensive Plan on a periodic basis. The entire Comprehensive Plan should be updated every ten years.
- ❑ Because the environment in which the Comprehensive Plan is to be implemented is dynamic, it is expected that amendments to the Comprehensive Plan will be needed to address changing conditions and attitudes. For example, a development proposal for a specific property in Shiocton may come before the Plan Commission that is inconsistent with the land use shown on the Future Land Use Plan. If the Plan Commission determines that the land use shown in the development proposal is appropriate, an amendment to the text and the maps of the Comprehensive Plan will be needed to ensure consistency.
- ❑ The process for amending the Comprehensive Plan is the same as that originally used for the adoption of the Comprehensive Plan. The Plan Commission will make a recommendation to the Village Board on the amendment. The Village Board will need to hold a public hearing on the recommended amendment, and adopt the amendment to the ordinance established with the adoption of the original plan.

Five-Year Implementation Plan

- ❑ The projections in the Comprehensive Plan for the Village of Shiocton are based on a twenty-year timeframe.
- ❑ To assist in making the implementation of the Comprehensive Plan more manageable, the Village of Shiocton has developed a Five-Year Implementation Plan. The Plan lists the programs or actions the Village will undertake, who will have responsibility for the programs or actions, and in what year the program or action will be undertaken.
- ❑ The programs and actions were selected by the Village based on a review of the goals, objectives, policies, and programs contained in the Comprehensive Plan.
- ❑ The Five-Year Implementation Plan will be reviewed on an annual basis to determine which programs and actions have been completed and should be removed from the Five-Year Implementation Plan, which programs and actions should remain in the plan for the next five years, and which programs and actions should be included for the first time.

Table 5
Five Year Implementation Plan

Program or Action	Responsibility	Year
<i>From the Land Use Element</i>		
Update Stormwater Management and Erosion Control Ordinances to meet current state standards.	Public Works and Village Board	2008-09
<i>From the Agricultural, Natural, and Cultural Resources Element</i>		
Enhance, protect and make more accessible the Wolf River as its most valuable resource.	Village Board	Ongoing
Develop a Site Plan Review Ordinance to visually enhance the remodeling or development of new multi-family, commercial, or industrial land uses.	Plan Commission and Village Board	2009-2011
<i>From the Transportation Element</i>		
Resurface STH 76	WDOT	2008
Resurface STH 187	WDOT	2012
Seek grant monies to encourage home improvements.	Village Clerk	Annually
<i>From the Utilities and Community Facilities Element</i>		
Paint the Water Tower	Public Works Department	2009
Make connections to the Newton Blackmour Trail	Public Works Department	Upon trail completion
Reconstruction of 2nd Street from Railroad St. to STH 54	Public Works Department	2010
Remodel or build a new Fire Station	Shiocton-Bovina Fire Department	2009-2011
<i>From the Economic Development Element</i>		
Promote and market the village as a place to do business.	Village Board and Plan Commission	Ongoing
Develop a "welcome package" for new residents and businesses.	Village Staff	2008-2009
Annually invite existing business owners to a meeting with the Village board and Plan Commission to discuss ways to improve local services and promote business.	Village Board and Plan Commission	Annually
Continue to coordinate emergency response services with the Village's Police and Shiocton-Bovina Fire Department and Outagamie County Sheriff's Department.	Police Department	Periodically
Meet periodically with the Shiocton School District to discuss mutual issues and opportunities	Village Board-Direction to staff	Periodically

Issues and Opportunities

Findings and Recommendations

- ❑ Shiocton's population has not grown since 2000, and is expected to grow at a below-average rate for the next twenty years.
- ❑ Average income of Shiocton households and individual residents is significantly below that of Outagamie County and Wisconsin residents.
- ❑ Residents of Shiocton spend much more time traveling to their place of employment than most residents of Outagamie County and Wisconsin. This supports the Plan Commission's perception in the SWOT analysis that Shiocton is a bedroom community for the Fox Cities and other larger communities.
- ❑ Shiocton residents, collectively, are not as well educated as residents of Outagamie County and Wisconsin.

SWOT Workshop

On November 7, 2007 the Village of Shiocton Plan Commission held a "Strengths, Weaknesses, Opportunities, and Threats" (SWOT) workshop. The results of this workshop are summarized as follows:

Strengths

- ❑ Small town atmosphere
- ❑ Wolf River and surrounding natural areas
- ❑ Friendly people
- ❑ More businesses coming to the village
- ❑ Proximity to the Fox Valley and other cities
- ❑ Excellent schools (with all grade levels) located in the village
- ❑ Local airport facility
- ❑ Local rescue squad and fire department
- ❑ Immediate access to good fishing and hunting
- ❑ Good park facilities with organized recreation activities
- ❑ Regional rifle and archery range (only public rifle range in Outagamie County)
- ❑ Low-income elderly housing
- ❑ The "sturgeon watch," which draws tourists to the village
- ❑ Great social relationships through churches, civic groups, private organizations, and organized summer events

Weaknesses

- ❑ Need more businesses that offer a wide range of services and products
- ❑ Lack vacant commercially-zoned land
- ❑ Known as a "bedroom community"
- ❑ People know what everyone else is doing
- ❑ Sometimes difficult to deal with state and federal regulatory agencies
- ❑ Due to rivers and lowlands, some of the parcels in the village are in a floodplain
- ❑ State and county roads through the village are not destination routes, so traffic counts are relatively low

Opportunities

- ❑ Need to build trails to access the river and nature areas
- ❑ Add streetscaping, including new light fixtures, to promote “downtown identity”
- ❑ Market village strengths to attract more residential, commercial and industrial growth
- ❑ Encourage businesses that would capitalize on Wolf River amenities and the Newton Blackmour Trail
- ❑ Direct residential growth to existing vacant lots before new platting is approved

Threats

- ❑ Losing small businesses
- ❑ Flooding
- ❑ River water contamination
- ❑ Change in downtown land uses from commercial to residential
- ❑ Additional state and federal regulations that restrict property use
- ❑ Growing energy costs that impact the cost of Village services
- ❑ Rising gas prices that may cause some residents to move closer to jobs

NOTE - The following Findings and Recommendations are based on an analysis of the data contained in Tables 100 through 115. These tables are found in the back of the Plan.

Population Characteristics

Population Change (Table 100)

- ❑ The population of Shiocton went up and down throughout the decades between 1970 and 2000, settling at 954 in 2000. Since then, it is estimated that the village’s population has declined again by two persons.
- ❑ Based on the estimated 2007 population, Shiocton has grown 15% since 1970. This is the slowest growth among surrounding and nearby communities, and the county and state. The population of the Town of Bovina has grown 47% in the time period, as has Outagamie County.

Population Race (Table 101)

- ❑ The Village of Shiocton was over 95 percent white in 2000. This compares to Outagamie County being 94 percent white and Wisconsin 89 percent.
- ❑ It can at least be said that each of the three jurisdictions became marginally more diverse from 1990 to 2000.

Population Age and Median Age (Table 102)

- ❑ The residents of Shiocton in 2000 were distributed throughout age categories in a way fairly similar to Outagamie County and Wisconsin.
- ❑ Overall, the population in Shiocton in 2000 was slightly younger than in the county and state. The median age in Shiocton was 33, while in the county it was 34 and in the state 36.
- ❑ Approximately 79% of Shiocton residents were younger than fifty, compared to 76% in the county and 72% in the state.
- ❑ As is the case throughout America, as the Baby Boomer generation ages, the number of elderly will increase. This will likely alter the number and types of services a community needs to provide to meet the needs of its residents.

Income Characteristics

Median Income (Table 103)

- ❑ Both median household income (\$36,500) and median family income (\$48,750) in Shiocton were significantly lower in 1999 than in Outagamie County and Wisconsin.
- ❑ The 43% increase in median *household* income from 1989 to 1999 in Shiocton was less than the county (47%) and state (49%).
- ❑ On the other hand, the increase in median *family* income (62%) in Shiocton was much higher than in the county and state, both being around fifty percent.

Household and Per Capita Incomes (Tables 104 and 105)

- ❑ About two-thirds of Shiocton households in 1999 had incomes less than \$50,000. This compares with only half in the county, and 43% in Wisconsin.
- ❑ Similarly, per capita income for Shiocton residents was lower (\$18,260) when compared to the County (\$21,943) and State (\$21,271) incomes.
- ❑ The growth of *household* income in Shiocton from 1989 to 1999 was slower than in the county and state, but growth in *family* income was much faster.
- ❑ The percentage change in per capita income from 1990 and 2000 of residents of Shiocton, Outagamie County, and Wisconsin, was nearly identical.

Poverty Status (Table 106)

- ❑ The percentage of *persons* below the poverty level was 7.2% in 1999, about 10% less than it was in 1989.
- ❑ Shiocton's 7.2% in 1999 was much higher than in Outagamie County, but better than in Wisconsin.
- ❑ The percentage of *families* below the poverty level was 5.0% in 1999. This is about 20% better than in 1989. Again, it was much higher than in the county, and lower than the state.

Employment Characteristics

Labor Force (Table 107)

- ❑ The labor force in Outagamie County increased 10.6% from 1990 to 2000, but this growth rate was less than the 15.3% across Wisconsin.
- ❑ The Outagamie County unemployment rate dropped slightly from 1990 to 2000, but rose sharply from 2000 to 2006, showing an increase of 64.7 percent. The unemployment rate in Wisconsin experienced a similar fluctuation.

Employment of Residents by Type of Industry age 16 and beyond (Table 108)

- ❑ About 37% of employed Shiocton residents in 2000 held positions in the manufacturing industry. Another 29% were in the service industry, and 12% in retail trade.
- ❑ These same three industries were highest in Outagamie County and Wisconsin. The highest proportion of employees residing in the county and state, however, was in services, followed distantly by manufacturing.
- ❑ In all three jurisdictions, employment growth was greatest in the service industry. The greatest decline was in the agriculture, forestry, fishing and mining category (though the numbers were miniscule to begin with in Shiocton).

Employment of Residents by Type of Occupation age 16 and beyond (Table 110)

- ❑ When analyzing Table 110, it is important to note that between the 1990 and 2000 Censuses the categories for the types of occupations held by the residents of the village, county

and state changed significantly. It is, therefore, virtually impossible to make comparisons between the two years. There are also many fewer categories in 2000, which makes detailed analysis difficult.

- ❑ In 2000, 38% of the employed residents of Shiocton were in positions related to production, transportation, and material moving. Another 20% worked in sales and office positions. The remaining 42% was fairly evenly split between management, professional, and related; service; and construction, extraction, and maintenance.
- ❑ Conversely, in both Outagamie County and Wisconsin in 2000, nearly a third of employed residents held positions in management, professional, and related occupations. About one-quarter were in sales and office, and one-fifth in production, transportation, and material moving occupations.

Industry of Employed Persons age 16 and beyond (Table 109)

- ❑ The distribution of persons employed in 2000 in Outagamie County and Wisconsin in various industries is very similar – twenty-one to twenty-three percent in both manufacturing and trade, transportation and utilities, and fourteen to eighteen percent in the education and health service industry.
- ❑ Each of these three industries' proportion of all industries declined slightly from 1990 to 2000, except education and health services increased slightly in Wisconsin.
- ❑ The largest growth from 1990 to 2000 in both jurisdictions was in professional and business services and construction, though growth in both industries was about a third less in the state than in the county. Growth was more evenly distributed across all industries in Wisconsin than in Outagamie County.

Travel Time to Work (Table 111)

- ❑ In Shiocton in 2000, 70% of employed residents traveled *more than* twenty minutes to their workplace. Conversely, the large majority of employed residents in Outagamie County (62%) and Wisconsin (56%) traveled *less than* twenty minutes.
- ❑ In all three jurisdictions, the proportion of employees traveling more than twenty minutes to work increased about five percentage points from 1990 to 2000.

Average Weekly Wages (Table 112)

- ❑ The highest-paying jobs in 2000 in both Outagamie County and Wisconsin were in financial activities. These jobs also experienced the highest rate of increase from 1990 to 2000.
- ❑ The next highest-paying jobs in both jurisdictions were in the construction and manufacturing industries.
- ❑ The lowest-paying jobs in both the county and state were in the leisure and hospitality industry.
- ❑ The second and third highest increases in wages from 1990 to 2000 in Outagamie County were in professional and business services and public administration. In Wisconsin, they were trade, transportation and utilities, and, despite the low wages, leisure and hospitality.
- ❑ Overall, wages increased from 1990 to 2000 about 46% in Wisconsin and 43% in Outagamie County.

Education Characteristics

Educational Attainment (Table 113)

- ❑ About half of the residents of Shiocton in 2000 had graduated from high school, compared to around a third of county and state residents.
- ❑ Eighteen percent of Shiocton residents in 2000 had not earned a high school diploma, and only 7% had attended college for four or more years, compared to 12% and 22%, respectively, in the county and state.

Population Projections

Population Projections (Table 114)

- ❑ The population of Shiocton is projected to grow at a comparatively slow but steady rate, resulting in a ten percent increase, or about 100 persons, from 2000 to 2025.
- ❑ This projected growth rate is the slowest among nearby communities and the county and state. The population of all of Outagamie County is projected to increase by almost 30% from 2000 to 2025.

Household Projections

Household Projections (Table 115)

- ❑ The number of households in Shiocton is expected to increase about 20% from 2000 to 2025. Again, this is equal to or less than the growth of households among nearby communities and the county and state.
- ❑ As is the case virtually everywhere in America, household size will decline in Shiocton for at least the next twenty years. It is projected that there will be only 2.36 persons per household in Shiocton in 2025. This is below average compared to most of the nearby communities and the county and state. With a growing population but a decreasing number of persons per household, a higher number of housing units, and the land they require, will be needed compared to in the past.

Goals and Objectives

Goals

1. Based on a slow growth rate, the Village of Shiocton will strive to “market” themselves in every way possible to stimulate the local economy and support residential development.

Objectives

1. **Emphasize Assets** The Village of Shiocton will promote themselves as a “tourist destination”, utilizing the assets of the Wolf River and surrounding “Tri-Rivers Nature Area,” and extensive park and open space areas.
2. **Attract Business** Efforts need to be made to seek out businesses, especially in the downtown area, associated with the Newton Blackmour Trail and environmental assets that surround the Village.
3. **Housing Development** Land prices in Shiocton have historically been much less than surrounding incorporated communities that have public sewer and water services. Lower land prices should result in affordable residential lots.

Agricultural, Natural and Cultural Resources

Findings and Recommendations

- ❑ The Wolf River and its associated bottomlands are significant environmentally-sensitive lands within the Village of Shiocton.
- ❑ Land that is classified as environmentally-sensitive is highly regulated by the State and Federal Government
- ❑ Urban growth in certain directions is hindered by unbuildable land that is associated with wetlands and low areas.
- ❑ The natural resources in and around the Village of Shiocton offer a wide variety of recreational activities and tourism opportunities.
- ❑ Soils, geology and the geography in Shiocton present some challenges to development.
- ❑ Woodlands in Shiocton provide both aesthetic and practical benefits and should be preserved whenever possible.
- ❑ There are no active non-metallic mining operations in Shiocton.
- ❑ Federal and state records provide general information on wildlife habitat and threatened and endangered species, and should be consulted as part of the review process for new development projects.
- ❑ The Village of Shiocton should be proactive in helping to preserve the properties that are listed in the Architecture and History Inventory.

Agricultural Resources

- ❑ Agricultural land within the village limits is actively being crop-farmed.
- ❑ This land use is temporary in nature and is a holding zone until such time as development pressures occur.
- ❑ In the future, farm fields will be converted to a more intensive land use.

Natural Resources

- ❑ The natural resource base of Shiocton is important in determining the potential physical and economic uses of the land. The management and preservation of these resources are important for sustaining economic uses of the land and maintaining the quality of life enjoyed by the village's residents.
- ❑ Environmental characteristics, including topography, drainage patterns, floodplains, wetlands and soil properties are among the features that determine whether an area is suitable for a specific type of development.
- ❑ Development in wetlands or woodland areas can destroy the important environmental benefits these areas provide to the community, including the filtering of storm water run off and the provision of habitat for wildlife.
- ❑ Surface water, stream corridors, floodplains, and wetlands are highly regulated resources. Local, state and federal regulations and ordinances need to be thoroughly reviewed when development is proposed for property that is in or near any of these resources. This is especially important in Shiocton because the area is prone to flooding, especially in spring when the ground is still frozen.

State Natural Areas

- ❑ State Natural Areas (SNAs) protect significant landscape features, geological formations, and archeological sites throughout Wisconsin. These areas are valued primarily for research and educational purposes, while providing safe havens for rare plants and animals. For example, approximately 90% of the plants and 75% of the animals listed in Wisconsin's endangered and threatened species inventory are protected via SNAs. Wisconsin currently has 538 SNAs. Site protection is provided by land acquisition, donations, conservation easements, and cooperative agreements.
- ❑ The closest SNA to Shiocton is the Hortonville Bog, containing 640 acres. The Bog is located south of STH 54 about five miles southwest of Shiocton. There is currently no public access into the site. The Hortonville Bog is one of the best bogs in southern Wisconsin. It contains an open ericaceous bog with a very deep sphagnum layer. The Hortonville Bog is owned by the DNR and was designated a State Natural Area in 1987.
- ❑ More information on State Natural areas can be found on the following website: www.dnr.state.wi.us/org/land/er/sna/index.htm

Public Wildlife Recreation Land

- ❑ The Wisconsin Department of Natural Resources (DNR) acquires and manages public lands that provide opportunities to hunt, fish, hike, canoe, or view wildlife. The State of Wisconsin has been acquiring land to meet conservation and recreation needs since 1876, with more than 1,290,000 acres available for such use.
- ❑ The DNR has divided the state into five regions for public land management purposes. Outagamie County is part of the northeast region and has five wildlife areas. A number of public DNR sites are very close to Shiocton. One of the closer sites is the Mack Wildlife Area, two miles east of Shiocton on STH 54. This site contains 1,358 acres of state-owned hunting land that includes forests, wetlands and old farm fields. A second site is the Outagamie County Wildlife Area, four miles north of Shiocton east of STH 76. This site contains 996 acres of state-owned land that can be used for hiking, bird watching and hunting.
- ❑ Each area has unique wildlife, recreational opportunities, and physical features. Likewise, each area has special rules and terms of use that require strict adherence to. Persons utilizing these areas can find specific information by consulting the following web page: <http://www.dnr.state.wi.us/org/land/wildlife/reclands/northeastmap.htm>

Floodplains and Wetlands

- ❑ The Village of Shiocton contains a large amount of wetlands, mainly in the Wolf River corridor. DNR rules do not allow development in wetlands and in wetland setback areas that range from 12 feet to 50 feet (depending upon the quality of the wetland).
- ❑ Map 3 illustrates the vast amount of the Village that lies within the Floodplain of the Shiocton and Wolf Rivers, as defined by FEMA. Building can occur within the floodplain if the lowest first floor elevation is two feet above the 100 year flood elevation, or the basement is flood proofed.
- ❑ Depending on the type of wetland, either the WDNR or the U.S Army Corps of Engineers have authority over the placement of fill materials in all wetlands. In general, the most restrictive regulations (DNR or Corps of Engineers) apply in a situation where development is being proposed. The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support program.
- ❑ This link (<http://www.dnr.wi.gov/org/water/fhp/wetlands/programs.shtml>) is a useful point of reference for community officials, developers, and interested persons to get answers to wetland-related questions for development projects or protection issues. The page provides

links to specific administrative rules, discussions on wetland laws and programs, as well as other wetland issues.

- ❑ This link (<http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=SurfaceWaterViewer.deswaters>) leads to WDNR's Surface Water Data Viewer, an interactive GIS site that allows users to identify the locations of water features such as navigable streams and wetlands.

Depth to Water Table

- ❑ Groundwater in Shiocton is generally very shallow (0 to 6 inches), as shown on Map 4. A shallow groundwater table can result in wet basements and can be a serious problem when rainwater saturates the surrounding soils.

Hydrology

- ❑ The main hydrologic soil type in Shiocton is class C soils (Map 5). This hydrologic soil type has slow infiltration rates, with soil layers impeding downward movement of water due to moderately fine to fine textures.
- ❑ The other main hydrologic soil type that lies in lower areas along the Wolf River is Class B/D soils. This hydrologic soil type is undrained, with a heavy clay soil and high water table.

Soils

- ❑ Generally speaking, the areas in and around the village are very poorly to poorly drained, nearly level soils, that are underlain by silt and fine sands, organic material, or loamy sediments. Most of the area is swampland that is used as wildlife habitat. Most of the soils found in this area have severe limitations for development.
- ❑ The soil (Map 6) in the developed portion of Shiocton is Shiocton silt loam (ShA), which has a 0 to 3 percent slope. This nearly level, fine sandy loam formed on "lacustrine plains." Run-off is slow and wetness is the main limitation of this soil.
- ❑ There are large areas of Keowns silt loam (Ke) in the area around the Wolf River and to the south of the developed portion of the village. Keowns silt loam is also nearly level and is found in depressions on "lacustrine plains." This soil contains high organic matter, and runoff is very slow to ponding, which makes it unbuildable.
- ❑ A smaller area north of STH 54 near the airport contains Deford Loamy fine sand (De). This nearly level soil is sometimes characteristic of soils found in depressions. Flooding and wetness are likely to occur in this soil type.

Topography

- ❑ Map 7 illustrates the "flatness" of Shiocton. The river and surrounding wetland and floodplain areas occupy the lowest elevations (758 to 760 feet above sea level) followed by the developed portions of the village (776 to 784 feet above sea level).
- ❑ A lower area runs along the southern portion of the developed areas of the village.
- ❑ Further south in the Town of Bovina, the elevation change increases to 800 feet.

Woodlands

- ❑ Woodlands are shown on the Existing Land Use Map (Map 1) and Land Use Plan.
- ❑ Woodlands provide habitat for wildlife, serve as an aesthetic amenity for the community, and should be preserved as much as possible and protected if construction does occur.

Environmental Areas

- ❑ The purpose of identifying environmental areas is to preserve significant environmental features from the advancement of development.

- ❑ The environmental functions of these areas include stormwater drainage, floodwater storage, pollutant entrapment, and the provision of wildlife habitat.
- ❑ Features involving environmental aspects of the Wolf River area include:
 - Locations shown on United States Geological Survey maps and Outagamie County Abstract Map.
 - Wetlands shown on the Wisconsin Wetland Inventory Maps (DNR)
 - Floodways as delineated on the official Federal Emergency Management Administration (FEMA) Flood Boundary and Floodway Maps
- ❑ The majority of the areas designated as environmentally-sensitive in Shiocton are along the Wolf River and backwater areas.

Metallic and Non-Metallic Mineral Resources

- ❑ The Village of Shiocton does not have a non-metallic mining operation.

Wildlife Habitat and Threatened and Endangered Species

- ❑ Information on wildlife habitat and threatened and endangered species is available from the Wisconsin Department of Natural Resources at www.dnr.state.wi.us/org/land/er.
- ❑ The Natural Heritage Inventory for Outagamie County (Map 8) shows one or more occurrences of rare aquatic species in three of the four quarter-sections that comprise Shiocton. Most likely they are within the wetlands, marsh areas and rivers in the village.

Air Quality

- ❑ The air quality monitoring station nearest to Shiocton is located in the City of Appleton
- ❑ More information on air quality is available at www.dnr.state.wi.us/org/aw/air/index.htm.

Cultural and Historical Resources

State and National Register of Historic Places

- ❑ A primary responsibility of the State Historical Society of Wisconsin's Division of Historic Preservation (DHP) is to administer the State and National Register of Historic Places programs. The Village of Shiocton presently has no listings on the Historic register.
- ❑ Information on whether a property has been placed on the Historic register can be found by contacting the DHP at (608) 264-6500 or at the following web site:
www.wisconsinhistory.org/hp/register/

Architecture and History Inventory

- ❑ A search of the DHP's on-line Architecture and History Inventory (AHI) revealed there are 16 records of properties for Shiocton. These properties are listed in the appendix.
- ❑ Information on architectural and historic sites can be found by contacting the DHP at (608) 264-6500 or at www.wisconsinhistory.org/ahi.

Community Design

- ❑ There are two basic categories of community design standards – built environment and natural environment. Examples of the former would be guidelines developed on the appearance and size of buildings, signs and other man-made structures. The latter would include the protection of the riverfronts, viewsheds created by changes in elevation or stream or riverbeds, and other natural features that appeal to the aesthetic nature of people.
- ❑ It is clear that future residential development in Shiocton will have an impact on the built environment. Encouraging development to occur in areas where there is existing development can help the Village meet the objectives of providing guidance to the built environment and protecting the natural environment.
- ❑ The challenge in developing and implementing community design standards and guidelines is that they tend to be subjective, meaning not everyone will agree with the design that results from the standards and guidelines being followed. One person's view of the physical appearance of a building or the aesthetic value of a wetland area may differ dramatically with another person's view. One objective should be to find the proper balance between maintaining the natural beauty of an area and developing it as the community continues to grow.
- ❑ One way that Shiocton can improve its appearance is to write and enforce a Site Plan Review Ordinance for land uses other than one- and two-family homes. This mechanism has proven valuable in other communities by requiring specific landscape plans, building materials that would be more aesthetically appealing, light fixtures that do not spill light onto adjoining properties, visually hiding trash collectors, close attention to stormwater runoff, and safe access points to a property.

Goals, Objectives, and Policies

Goals

1. Conserve, protect, and improve the natural and cultural resources of Shiocton.
2. Provide a safe, clean and orderly environment for the residents of Shiocton.

Objectives

1. Enhance, protect and make more accessible the Wolf River, wetlands, and other environmentally-sensitive areas within the village for the residents and the public.
2. Provide for development while maintaining the integrity of the environment.
3. Be proactive in the preservation of architecturally or historically significant structures.
4. Develop a Site Plan Review Ordinance to visually enhance the remodeling or development of new multi-family, commercial, or industrial land uses.

Policies

1. Use the Village's zoning ordinance and WDNR regulations to protect environmentally sensitive areas from development.
2. Require the preservation of environmental areas in subdivision review and approval process.
3. Use the Village's site plan review ordinance to enforce community design standards.

Transportation

Findings and Recommendations

- ❑ The presence of an airport in a community the size of Shiocton is unique.
- ❑ Traffic volumes generally increased within Shiocton by fifteen to twenty percent from 2000 to 2004.
- ❑ 2nd Street from Railroad to STH 54 is slated for reconstruction by the Village in 2009.
- ❑ There are no County Trunk Highways in the Village of Shiocton.
- ❑ The Wisconsin DOT has STH 76 and STH 187 state highways projects scheduled in Shiocton for the next six years.

Transportation Modes

See Map 9 Classifications and Traffic Counts

Table 6
Transportation Modes

Mode	Location/Provider	Comments
Trucking Companies	J & H Trucking Van Straten Excavating	
Railroads	No rail lines exist in the City	A rail line that once existed is being converted to the Newton Blackmour Trail under the "rails to trails" program.
Transit	None	
Air	Shiocton Airport Outagamie County Regional Airport	Consists of two intersecting turf runways. Runway 18/36 (North/South) and Runway 09/27 (East/West). Both runways are approximately 2,500 feet long overall by 150 feet wide. There is also the airport access road along the south side of runway 09/27, along which resides hangar row, which consists of 8 hangars that currently enclose a total of 16 aircraft. Located 15 miles south of Shiocton, Outagamie County Regional Airport has regularly scheduled commercial passenger air service. The airport is served by five commercial airlines, and provides 66 flights (arrivals and departures) daily, with connecting flights to Chicago, Cincinnati, Detroit, Milwaukee and Minneapolis-St. Paul. In addition to the commercial passenger service, air freight, chartered flight service, car rentals and aviation technological services are also provided at the airport. The major airport runways include a 7,000-foot northeast-southwest concrete runway and a 6,500-foot northwest-southeast concrete runway. More information regarding Outagamie County Regional Airport can be viewed at the following: http://www.atwairport.com/
Water	Port of Green Bay	Located 28 miles to the northeast of Shiocton See www.co.brown.wi.us/port
Specialized Transportation	Outagamie County	<ul style="list-style-type: none"> ❑ Kidz Kab 830-2067-Provides transportation for children. ❑ Medi-Vans 735-5800-Provides Transportation for elderly and disabled. ❑ Lamer's Bus Line 832-8890-Medical transport services
Trails	Newton Blackmour Trail	Rails to trails Program-to be built by Outagamie County
Bridges	Highway 54 Bridge over the Wolf River	State Trunk highway 54 bridge

Source: Martenson & Eisele, Inc.

Street and Highway Classification

- ❑ The street and highway system in Shiocton consists of arterials, collectors, and local roads (see Map 9, Classifications and Traffic Counts). These classifications are from the Wisconsin Department of Transportation (DOT), and are based on which primary function the street or highway serves for the movement of vehicles through an area or to provide access to adjacent land.
- ❑ Arterial roads accommodate the movement of vehicles through an area while local streets provide direct access to individual parcels of land. Collectors serve both local and through traffic by providing a connection between arterials and local streets.

Traffic Counts

- ❑ Traffic flows through Shiocton have all shown increases between 2000 and 2004. The only road that showed no change was STH 187, just north of STH 54.

Table 7

Traffic Count Changes

Roadway	2000	2004	Comments
STH 76, South of STH 54	3,700	4,400	Increased 19%; major entry from the south
STH 76, North of STH 54	1,900	2,300	Increased 21%; major entryway from the northwest
STH 54, West of STH 76	6,000	7,100	Increased 18%; major entryway from the west
STH 54, East of STH 76	6,100	6,400	Increased 5%; major entryway from the east, including STH 187 Traffic
STH 54, East of STH 187	4,300	5,000	Increased 16%; major entryway from the east
STH 187, North of STH 54	1,400	1,400	No change; major entryway from the north

Transportation Plans

Village of Shiocton

- ❑ Village of Shiocton officials review and budget for transportation projects as part of the Village's annual budget process. As part of that review, the Village communicates with the State of Wisconsin Department of Transportation to identify projects being planned within the village.
- ❑ The Village is looking at reconstruction of 2nd Street from Railroad Street to STH 54 in the near future.

Regional, State, and Federal

Outagamie County

- ❑ There are no County Trunk Highways in the Village of Shiocton.

Wisconsin Department of Transportation – Northeast Region

- ❑ The Village of Shiocton, as well as the rest of Outagamie County, is part of the DOT's Northeast Region. The Northeast Region has established a Six-Year (2007-2012) Highway Improvement Program to make necessary maintenance and improvements to the state's road network. The Northeast District's Six-Year Highway Improvement Program can be viewed at the following website: <http://www.dot.state.wi.us/projects/state/sixyear/docs/nerlisting.pdf>

- ❑ The DOT's six-year plan includes the resurfacing of STH 76 and STH 187 in the Village of Shiocton.

Transportation Programs

Wisconsin Department of Transportation

- ❑ The Wisconsin Department of Transportation offers numerous federal and state programs to local units of government in need of financial aid for desired projects. The form of financial aid provided typically comes as a grant or reduced-rate loan to the applicant. Each program's general goal is to enhance the state's overall transportation network. The following DOT web page has information on these programs: <http://www.dot.wisconsin.gov/localgov/>

Goals, Objectives, Policies, and Programs

Goal

1. Provide a safe, efficient and well-maintained system for motor vehicle, pedestrian, and bicycle traffic within Shiocton.

Objectives

1. Actively participate with the State of Wisconsin on future transportation projects that may benefit the Village of Shiocton.
2. Continue to use the PASER program (see below) to help prioritize needed street improvements.
3. Provide convenient and efficient vehicular movement and parking in the downtown area.
4. Support Outagamie County and State of Wisconsin in developing the Newton Blackmour Trail through the village, and encourage connections of village sidewalks, Shiocton Lake Park, and any local trails to this regional trail.
5. Minimize the impact of new transportation improvements on the community's natural resources.
6. Work with providers of transportation for the village's elderly and disabled residents.

Policies

1. The Village of Shiocton communicated periodically with the Wisconsin Department of Transportation on transportation issues.
2. Any new residential development will generally be required to have public sidewalks.

Programs

1. A tool the Village of Shiocton uses to determine budget priorities for road construction and repair is PASER (pronounced pacer). PASER is a simplified pavement management program that communities use to evaluate pavement surface condition. The PASER rating reflects the physical condition of the street. The highest possible rating is 10. The roads with a low rating are the focus of budget decisions made by the Village of Shiocton regarding road repair and maintenance. An evaluation of the street system is done bi-annually by Martenson and Eisele, and is submitted to the State of Wisconsin.

Housing

Findings and Recommendations

- ❑ Compared to the County and State, the Village of Shiocton has a much smaller proportion of single family homes and a higher proportion of other types of housing units.
- ❑ A large amount of housing units in Shiocton are low to moderate priced homes
- ❑ The median value of homes in Shiocton are well below the county and state averages.
- ❑ Housing starts are relatively few, averaging two single family permits per year for the last seven years.
- ❑ There is a limited supply of vacant buildable single family lots. Market conditions are not conducive for new construction, but once the housing market recovers, efforts should be made to encourage subdivision development in appropriate locations of Shiocton.

Housing Characteristics

The following Findings and Recommendations are based on an analysis of the data contained in Tables 116 through 126. These tables are available from the Village of Shiocton.

Age of Housing (Table 116)

- ❑ Homes in Shiocton are either rather new or quite old. A third of the housing stock was built in the last twenty years. Over 40% is more than forty years old.
- ❑ The distribution of the age of housing in Shiocton is not significantly different than in Outagamie County and Wisconsin.

Types of Housing Units (Table 117)

- ❑ Single-family housing units made up 61% of Shiocton's housing stock in 2000. This is much lower than the county's 75%, and also lower than throughout Wisconsin.
- ❑ The difference is largely due to a high proportion of two- to four-family units in Shiocton. Almost 18% of the housing units in Shiocton are two- to four-family, compared to eleven or twelve percent in the county and state.
- ❑ Shiocton has a comparatively high proportion of mobile homes or other types of housing.

Housing Occupancy and Tenure (Table 118)

- ❑ The breakdown of owner- and renter-occupied housing in Shiocton is similar to the county and state – about two-thirds owner-occupied, thirty percent renters, and the balance of the housing units are either vacant or seasonal.

Vacancy Status (Table 119)

- ❑ Vacancy rates in Shiocton in 2000 were not significantly different from Outagamie County. About 40% of the 18 vacant units were rental units, and another third were "Other."

Housing Values (Table 120)

- ❑ Housing (owner-occupied) in Shiocton is not of high value. Over 82% of the homes in 2000 were valued at less than \$100,000. This compares with 46% in Outagamie County and 44% in Wisconsin.
- ❑ No homes in Shiocton in 2000 were valued at more than \$200,000.
- ❑ That leaves about 17% of Shiocton's owner-occupied housing stock valued between \$100,000 and \$200,000, compared to 46% in the county and 44% in the state.

Median Housing Values (Table 121)

- ❑ Similarly, median housing values in Shiocton are relatively very low. The median housing value in Shiocton in 2000 was \$76,100. Values in the Towns of Bovina and Black Creek were \$120,000 to \$125,000; in the county and state around \$110,000; and in the Village of Black creek about \$90,000.
- ❑ Shiocton's 62% increase in the median housing value from 1990 to 2000 was the least compared to the other jurisdictions, which ranged from sixty-six to ninety-nine percent.

Household Types (Table 122)

- ❑ Two-thirds of households in Shiocton in 2000 were families (all occupants related). This is similar to Outagamie County and Wisconsin.
- ❑ More than three-quarters of these families include a married couple. This is similar to Wisconsin, but below the very high proportion of 86% in the county.

Persons per Household (Table 123)

- ❑ The average number of persons per household in Shiocton in 2000 was 2.54. This is a slight decrease from 1990. The number and its decrease are both similar to Outagamie County and Wisconsin. In fact, the number of persons per household is decreasing across the nation as the divorce rate rises, young adults are waiting longer to get married, and elderly couples experience the death of a spouse.

Household Size (Table 124)

- ❑ As can be expected given the average number of persons per household, the majority of households in Shiocton in 2000 had one or two occupants (56%). About 19% of households had three persons, and another 16% had four.
- ❑ These figures are not significantly different than they were in 1990, and are very similar to proportions in the county and state.

Housing Affordability

Housing Affordability (Tables 125 and 126)

- ❑ According to the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if less than 30% of a household's income is needed for housing costs. The median household income in Shiocton in 1999 was approximately \$3,050 per month. That means a household at the median income level could spend up to \$915 per month on housing before the cost would be considered unaffordable.
- ❑ In 2000, approximately 79% of owner-occupied households were within the affordability thresholds. This is slightly better than in Outagamie County and Wisconsin.
- ❑ Only 65% of renters had rent that was less than 30% of their household income. This is less than in the county, but slightly better than across the state.
- ❑ Affordability of owner-occupied housing has improved since 1990, and stayed the same for renters.

Housing Plans and Programs

Village of Shiocton

- ❑ Currently, the Village of Shiocton does not administer a housing rehabilitation program, nor

is any rental assistance program offered for residents. There is also no senior housing or housing programs sponsored or operated by a non-profit organization (e.g. homeless shelters, domestic abuse centers).

- ❑ A low-income apartment building containing 10 units is located on Elm Street.

Outagamie County Housing Authority

- ❑ The Outagamie County Housing Authority provides safe and sanitary housing for low and moderate income people in Outagamie County. It owns and manages 290 apartments in Appleton, Kimberly, Seymour and Hortonville - 200 of which are reserved for the elderly and disabled in our community.
- ❑ The Housing Authority also operates the weatherization and housing rehabilitation program in Outagamie and Calumet Counties and the Affordable Housing Trust Fund Program. More on these programs can be found at: <http://www.outagamiehousing.us/>

Regional

- ❑ The East Central Wisconsin Regional Planning Commission is in the process of working on a comprehensive regional plan. Regional housing plans, programs, and information can be viewed at www.eastcentralrpc.org

State of Wisconsin

Department of Administration

- ❑ The State of Wisconsin's 2000 Consolidated Plan for Housing and Community Development Needs addresses the need for housing and community development activities. In the Executive Summary, the following housing needs were specifically listed:
 - Affordability of housing to all consumers, especially those with severe cost burdens to increase and maintain affordable housing;
 - Adequate production of new units, including the adequate production of large family and elderly housing activities;
 - The preservation and increase of the availability of safe, sanitary housing for low- and moderate-income owners and renters including lead based paint hazard reduction training and resources;
 - Housing assistance for special needs groups, including homeless prevention activities, expanding transitional housing programs and increasing emergency shelter operating funds;
 - The continuance of fairness and accessibility for all housing consumers, including enforcement and compliance with fair housing laws; and continued efforts to assist with housing disaster relief.
- ❑ The Consolidated Plan may be found at www.doa.state.wi.us/docs_view2.asp?docid=626.
- ❑ The Department of Administration has also released a document entitled, "Directory of Resources for Comprehensive Planning." In the housing section is a list of housing programs that may benefit the Village of Shiocton in addressing housing issues. The directory is at http://www.doa.state.wi.us/dir/documents/housing_guide_2.pdf

State Historical Society

- ❑ The Wisconsin State Historical Society provides historic preservation tax credits to repair and rehabilitate historic buildings-single family and historic renovation & adaptive reuse of other historic structures. More information is at www.wisconsinhistory.org/hp/funding.asp.

Wisconsin Housing and Economic Development Authority

- The Wisconsin Housing and Economic Development Authority (WHEDA) serve communities by providing creative financing resources to residents and businesses. Specifically, their mission is to offer innovative products and services in partnership with others to link Wisconsin residents and communities with affordable housing and economic development opportunities. Specific information regarding the wide variety of products and services WHEDA offers can be viewed at www.wheda.com/index.asp.

United States Department of Agriculture - Rural Development

- The United States Department of Agriculture Rural Development Agency helps rural communities to develop and grow by offering federal assistance that improves quality of life. Rural Development targets communities in need and provides them with financial and technical resources. Currently, the Wisconsin office of Rural Development offers the following nine housing programs to qualified applicants:
 - Farm Labor Housing Loans and Grants
 - Housing Preservation Grants
 - Multi-Family Housing Direct Loans
 - Multi-Family Housing Guaranteed Loans
 - Repair Loans and Grants
 - Rural Housing Site Loans
 - Self Help Technical Assistance Grants
 - Single-Family Housing Direct Loans
 - Single-Family Housing Guaranteed Loans
- Complete information can be found at www.rurdev.usda.gov/wi/programs/index.htm

Goals, Objectives, and Policies

Goal

1. To preserve and enhance the quality of existing residential neighborhoods and encourage the provision of an adequate supply and choice of housing for all residents, while maintaining the attractive natural amenities of the village.

Objectives

1. Protect existing residential neighborhoods from intrusion by incompatible or undesirable land use activities.
2. Encourage the development of decent, safe, and sanitary housing for elderly, handicapped, and low- to moderate-income residents of the community.
3. Promote the rehabilitation of substandard housing in the community in order to provide a decent and safe living environment for all residents, and seek grant monies to encourage such improvements.
4. Encourage future residential development in areas that can be served efficiently and economically with public utilities and community facilities and services.
5. Enforce building codes and ordinances that regulate the construction of new homes and manufactured homes.
6. Situate higher density residential development in areas that minimize impacts upon low-density residential development.

Policies

1. Use the zoning ordinance to maintain the character of existing residential neighborhoods and allow an adequate supply of land for new residential developments.
2. Use building and housing codes to maintain and ensure the quality and safety of existing and new housing units.
3. Cooperate with the private sector in the development of federal and state subsidized housing to meet community needs.
4. Ensure that new residential areas have adequate public utilities and improved streets, gutters, curbs and bicycle/pedestrian paths through the use of the subdivision ordinance.
5. Multi-family development should be at a scale that is compatible with a "small-town atmosphere".

Utilities and Community Facilities

Findings and Recommendations

- ❑ The Village of Shiocton provides a full range of services and utilities to its constituents.
- ❑ The condition of streets and utilities has been upgraded over the years and are considered adequate.
- ❑ Newton Blackmour Trail will be constructed through the Village in future years.
- ❑ Village residents are within a short distance of major cities that offer quality medical services and other items that cannot be found in the Village.

Utilities

See Map 10, Community Facilities

Table 8
Village of Shiocton Utilities

Utility	Provider	Current Capacity	Current Usage	Capacity Improvements
Water	Shiocton Municipal Water and Sewer Utilities 920-986-3951	60,000 Elevated tank-built 1962 125 ft high	---	Upgraded system in 1998 (CDBG monies) None planned
Wastewater	Shiocton Municipal Water and Sewer Utilities	151,000 g.p.d.	60-70,000 g.p.d.	None planned, could be doubled in size if needed
Collection System	Shiocton Municipal Water and Sewer Utilities	Adequate	6" and 8" lines & five lift stations	None Planned
Treatment Plant	Shiocton Municipal Water and Sewer Utilities	Adequate	---	None Planned
Storm Water	Storm water and detention areas	Adequate	---	None Planned
Waste Disposal	Shiocton Public Works Department	Adequate	Garbage pickup is on Monday	None-Planned
Recycling	Contracted with Outagamie County, hauled by Wittenberg Disposal 715-253-2619	Adequate	Recycle pickup is every other Friday	None-Planned
Telecommunications				
Land Line	Century Tel	Adequate	---	None Planned
Wireless	Multiple providers (US Cellular Tower at Treatment Plant)	Adequate	---	None Planned
Internet	Multiple providers	Adequate	---	None-Planned
Cable	Charter Communications	Adequate	---	None-Planned
Fiber Optics	Century Tel		Limited Service	None Planned
Electricity				
Generation	Wisconsin Electric	Adequate	---	None-Planned
Transmission	American Transmission Company	Adequate	---	None-Planned
Distribution	WE- Wisconsin Electric	Adequate	---	None Planned
Natural Gas	WE- Wisconsin Electric	Adequate	---	None Planned

Source: Martenson & Eisele, Inc. and Village of Shiocton

Community Facilities

See Map 10, Community Facilities

Table 9
Village of Shiocton Community Facilities

Community Facility	Provider	Facility and/or Staffing Needs
Police	Shiocton Police Dept.	Full-time Chief of Police and 8 part-time officers. N5605 State Road 76, P.O. Box 96, Zip: 54170
Fire Department	Shiocton-Bovina Fire Department	A rural volunteer department made up of 48 volunteers. The department is supported by the Village of Shiocton and the Town of Bovina, having one fire station located in the Village of Shiocton ISO Fire Rating of 6 (for insurance purposes)
Ambulance (First Responders)	Shiocton-Bovina Fire Department	17 Basic EMT's with IV Certification
Judicial	Shiocton Municipal Court Outagamie County	Addresses citations or fines-Court proceedings occur in the Village Hall http://www.co.outagamie.wi.us/clerkcrts/ The County judicial system will expand as needed, and will provide services into the long term future.
Jail	Outagamie County	http://www.co.outagamie.wi.us/sheriff/corrections The County jail system will expand as needed, and will provide services into the long term future.
Education		
Public Schools	Shiocton School District N5650 Broad St Shiocton, WI 54170 Phone: 920-986-3351	School System is a K-12 system housed in two structures.
Private Schools	None in Shiocton, but three in New London	<ul style="list-style-type: none"> • New London Christian School • Most Precious Blood School • Emmanuel Lutheran School
Technical Colleges	Fox Valley Technical College	The Technical College has had a good history of being current to job training needs in the area and should remain that way for years to come. http://www.fvtc.edu/public/
Colleges/Universities	State and Private Colleges in the area but not in the Village	Closest colleges are University of Wisconsin-Fox Valley http://www.fox.uwc.edu/ and University of Wisconsin- Green Bay http://www.uwgb.edu/ The State University system will meet the needs of higher education for Shiocton residents.
Public Library	Shiocton Public Library	W7740 Pine Street, Shiocton 54170 920-986-3933
Parks	<ul style="list-style-type: none"> • Hamblin Park • Shiocton Lake Park (including a Rifle Shooting Range) • Wolf River Nature Area (County Owned) • Mill Street Boat Landing • Tri-Rivers Nature Area 	Rustic camping, bathrooms Swimming lake, two softball diamonds, bathrooms, park pavilion, playground, bow & rifle range Identification of recreational locations in the area

	<ul style="list-style-type: none"> Library Park Bamboo Bend 	Playground Parking lot, walking trail and fishing platform on Wolf River
Harbors	Port of Green Bay	www.co.brown.wi.us/port This facility is not applicable to any business in the Village of Shiocton.
Village Hall	Shiocton Village Hall	Village Hall has a meeting room and offices for the Clerk and Police Department. N5605 State Road 76, Shiocton WI Mailing Address: PO Box 96, Shiocton WI 54170 920-986-3415
Civic Clubs and Organizations	<ul style="list-style-type: none"> Shiocton Flyers Club Wolf River Skydivers Shiocton Snow Chiefs Shadows on the Wolf Lions Club Shiocton Business League Shiocton Summer Sports Org. Shiocton Men's Softball League Shiocton Booster Club (school) 	<ul style="list-style-type: none"> About 40 members. About 20 members Snowmobile Club-membership varies Recreational & Facility Improvement Org.
Churches	First Evangelical Lutheran Messiah Evangelical Lutheran Saint Denis Catholic First Congregational Church	First Evangelical Lutheran Church N 5620 Broad Street Shiocton WI 920-986-3918 Messiah Evangelical Church W7574 State Road 54 Shiocton WI 920-986-3603 St. Denis Catholic Church N5597 Second Street Shiocton WI 920-986-3369 First Congregational Church N5598 State Road 76 Shiocton WI 920-986-3965
Cemeteries	Shiocton-Bovina St. Denis Cemetery	Located in the Town of Bovina
Child Care	Private providers	
Post Office	Shiocton Post Office	Park Avenue
Health Care	New London Family Medical Center LaSalle Clinic-New London Family Doctors Clinic-New London	1405 Mill Street, New London, WI 54961-0307 (920) 531-2000, (888) 982-5330 (toll free) http://www.thedacare.org/TheDACareWeb/ 1420 Algoma Street, New London, WI 54961 Valley Family Medicine (920) 982-7900 1505 Mill St, New London, WI 54961 valleyfamilymedicine.com

Source: Martenson & Eisele, Inc. and Village of Shiocton

Goals, Objectives, and Policies

Goals

1. To provide utilities and community facilities and services in a manner that will promote efficient and orderly growth, and make Shiocton a more attractive community in which to live, work and recreate in.
2. Create new ways to access the Wolf River and existing park facilities as a way of attracting tourism.

Objectives

1. Maintain the water, sanitary sewer and storm sewer facilities to existing properties.
2. Develop a five year capital improvements program as a guide to providing needed community facilities and expanding public utilities.
3. Continue to provide law enforcement, fire protection, and emergency medical services to all areas of the community.
3. Maintain a system of parks, trails, open space and recreational facilities that will provide existing and future village residents of all ages with adequate, safe, convenient, high quality recreational opportunities on a year-round basis.
4. Continue to provide solid waste disposal service in an environmentally sound and cost effective manner.
5. "Market" the natural features of the Wolf River and surrounding floodplains, wetlands, and woodlands
6. Encourage citizen participation in planning for better access and development of existing recreational facilities.
7. Pursue state and federal funding programs which can aid in the purchase or development of ~~required~~ park system improvements.
8. Prepare an "Open Space and Recreation Plan" to become eligible for grant funds.
9. Consider access for the physically challenged when making improvements to existing recreation areas, or when planning, designing, and constructing any new recreation amenity, such as the Newton Blackmour Trail.
10. Pursue the remodeling or construction of a new Fire Station with public meeting room space.

Policy

1. The Village of Shiocton meet periodically with surrounding communities to determine how services and equipment can be shared.

Economic Development

Findings and Recommendations

- ❑ The Village of Shiocton has a variety of businesses, but lacks a grocery store and more competition in certain types of business services.
- ❑ The Village's downtown is the focal point of governmental services, such as the Village Hall, Library, along with a variety of businesses. Some storefronts have been converted to apartments.
- ❑ The newest businesses have occurred along STH 54 and STH 76.
- ❑ The health and vitality of Shiocton will be dependent upon how well the community markets itself and attracts business and industrial entities. More business and industry will stimulate the housing market, which in turn will generate more families that will increase school enrollments.

Analysis of Economic Base

- ❑ The Shiocton School District, followed by Sommers Construction, are the major employers in Shiocton. The village has a number of employers with a small to moderate number of employees. Village officials should meet periodically with these employers to determine if they have any issues with Village services.

Table 10
Major Employers

Employer	Street	Product/Service
Shiocton School District	Broad Street	Education
Sommers Construction	Sommers St.	Construction Contractors office and yard
Shiocton Lumber Company	Smith Street	Home Builders, supplies
Shiocton Automotive	STH 76	Auto Repair
Shiocton Cut Stock	STH 76	Pallet Factory
River Rail Restaurant	STH 76	Restaurant, Bar and Banquet Hall
Mike and Sonja's	STH 76	Bar
Wolf River Tannery	STH 76	Tannery
First National Bank	STH 76	Financial Institution
Borchardt-Moder	STH 76	Funeral Home
Wolf River Patterns	STH 76	
Johnson Hardware	STH 76	Hardware Store
Muddy Waters Bar	STH 76	Tavern
Dream Imagery	STH 76	Photo studio
Rustic Wolf Inn	STH 76	Motel with River Access
TJ's Non-typical Taxidermy	Mill Street	Taxidermy
Riverside	Mill Street	Banquet Hall
Colwitz Convenience	STH 54	Convenience Gas Station
Shiocton Mini-Mart	STH 54	Convenience Gas Station
Wickies Family Diner	STH 54	Restaurant
Wilson's T & T Lanes	STH 54	Bowling Alley
Studio 54 Salon	STH 54	Beauty Salon

Source: Shiocton Clerk's Office

Types of New Businesses Desired

NEW Economic Opportunity Study

- The Fox Valley and Bay Area Workforce Development Areas joined forces to provide the resources for the NEW Economic Opportunity Study. The three-phase study was designed to address the significant job loss in manufacturing that has recently been experienced by northeastern Wisconsin. Phases I and II included the analysis of historical and projected demographic, industry, and employment data. Phase III outlined five strategies for the region.

Strategy I – Move to a New Economy Construct

Strategy II – Move to a Collaborative Economic Development Construct

Strategy III – Change Social and Cultural Mindset to Risk and Collaboration

Strategy IV – Change Regional Image

Strategy V – Promote Industry Cluster Development

- The summary of Phase III noted, “Workforce development and economic development are interrelated and interdependent. The strategic economic development plan presented here is one based on the New Economy drivers of innovation, collaboration, and culture.” The study concluded the economic prosperity of Northeastern Wisconsin is the responsibility of the businesses and citizens of the region.
- The full study can be found at www.neweconomyproject.org.

Ability to Retain and Attract Business

Location

- The geographic location of a community is one of the most important factors in determining the ability of a local government to attract or retain business. The Village of Shiocton is not in the Fox Cities sphere of influence, but, rather, in the middle of a prime farming area of Outagamie County. Subdivision development over the past twenty years has been minimal. Any commercial development has occurred along STH 54 or STH 76.

Infrastructure

- Generally speaking, Shiocton’s existing road network is in good condition.
- The Village has a public sewer and water system for businesses and industry to utilize. The system, however, may not be able to handle a “wet” industry.

Regulatory Issues

- Zoning and building codes help to ensure that the health, safety, and welfare of the community are protected and maintained. The Village is not aware of any regulatory issues negatively affecting businesses that can be addressed directly by the Village.

Sites for New or Expanding Businesses

- The Village of Shiocton does not have, nor has it promoted, business development. The commercial or industrial development has occurred based on market supply and demand.
- As shown on the Land Use Plan, the Village is designating new business locations and encourages such development to bolster the tax base and provide jobs for its local constituents.

Financial Programs

There are a number of financial programs available to anyone that might want to start up a business in Shiocton and to businesses interested in building in, expanding, or relocating to Shiocton. These programs are described as follows:

Use of Brownfield Sites

- ❑ There are no known brownfield sites in Shiocton. The Wisconsin Department of Commerce (DOC) defines brownfields as, “abandoned, idle or underused industrial or commercial facilities or sites, the expansion or redevelopment of which is adversely affected by actual or perceived environmental contamination.”
- ❑ More information concerning the Wisconsin’s Brownfields program can be found at the following website: www.commerce.state.wi.us/CD/CD-bfi.html

Local, County, Regional, and State Programs

Local Programs

Shiocton Business League
PO Box 7
Shiocton, WI 54170
Phone: 920-986-3737

For more information on this League, go to: <http://www.gocedc.org/Communities/Shiocton.htm>

Greater Outagamie County Development Corporation

- ❑ This cooperative organization held its initial meeting on May 20, 1997, with representatives from the cities of Seymour and New London, the villages of Hortonville, Shiocton, Black Creek and Nichols, the Town of Liberty, Wisconsin Electric Power Company (now WE Energies), the Oneida Nation, and Outagamie County.
- ❑ The initial meeting resulted in an understanding that by working together communities could be more effective in promoting Outagamie County as a great place to do business, as well as a wonderful place to raise a family.
- ❑ The group developed a mission statement and efforts were directed toward developing a program of work. The communities in this corporation have been cooperating in economic development efforts since 1997. Some of the accomplishments of the organization include:
 - Developed an industrial park listing for Outagamie County.
 - Prepared an Outagamie County Economic Profile, which was published with the cooperation of Wisconsin Electric Power Company.
 - Participated in a three-county labor market study.
 - Established contacts with state economic development organizations, specifically Forward Wisconsin, the Wisconsin Economic Development Association, and the Wisconsin Department of Commerce.
 - Provided funding for two printings of the Tri-Rivers Nature Area brochure.
 - Co-sponsored a series of business management educational programs with the University of Wisconsin Extension.
 - Coordinated the preparation of the Outagamie County Economic Resource Guide, which was completed by American Images Publishing.
 - Coordinated the production of an Industrial Park Guide, with financial assistance from the Wisconsin Department of Commerce and Wisconsin Electric Power Company.
 - Developed and maintain a web site for the organization (gocedc.org).

- Co-sponsored a regional tourism workshop with the University of Wisconsin Extension and the Wisconsin Department of Tourism.
- Developed a print advertising campaign to raise the awareness of the organization and to provide member communities broader exposure.
- For more information on the Greater Outagamie County Business Corporation, go to: <http://www.gocedc.org/>

State Programs

Wisconsin Department of Commerce

- The State of Wisconsin's Department of Commerce offers a number of programs in support of economic development. The programs are too numerous to list here. Some of the programs provide direct assistance to a business; others fund the business through the local community, while other programs provide direct assistance to a community. The Department of Commerce has Area Development Managers located throughout the state to work with local communities and businesses in identifying the resources available from the state and other sources. Information on their programs is available at: <http://www.commerce.state.wi.us>
- The Department of Commerce has Area Development Managers located throughout the state to work with local communities and businesses in identifying the resources available from the state and other sources. Dennis Russell is the Area Development Manager for Shiocton. He is located in Green Bay.

Wisconsin Small Business Development Center

- The Wisconsin Small Business Development Center provides business management education programs at an affordable fee. Counseling, to address individual business needs, is available without cost to the small business client. SBDC offices are located at the University of Wisconsin-Green Bay. Information on the programs and services offered by the SBDC may be found at www.wisconsinsbdc.org.

Regional Programs

New North

- New North, Inc. is a consortium of business, economic development, chambers of commerce, workforce development, civic, non-profit, and education leaders in eighteen counties of Northeast Wisconsin who are working to be recognized as competitive for job growth while maintaining our superior quality of life.
- In addition to working together to promote and help expand existing economic development efforts, New North, Inc. will concentrate on:
 - Fostering regional collaboration
 - Focusing on targeted growth opportunities
 - Supporting an entrepreneurial climate
 - Encouraging educational attainment
 - Encouraging and embracing diverse talents
 - Promoting the regional brand
- More information on the New North, Inc. is available at www.thenewnorth.com.

East Central Wisconsin Regional Planning Commission

- The East Central Wisconsin Regional Planning Commission prepares a Comprehensive Economic Development Strategy (CEDS) covering the ten counties in its region. The most recent update was completed in 2007.

- ❑ The document contains a review of the Commission's economic development efforts, an overview of the region's economy and the development strategy for the region. The development strategy includes goals, objectives and strategies and a ranking of economic development investment projects submitted by communities in the region. The Village of Shiocton did not submit an economic development investment project for inclusion in the CEDS.

Fox Cities Chamber of Commerce

- ❑ The Fox Cities Chamber of Commerce offers the Service Corps of Retired Executives program. Through this program, business owners or people with an idea on starting a business meet with retired executives to review their business plans.

Fox Valley Technical College

- ❑ Fox Valley Technical College provides assistance to existing and prospective businesses. For information on small business and entrepreneurship services at Fox Valley Technical College, go to this web site:
www.fvtc.edu/tp2.asp?ID=BI-Small+Business+Entrepreneurship&pix=002

Goals and Objectives

Goals

1. Strive to retain existing businesses and be open to proposals for new businesses that serve both local residents and tourism.
2. Promote commercial and light industrial development that provides employment opportunities for residents, is consistent with the scale of the development of the village, is compatible with adjoining land uses, and is environmentally sound.

Objectives

1. New commercial and industrial development should be reviewed for compatibility with existing uses, comprehensive planning goals and objectives, and does not pollute the fragile environment.
2. Encourage the redevelopment of the older business district to include service or tourism type businesses.
3. Promote and market the village as a place to do business.
4. Continue to communicate and annually invite existing business owners to a meeting with the Village Board and Plan Commission to discuss ways to improve local services and promote the community as a place to conduct business.
5. Develop a “welcome package” for new residents and businesses.

Intergovernmental Cooperation

Findings and Recommendations

- ❑ The Shiocton Volunteer Fire Department, made up of volunteers from the Village of Shiocton and Town of Bovina, is a prime example of community involvement.
- ❑ Shiocton has a good working relationship with the Town of Bovina, which surrounds the village on all sides. No issues exist that would require a boundary agreement.
- ❑ The Village of Shiocton should always be striving to look for ways to cooperate with other governmental agencies in order to provide the most efficient and cost conscious way of providing services to its constituents.

Guidelines for Intergovernmental Cooperation

- ❑ Wisconsin State Statutes provide guidelines for intergovernmental cooperation and boundary agreements between municipalities. This statute enables adjoining communities to enter into agreements that will benefit both communities.
- ❑ Mutual aid agreements are a type of intergovernmental cooperation. For example, fire departments use this vehicle to extend fire protection from one fire department to another. The biggest advantage is that each fire department can share equipment and manpower in times of major fires that would otherwise limit the resources of a particular department in responding to a disaster.
- ❑ Boundary agreements are typically found in urban and urbanizing areas where there is a desire on the part of adjacent municipalities to agree on where each municipality will provide services. These agreements contribute to better planning and the efficient and economical provision of municipal services.

Governmental Jurisdictions

Town Government

- ❑ The Village of Shiocton shares common boundaries with the Town of Bovina. Shiocton has had a joint fire department with the Bovina for many years. This ongoing relationship is anticipated to continue into the future.

School District

- ❑ The Village of Shiocton is served primarily by the Shiocton School District. Communication with the district should occur periodically and informally.
- ❑ Residential development and open enrollment can have an affect upon Shiocton School District enrollment numbers.

Outagamie County

- ❑ Outagamie County has minimal involvement within the Village of Shiocton. The Shiocton Police Department may at times call for back-up from the County Sheriff's Department. The Village and County have road maintenance and snowplowing agreements that cross municipal boundaries.
- ❑ The County Sheriff's office has a liaison officer at the Shiocton Public School
- ❑ Outagamie County is contracted to take recyclable materials

- ❑ The County Health and Human Services Department performs various activities and social service programs for eligible Village residents.

Regional

- ❑ The Village of Shiocton's public shooting range is available to a number of people, including many law enforcement organizations in the area. The Village's archery range is also frequently used by the public.

Emergency Response

- ❑ The Village of Shiocton is served by the Shiocton/Bovina Volunteer Fire Department (which also provides ambulance service), the Outagamie County emergency response dispatch, and occasionally backup by the County Sheriff's Department.

East Central Wisconsin Regional Planning Commission (ECWRPC)

- ❑ The Village of Shiocton is within the East Central Wisconsin Regional Planning Commission. The Village has had discussions with ECWRPC and occasionally may attend programs sponsored by the Commission.

State of Wisconsin

Department of Transportation (DOT)

- ❑ The Village of Shiocton is within the Wisconsin Department of Transportation's Northeast Region. The Village engages in discussion and planning activities for projects within the DOT District.

Department of Natural Resources

- ❑ The Village of Shiocton has continuous communication with the Wisconsin Department of Natural Resources concerning rules and regulations.

Conflicts and Opportunities

- ❑ The Village of Shiocton does not have conflict with the Town of Bovina. However, if any conflict occurred with the Town, initial attempts to address them would involve written and face-to-face communication. If initial attempts are not successful, the Village would consider other methods that could include mediation, arbitration and other dispute resolution techniques as described in Wisconsin State Statutes 802.12.
- ❑ Shiocton officials have demonstrated, through past and current planning efforts, that they are willing to proactively engage in discussions with other government officials to promote and enhance opportunities in the general vicinity. Village leaders are encouraged to continue this practice in order to best maximize local efforts and minimize potential conflicts.

Goals, Objectives, and Policies

Goal

1. To foster a mutually beneficial, friendly, working relationship and cooperative spirit with town, county, state and federal governments.

Objectives

1. Continue to coordinate emergency response services with the Village's Police and Shiocton-Bovina Fire Department and the Outagamie County Sheriff's Department.
2. Meet periodically with the Shiocton School District to discuss mutual issues and opportunities.
3. Review, as part of the Village's annual budgeting process, opportunities to provide efficient and economical public facilities and services through cooperation with other units of government.

Policy

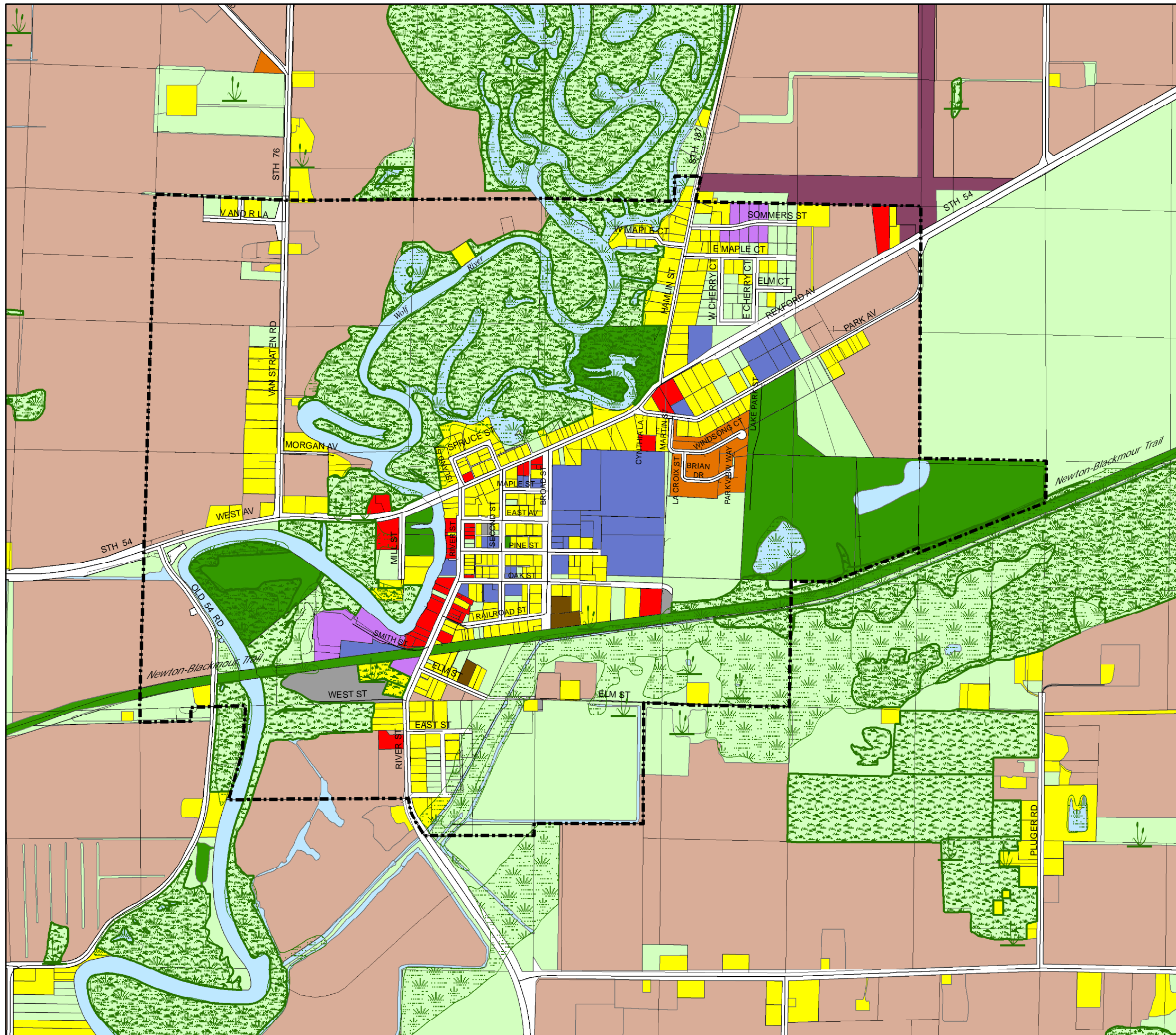
1. Strive to work with the Town of Bovina and Outagamie County to minimize land use conflicts, and achieve economies of scale.

Maps

[This page left blank intentionally]

Village of Shiocton

Existing Land Use



Legend

- Low and Medium Density Residential
- High Density Residential
- Mobile Home Park
- Commercial
- Industrial
- Utilities
- Airport
- Public/Institutional
- Parks and Recreation
- Agriculture
- Open Space
- Water Features

Land Covers

- Wetlands less than 2 acres
- WI DNR Wetlands
- Woodlands Overlay

The wetlands digital data was created from the Wisconsin Wetland Inventory Maps by the DNR Bureau of Watershed Management who is the custodian and sole distributor of this data. The DNR assumes no liability for the accuracy of this data or any use or misuse of its content.

This base map was created with data from Outagamie County Planning Department and The 2000 Existing Land Use Map was created by East Central Wisconsin Regional Planning Commission. These sources do not assume any liability for the accuracy of this data or any use or misuse of its content. Changes were made by Martenson and Eisele, Inc., under the direction of the Village of Shiocton.

Martenson & Eisele, Inc.



1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

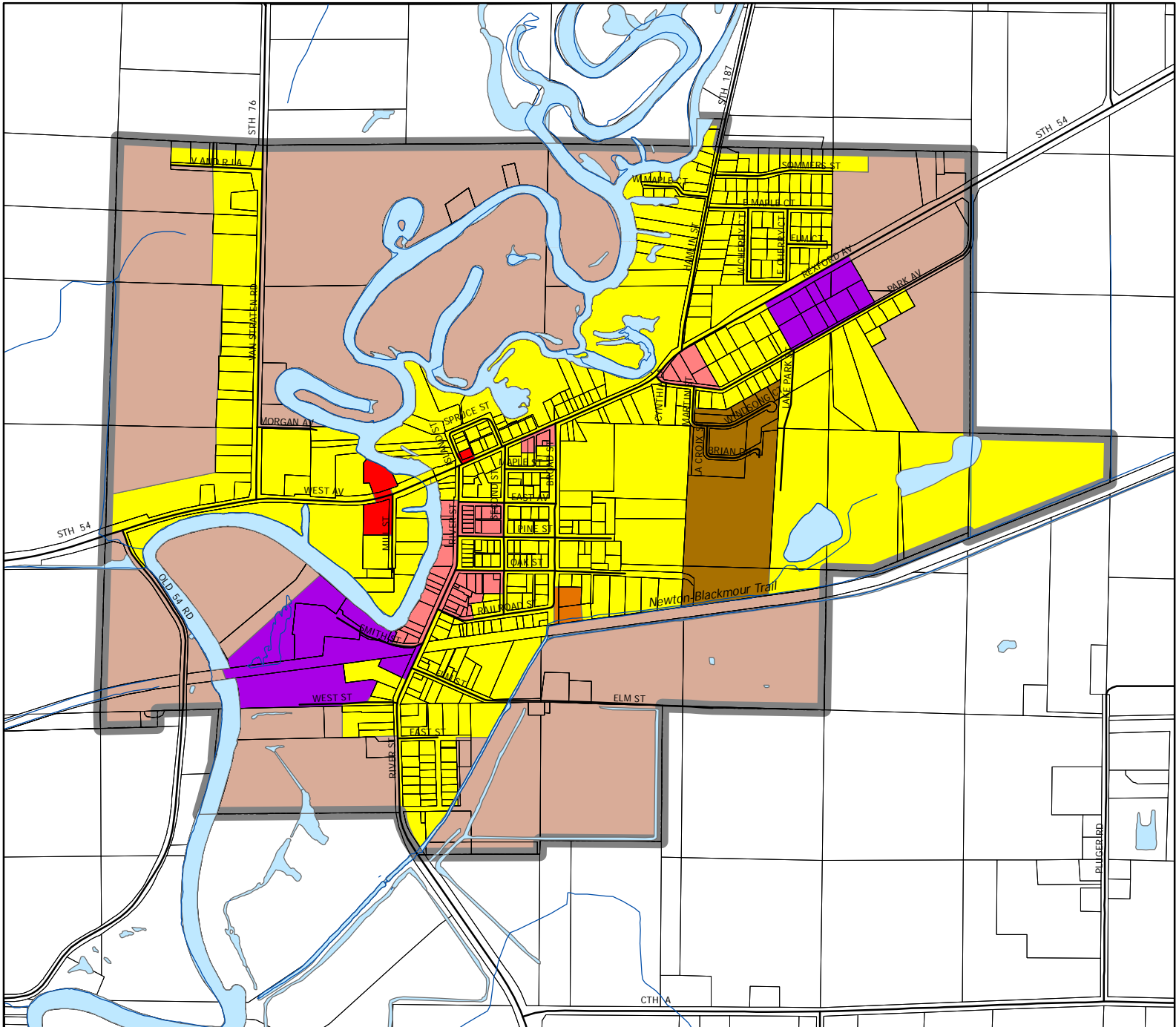
Planning
Environmental
Surveying
Engineering
Architecture

Village of Shiocton Zoning



Legend

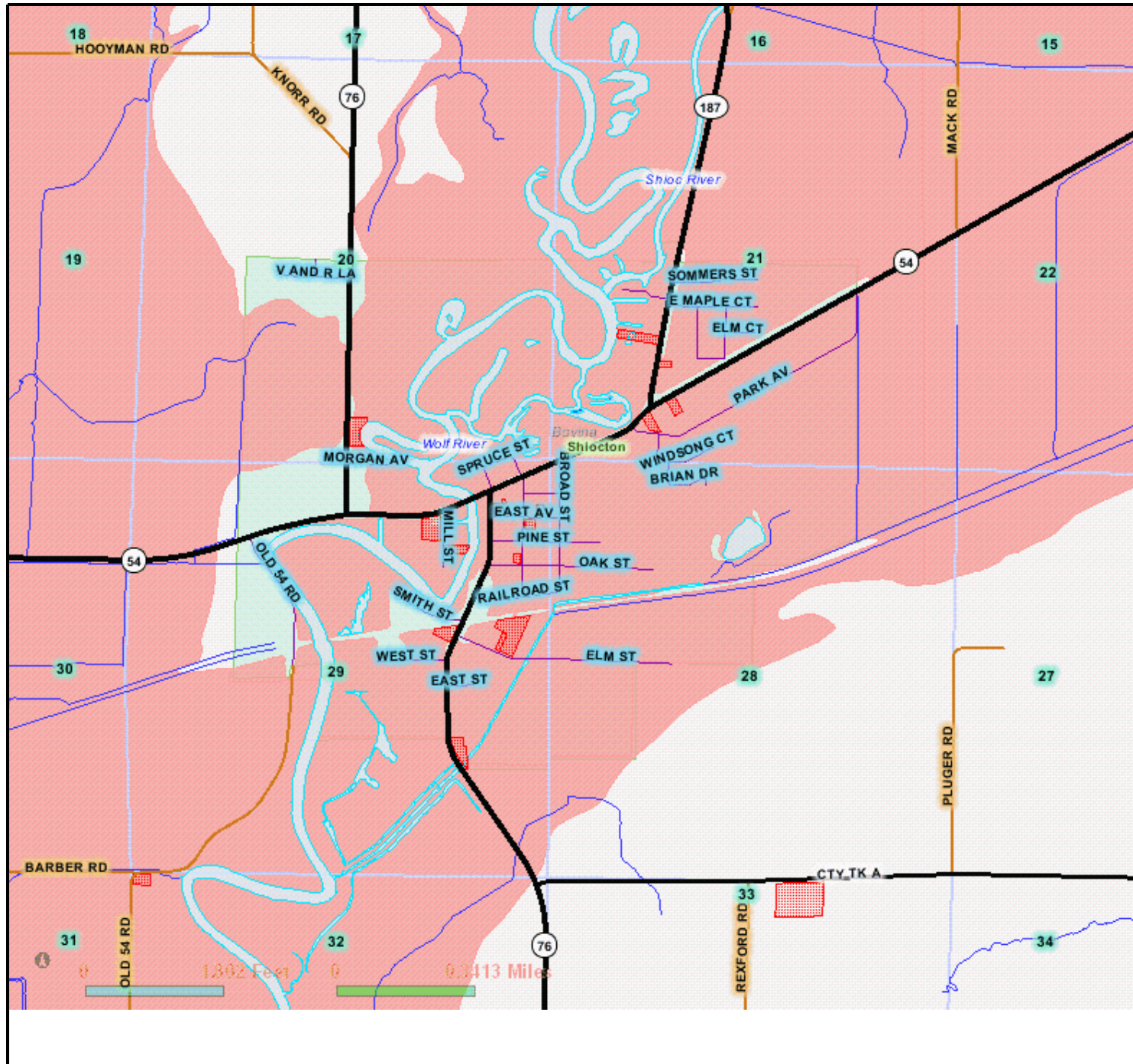
- Districts
- One and Two Family Residential
 - Multiple Family
 - Local Business
 - Commercial
 - Light Manufacture
 - Agriculture
 - Mobile Home Park



This base map was created with data from Outagamie County Planning Department, who in no event shall be held liable to users of this information. These maps are only intended to be used as a general reference and are not intended or suitable for site-specific decisions.

Martenson & Eisele, Inc.
 1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture



LEGEND

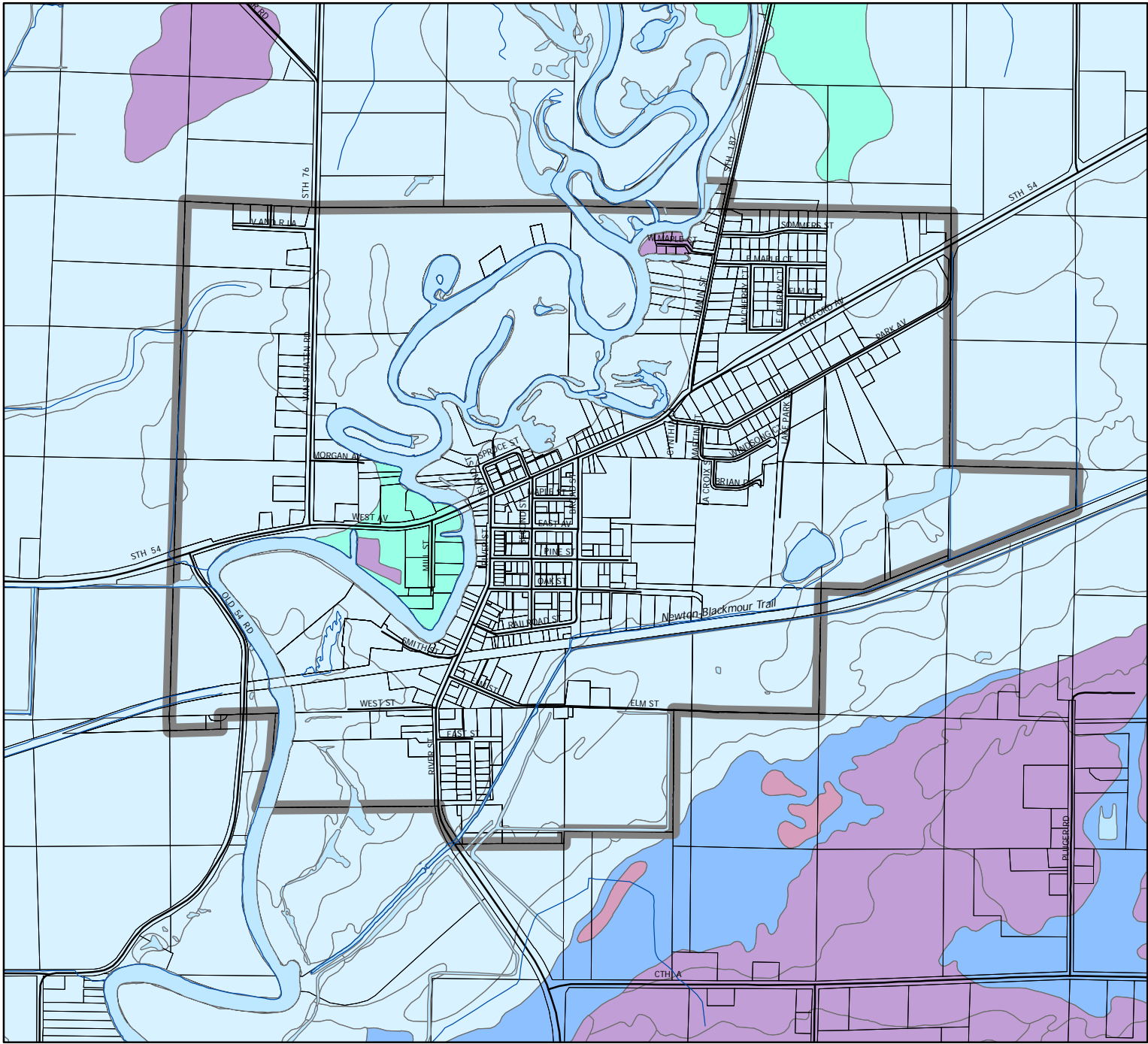
- US Highways**
 - USH
- State Highways**
 - STH
- County Highways**
 - CTH
- Town Roads**
 - TWN
- City and Village Roads**
 - CIT
 - VIL
- Ramps**
 - RMP
- Railroads**
 - Railroad symbol
- Delinquent Tax Parcels**
 - Delinquent Tax Parcel symbol
- Tribal Status**
 - Oneida Indians of WI
 - USA in Trust for Oneida Tribe
- Lakes and Rivers**
 - Lakes and Rivers symbol
- Navigable Streams**
 - NAVIGABLE symbol
- Sections**
 - Floodplain
 - 100 Yr
 - 100 Yr (with study)
- Cities**
 - CITIES
- Villages**
 - VILLAGES
- Towns**
 - TOWNS
- Outagamie County**
- Other Counties**

Village of Shiocton Depth to Water Table



Depth to Water Table
in inches

- 0 in. - 5 in.
- 6 in. - 8 in.
- 9 in. - 11 in.
- 12 in. - 39 in.
- 40 in. - 59 in.
- 60 in. - 69 in.
- > 70 in.



Soil Data extracted from Standard State Soil Survey Database as provided by the USDA Natural Resources Conservation Service and is the best available information and is not field verified.

This base map was created with data from Outagamie County Planning Department, who in no event shall be held liable to users of this information. These maps are only intended to be used as a general reference and are not intended or suitable for site-specific decisions.

Martenson & Eisele, Inc.



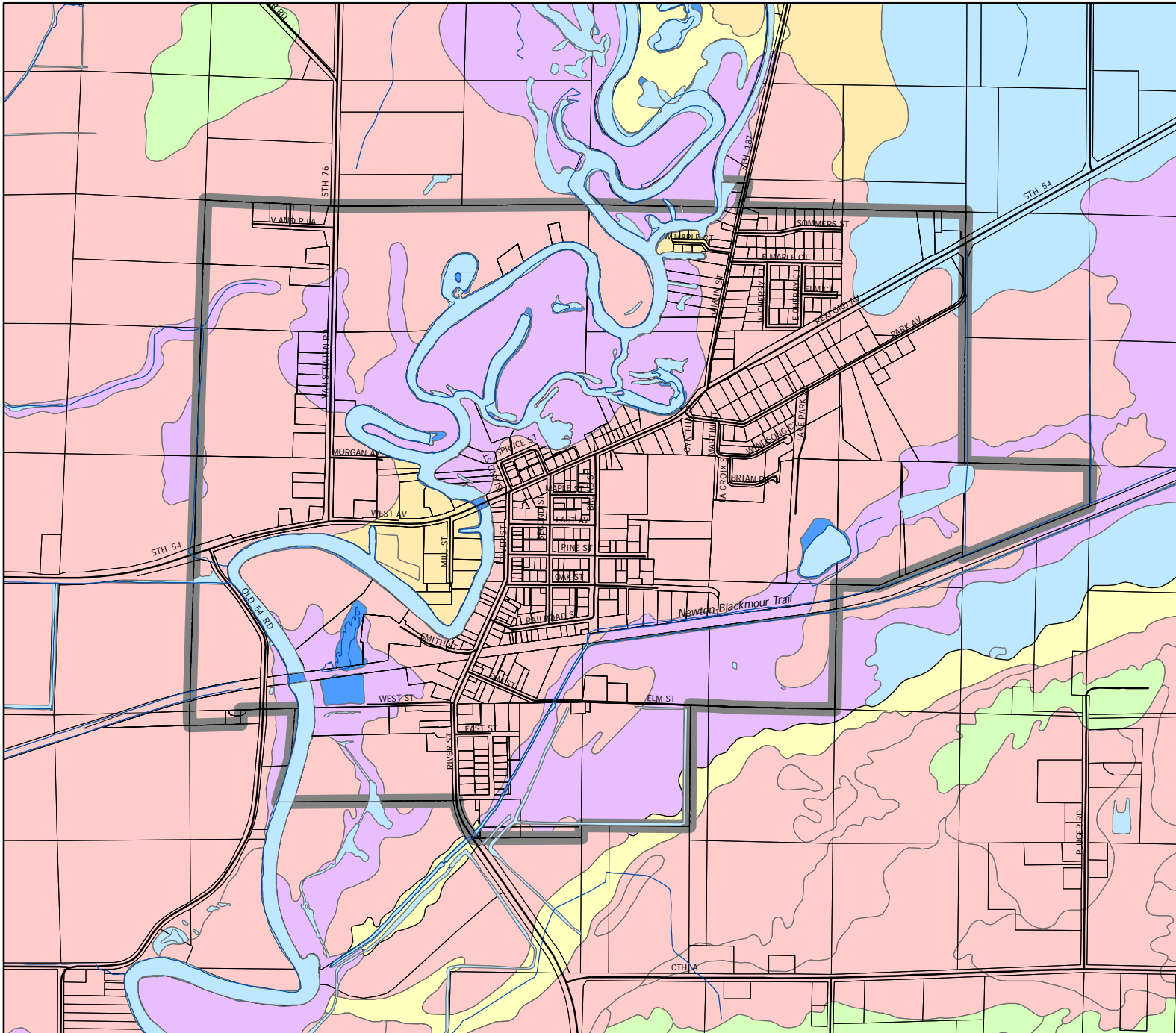
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

Map 5
 Village of Shiocton
 Hydrologic Soil Groups



- Legend
- Soil Classifications
- Open Water
 - Class A
 - Class A/D
 - Class B
 - Class B/D
 - Class C
 - Class D



Soils Data extracted from Standard State Soil Survey Database as provided by the USDA Natural Resources Conservation Service and is the best available information and is not field verified.

This base map was created with data from Outagamie County Planning Department, who in no event shall be held liable to users of this information. These maps are only intended to be used as a general reference and are not intended or suitable for site-specific decisions.

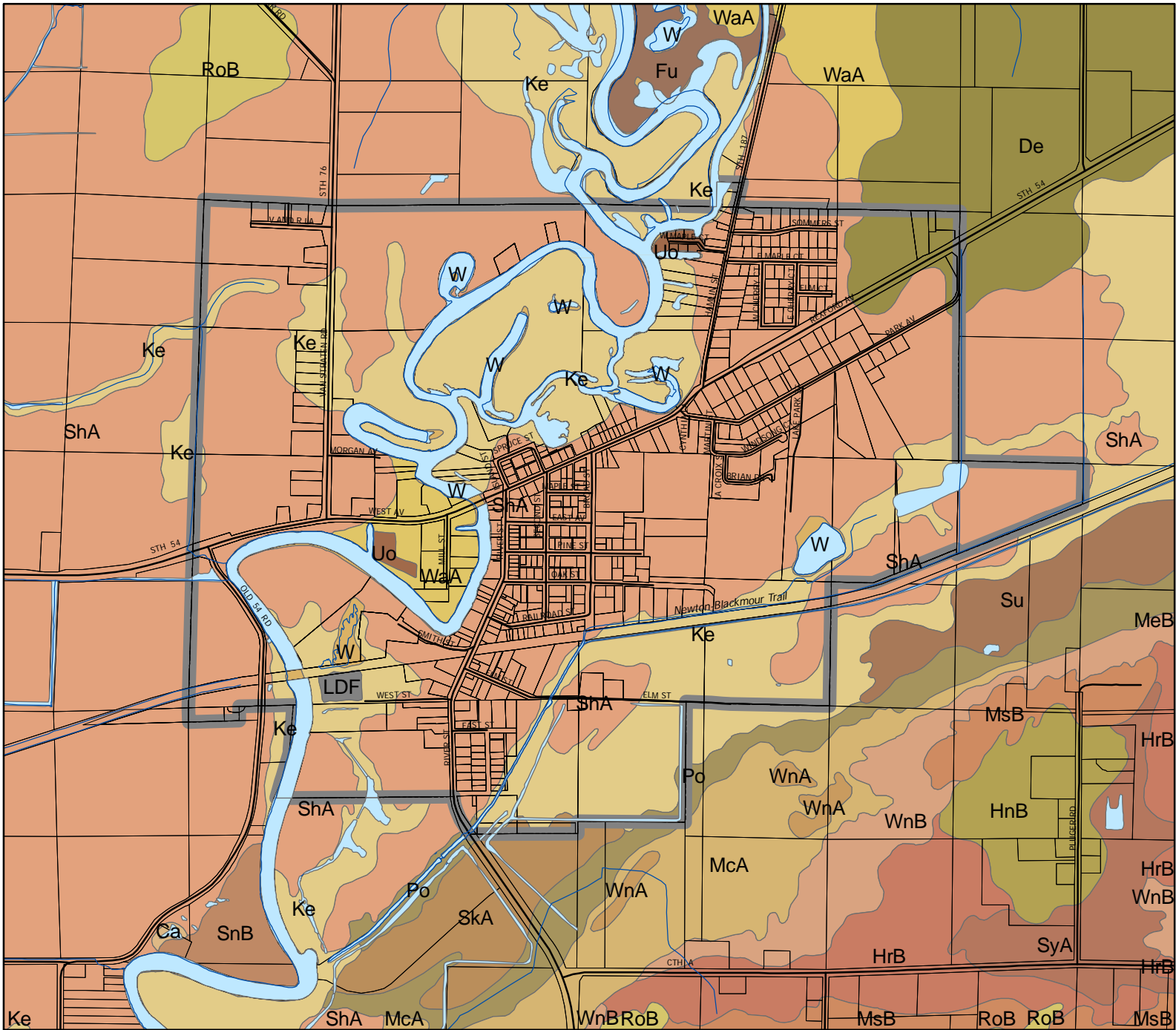
Martenson & Eisele, Inc.
 1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

Village of Shiocton Soil Types



-  De - Deford loamy fine sand
-  LDF - Landfill
-  Ke - Keowns silt loam
-  ShA - Shiocton silt loam
-  SkA - Shiocton silt loam, clayey substratum
-  WaA - Wainola loamy fine sand
-  Uo - Udorthents



Soils Data extracted from Standard State Soil Survey Database as provided by the USDA Natural Resources Conservation Service and is the best available information and is not field verified.

This base map was created with data from Outagamie County Planning Department, who in no event shall be held liable to users of this information. These maps are only intended to be used as a general reference and are not intended or suitable for site-specific decisions.

Martenson & Eisele, Inc.
 1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

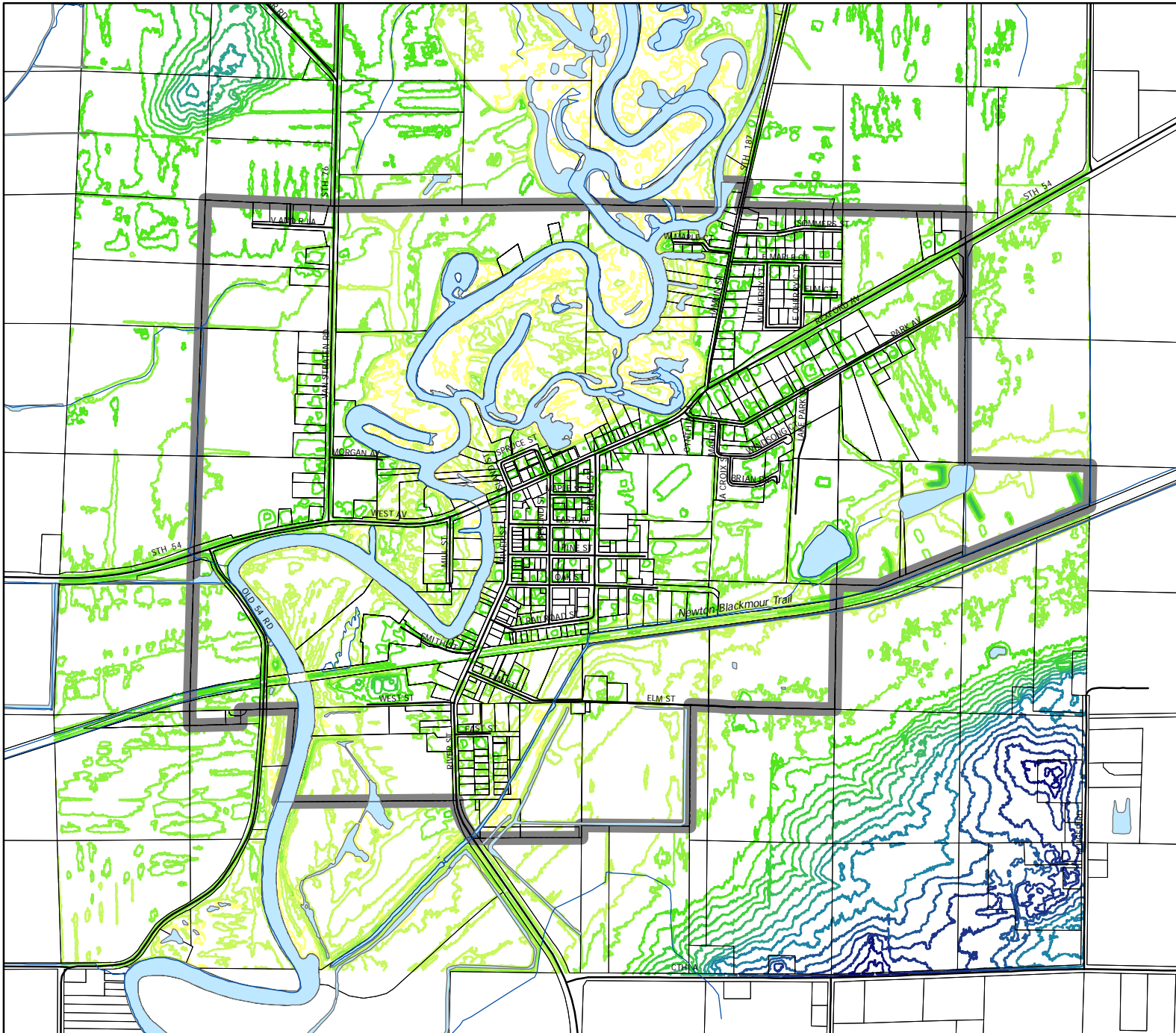
Planning
 Environmental
 Surveying
 Engineering
 Architecture

Village of Shiocton Topography



Elevation in Feet

- 758.000000 - 760.000000
- 760.000001 - 764.000000
- 764.000001 - 766.000000
- 766.000001 - 770.000000
- 770.000001 - 776.000000
- 776.000001 - 780.000000
- 780.000001 - 784.000000
- 784.000001 - 788.000000
- 788.000001 - 792.000000
- 792.000001 - 796.000000
- 796.000001 - 800.000000



This base map was created with data from Outagamie County Planning Department, who in no event shall be held liable to users of this information. These maps are only intended to be used as a general reference and are not intended or suitable for site-specific decisions.

Martenson & Eisele, Inc.
 1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

Outagamie County

AQUATIC OCCURRENCES

Animal

- Eiktoe, *Alasmidonta marginata*, 1995
- Osprey, *Pandion haliaetus*, 2000
- Buckhorn, *Tritogonia verrucosa*, 2005
- Snuffbox, *Epioblasma triquetra*, 1995
- King Rail, *Rallus elegans*, 2000
- Bald Eagle, *Haliaeetus leucocephalus*, 2003
- Black Tern, *Chlidonias niger*, 2004
- Weed Shiner, *Notropis texanus*, 1995
- Wood Turtle, *Clemmys insculpta*, 2000
- Round Pigtoe, *Pleurobema sintoxia*, 1995
- An Owlet Moth, *Macrochilo bivittata*, 1994
- Lake Sturgeon, *Acipenser fulvescens*, 1996
- Least Bittern, *Ixobrychus exilis*, 2000
- Mulberry Wing, *Poanes massasoit*, 2000
- Common Moorhen, *Gallinula chloropus*, 2001
- Pugnose Minnow, *Opsopoeodus emiliae*, 1973
- A Rifle Beetle, *Stenelmis fuscata*, 1999
- American Bittern, *Botaurus lentiginosus*, 2000
- Blanding's Turtle, *Emydoidea blandingii*, 2000
- Salamander Mussel, *Simpsonaias ambigua*, 1989
- Little Glassy Wing, *Pompeius verna*, 1991
- Red-shouldered Hawk, *Buteo lineatus*, 2005
- Two-spotted Skipper, *Euphyes bimacula*, 1989
- Western Sand Darter, *Etheostoma clarum*, 1994
- Prothonotary Warbler, *Protonotaria citrea*, 2000
- Cantrall's Bog Beetle, *Liodesus cantralli*, 1999
- A Crawling Water Beetle, *Halipius canadensis*, 1999
- A Crawling Water Beetle, *Halipius pantherinus*, 1999
- A Water Scavenger Beetle, *Enochrus sayi*, 1999
- A Water Scavenger Beetle, *Laccobius agilis*, 1999
- A Water Scavenger Beetle, *Hydrochara leachii*, 1999
- A Water Scavenger Beetle, *Enochrus consortus*, 2000
- A Water Scavenger Beetle, *Cymbiodyta acuminata*, 1999
- A Primitive Minnow Mayfly, *Parameletus chelifer*, 1993
- Black-crowned Night-heron, *Nycticorax nycticorax*, 2004
- A Predaceous Diving Beetle, *Celina hubbelli*, 1999
- A Predaceous Diving Beetle, *Agabus inscriptus*, 1999
- A Predaceous Diving Beetle, *Matus bicarinatus*, 2000
- A Long-horned Casemaker Caddisfly, *Trienodes nox*, 2000

Plants

- Cuckooflower, *Cardamine pratensis*, 2005
- Marsh Valerian, *Valeriana sitchensis* ssp. *uliginosa*, 1928
- Northern Bog Sedge, *Carex gynocrates*, 1931
- Showy Lady's-slipper, *Cypripedium reginae*, 1916
- Ram's-head Lady's-slipper, *Cypripedium arietinum*, 1928
- Small White Lady's-slipper, *Cypripedium candidum*, 1890
- Northern Yellow Lady's-slipper, *Cypripedium parviflorum* var. *makasin*, 1890

Natural Communities

- Open Bog, Open bog, 1999
- Alder Thicket, Alder thicket, 1978
- Emergent Marsh, Emergent marsh, 1999
- Hardwood Swamp, Hardwood swamp, 1999
- Lake-Soft Bog, Lake-soft bog, 1979
- Floodplain Forest, Floodplain forest, 2001
- Northern Wet Forest, Northern wet forest, 1982
- Northern Sedge Meadow, Northern sedge meadow, 1999
- Tamarack (Poor) Swamp, Tamarack (poor) swamp, 1999
- Southern Hardwood Swamp, Southern hardwood swamp, 2001
- Northern Wet-mesic Forest, Northern wet-mesic forest, 2001
- Emergent Marsh - Wild Rice, Emergent marsh - wild rice, 2000
- Lake-Shallow, Hard, Seepage, Lake-shallow, hard, seepage, 1987

TERRESTRIAL OCCURRENCES

Animal

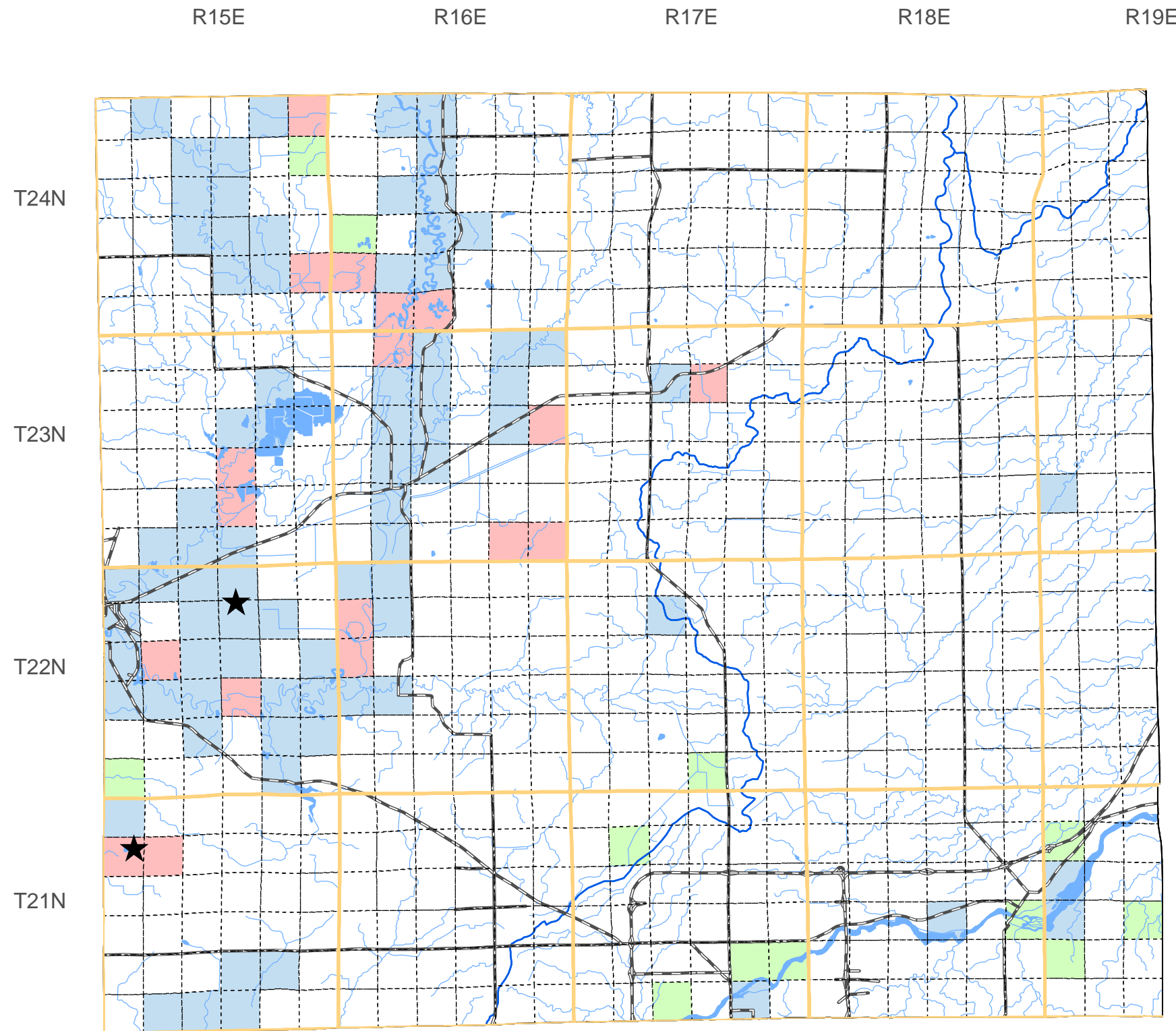
- Barn Owl, *Tyto alba*, 1979
- Kamer Blue, *Lycaeides melissa samuelis*, 1993
- Bird Rookery, Bird Rookery, 2004
- Henry's Elfin, *Callophrys henrici*, 1990
- Cerulean Warbler, *Dendroica cerulea*, 2000
- Henslow's Sparrow, *Ammodramus henslowii*, 2000
- Acadian Flycatcher, *Empidonax virescens*, 2000
- Broad-winged Skipper, *Poanes viator*, 2000
- Columbine Dusky Wing, *Erynnis lucilius*, 1991
- Gorgone Checker Spot, *Chlosyne gorgone*, 1991

Plants

- Snow Trillium, *Trillium nivale*, 1989
- Handsome Sedge, *Carex formosa*, 2001
- Yellow Gentian, *Gentiana alba*, 1948
- Broad Beech Fern, *Phegopteris hexagonoptera*, 2001
- American Gromwell, *Lithospermum latifolium*, 1995
- Hairy Wild-petunia, *Ruellia humilis*, 2004
- Indian Cucumber-root, *Medeola virginiana*, 1999

Natural Communities

- Northern Dry Forest, Northern dry forest, 1978
- Northern Mesic Forest, Northern mesic forest, 1982
- Southern Mesic Forest, Southern mesic forest, 2001
- Southern Dry-mesic Forest, Southern dry-mesic forest, 1999



SPECIES and/or
NATURAL COMMUNITY



Aquatic



Terrestrial



Both



Township
Occurrences



Watershed
Boundaries



State
Natural Area



This map represents the known occurrences of rare species and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory (NHI). Colored sections indicate the presence of one or more occurrences within that section. Hatched townships indicate one or more occurrences reported only at the township level. The date following the names above notes the most recent year the occurrence was recorded in the county.

Map generated using NHI data from: 12/18/2006
Copyright 2003, WDNR-Bureau of Endangered Resources
This map may not be reproduced without prior written permission.



Village of Shiocton Street Classifications and Daily Traffic Counts



Classifications

- Arterial
- Collector
- Local

- Seymour-New London County Recreational Trail

Daily Traffic Counts

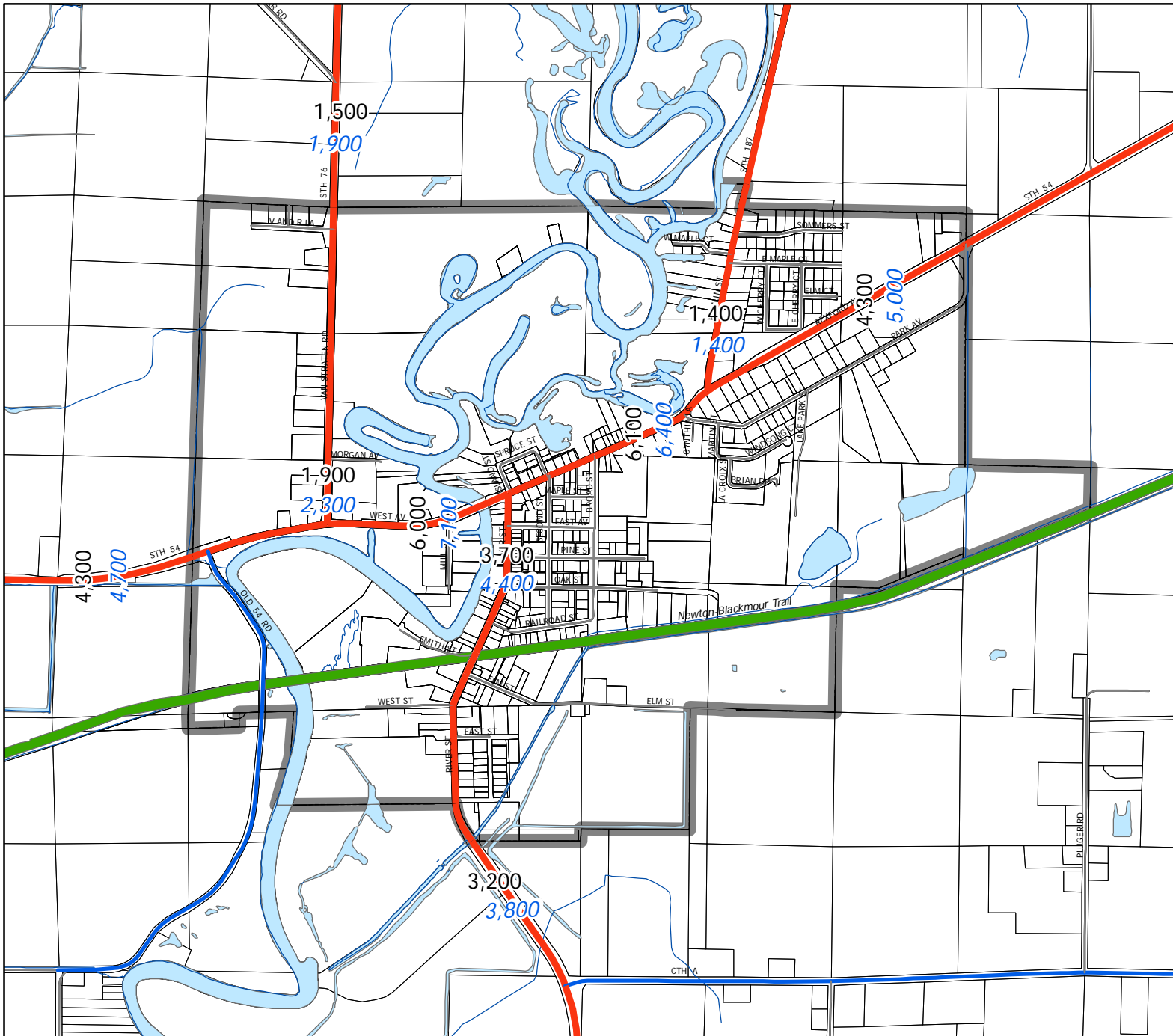
- 2000 Traffic Counts
- 2004 Traffic Counts*

Source for Daily Traffic Counts were found at the Wisconsin Department of Transportation located at: <http://www.dot.wisconsin.gov/travel/counts/>

This base map was created with data from Outagamie County Planning Department, who in no event shall be held liable to users of this information. These maps are only intended to be used as a general reference and are not intended or suitable for site-specific decisions.

Martenson & Eisele, Inc.

1377 Midway Road Planning
Menasha, WI 54952 Environmental
www.martenson-eisele.com Surveying
info@martenson-eisele.com Engineering
920.731.0381 1.800.236.0381 Architecture

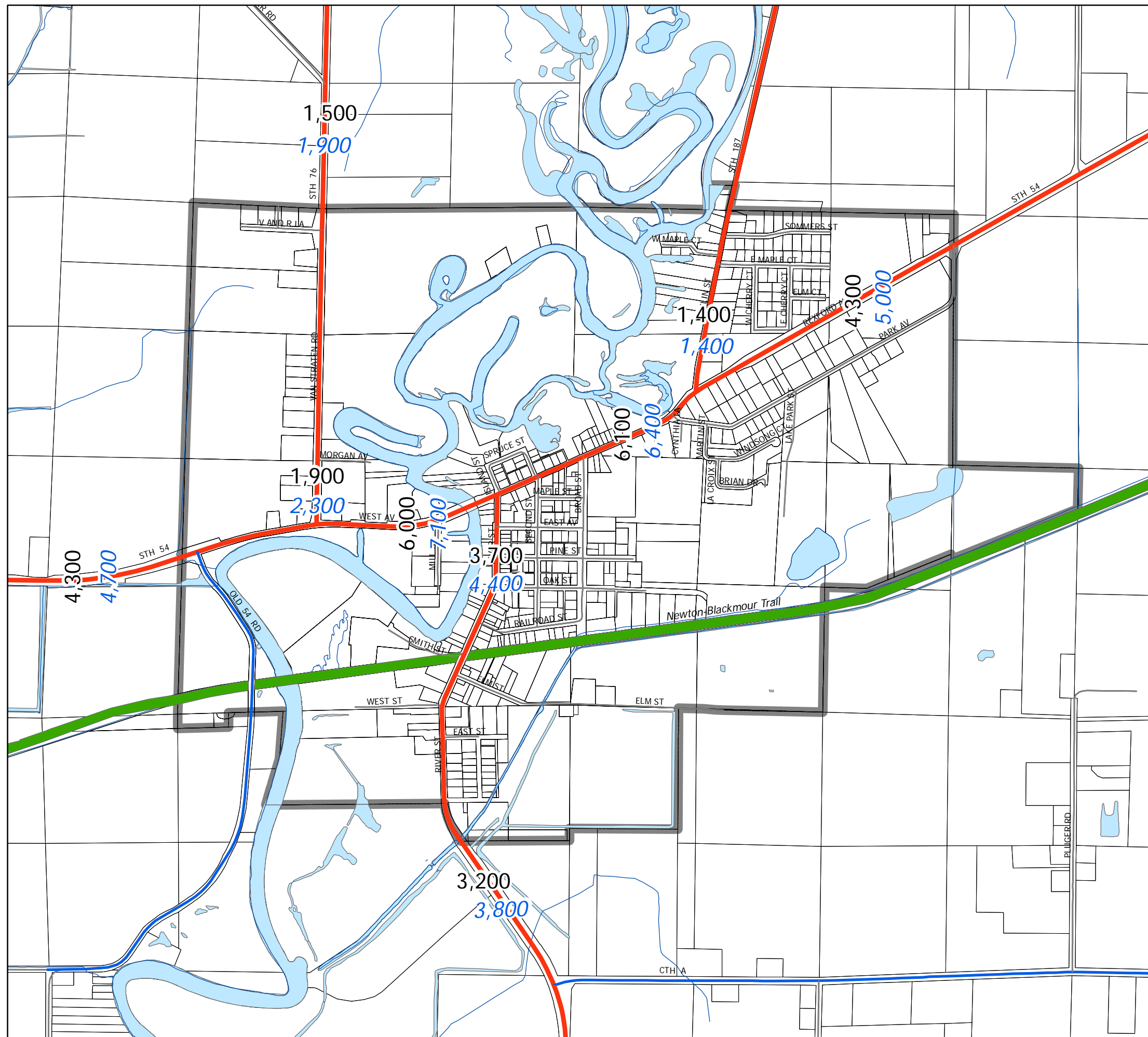


Village of Shiocton Community Facilities



- Community Facilities
 1. Well and Water Tower
 2. Library
 3. Shiocton\Bovina Fire Station
 4. Village Hall\Police Station
 5. Water Treatment Plant
 6. Village Garage
 7. First Congregational Church
 8. St. Denis Catholic Church
 9. First Evangelical Lutheran Church
 10. Shiocton Public School
 11. U.S. Post Office
 12. Outagamie County Garage
 13. Messiah Evangelical Lutheran Church

- Recreational and Park Facilities
 14. Hamlin Park
 15. Shiocton Lake Park
 16. Newton-Blackmour Trail
 17. Library Park
 18. Mill Street Boat Landing
 19. Wolf River Nature Area



This base map was created with data from Outagamie County Planning Department, who in no event shall be held liable to users of this information. These maps are only intended to be used as a general reference and are not intended or suitable for site-specific decisions.

Martenson & Eisele, Inc.



1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

Tables

[This page left blank intentionally]

Table 100 Historical Population Change

	Tn. Bovina	Tn. Black Creek	V. Black Creek	V. Shiocton	Outagamie County	Wisconsin
1970	837	968	921	830	119,398	4,417,821
1980	822	1,149	1,097	805	128,730	4,705,642
1990	957	1,169	1,152	913	140,510	4,891,769
2000	1,130	1,268	1,192	954	160,971	5,363,675
2007 (est.)	1,231	1,293	1,251	952	173,773	5,648,124
% Change						
1970 to 1980	-1.8	18.7	19.1	-3.0	7.8	6.5
1980 to 1990	16.4	1.7	5.0	13.4	9.2	4.0
1990 to 2000	18.1	8.5	3.5	4.5	14.6	9.6
2000 to 2007	8.9	2.0	4.9	-0.2	8.0	5.3

Source: Wisconsin Department of Administration

Table 101 Population Race and Hispanic Origin

	V. Shiocton				Outagamie County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
White	897	98	907	95	136,043	97	151,101	94	4,512,523	92	4,769,857	89
African American	1	0	0	0	206	0	867	1	244,539	5	304,460	6
Native	1	0	4	0	1,965	1	2,471	2	39,387	1	47,228	1
Asian or Pacific Islander	2	0	0	0	1,904	1	3,651	2	53,583	1	90,393	2
Other Race	12	1	38	4	392	0	1,311	1	41,737	1	84,842	2
Two or More Races	--	--	5	--	--	--	1,570	--	--	--	66,895	--
Total Persons	913	100	954	100	140,510	100	160,971	100	4,891,769	100	5,363,675	100
Hispanic or Latino	--	--	64	--	--	--	3,207	--	--	--	192,921	--

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 102 Population Age and Median Age

	V. Shiocton				Outagamie County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 10 years old	153	16.8	147	147.0	23,107	16.4	23,691	14.7	737,033	15.1	721,824	13.5
10 - 19	130	14.2	138	138.0	20,723	14.7	25,313	15.7	700,876	14.3	810,269	15.1
20 - 29	177	19.4	156	156.0	22,783	16.2	20,434	12.7	764,744	15.6	691,205	12.9
30 - 39	139	15.2	184	184.0	24,364	17.3	27,049	16.8	810,378	16.6	807,510	15.1
40 - 49	102	11.2	127	127.0	17,112	12.2	25,227	15.7	595,613	12.2	837,960	15.6
50 - 59	70	7.7	88	88.0	11,429	8.1	16,391	10.2	423,025	8.6	587,355	11.0
60 - 69	61	6.7	49	49.0	10,100	7.2	9,805	6.1	404,188	8.3	387,118	7.2
70 - 79	64	7.0	42	42.0	7,012	5.0	8,074	5.0	294,406	6.0	319,863	6.0
80 - 84	9	1.0	15	15.0	2,127	1.5	2,625	1.6	87,213	1.8	104,946	2.0
> 85 years old	8	0.9	8	8.0	1,753	1.2	2,362	1.5	74,293	1.5	95,625	1.8
Total Population	913		100		140,510		160,971		4,891,769		5,363,675	
Median Age			33				34		0		36	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 103 Median Income

	V. Shiocton		Outagamie County		Wisconsin	
	1989	1999	1989	1999	1989	1999
Median Household Income	\$ 25,500	\$ 36,528	\$ 33,770	\$ 49,613	\$ 29,442	\$ 43,791
% Change		43.2%		46.9%		48.7%
Median Family Income	\$ 30,057	\$ 48,750	\$ 38,286	\$ 57,464	\$ 35,082	\$ 52,911
% Change		62.2%		50.1%		50.8%

Source: US Census Bureau, American FactFinder

Table 104 Household Income

	V. Shiocton				Outagamie County				Wisconsin			
	1989		1999		1989		1999		1989		1999	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< \$10,000	49	13.6	10	2.7	4,883	9.6	2,774	4.6	255,413	14.0	148,964	7.1
\$10,000 to \$14,999	37	10.3	30	8.2	3,777	7.5	2,713	4.5	170,828	9.4	121,366	5.8
\$15,000 to \$24,999	91	25.3	48	13.0	8,438	16.7	6,272	10.4	341,433	18.7	264,897	12.7
\$25,000 to \$34,999	82	22.8	85	23.1	9,303	18.4	7,327	12.1	317,699	17.4	276,033	13.2
\$35,000 to \$49,999	58	16.1	65	17.7	12,323	24.3	11,464	18.9	368,148	20.2	377,749	18.1
\$50,000 to \$74,999	27	7.5	91	24.7	8,584	17.0	16,298	26.9	257,090	14.1	474,299	22.7
\$75,000 to \$99,999	16	4.4	22	6.0	1,963	3.9	7,728	12.8	65,362	3.6	226,374	10.9
\$100,000 to \$149,999	0	0.0	15	4.1	861	1.7	4,191	6.9	30,544	1.7	133,719	6.4
\$150,000 or more	0	0.0	2	0.5	483	1.0	1,811	3.0	17,735	1.0	62,903	3.0

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 105 Per Capita Income

	Per Capita Income		
	1989	1999	% Change
V. Shiocton	\$ 11,613	\$ 18,260	57.2%
Outagamie County	\$ 13,893	\$ 21,943	57.9%
Wisconsin	\$ 13,276	\$ 21,271	60.2%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 106 Poverty Status

	V. Shiocton		Outagamie County		Wisconsin	
	1989	1999	1989	1999	1989	1999
Total Persons	906	869	137,496	157,981	4,754,103	5,211,603
Total Persons Below Poverty	73	63	8,528	7,417	508,545	451,538
% Below Poverty	8.1%	7.2%	6.2%	4.7%	10.7%	8.7%
Total Families	257	238	37,454	42,489	1,284,297	1,395,087
Total Families Below Poverty	16	12	1,715	1,215	97,466	78,188
% Below Poverty	6.2%	5.0%	4.6%	2.9%	7.6%	5.6%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 107 Labor Force

	1990	2000	2006	% Change 1990 to 2000	% Change 2000 to 2006
Outagamie County					
Labor Force	84,570	93,563	96,174	10.6%	2.8%
Employed	81,862	90,868	91,734	11.0%	1.0%
Unemployed	2,708	2,695	4,440	-0.5%	64.7%
Unemployment Rate	3.2%	2.9%	4.6%		
Wisconsin					
Labor Force	2,598,898	2,996,091	3,062,932	15.3%	2.2%
Employed	2,486,129	2,894,884	2,918,155	16.4%	0.8%
Unemployed	112,769	101,207	144,777	-10.3%	43.1%
Unemployment Rate	4.3%	3.4%	4.7%		

Source: Wisconsin Department of Workforce Development, Wisconsin's Worknet

Table 108 Employment Status of Population 16 Years and Over

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
V. Shiocton						
Agriculture, Forestry, Fishing, and Mining	6	1.4%	2	0.4%	-4	-66.67%
Construction	36	8.4%	47	9.6%	11	30.56%
Manufacturing	185	42.9%	181	37.1%	-4	-2.16%
Transportation and Utilities	18	4.2%	23	4.7%	5	27.78%
Wholesale trade	18	4.2%	11	2.3%	-7	-38.89%
Retail trade	61	14.2%	58	11.9%	-3	-4.92%
Finance, insurance, and real estate	24	5.6%	15	3.1%	-9	-37.50%
Services	83	19.3%	139	28.5%	56	67.47%
Government	0	0.0%	12	2.5%	12	0.00%
All Industries	431		488		57	13.23%
Outagamie County						
Agriculture, Forestry, Fishing, and Mining	2,439	3.4%	1,636	1.9%	-803	-32.92%
Construction	4,106	5.8%	6,171	7.2%	2,065	50.29%
Manufacturing	20,755	29.2%	23,197	27.1%	2,442	11.77%
Transportation and Utilities	3,331	4.7%	3,318	3.9%	-13	-0.39%
Wholesale Trade	2,977	4.2%	2,890	3.4%	-87	-2.92%
Retail Trade	12,667	17.8%	9,381	11.0%	-3,286	-25.94%
Finance, Insurance, and Real Estate	4,803	6.8%	6,905	8.1%	2,102	43.76%
Services	18,810	26.4%	30,430	35.6%	11,620	61.78%
Government	1,242	1.7%	1,668	1.9%	426	34.30%
All Industries	71,130		85,596		14,466	20.34%
Wisconsin						
Agriculture, Forestry, Fishing, and Mining	112,035	4.7%	75,418	2.8%	-36,617	-32.68%
Construction	117,732	4.9%	161,625	5.9%	43,893	37.28%
Manufacturing	584,143	24.5%	606,845	22.2%	22,702	3.89%
Transportation and Utilities	137,248	5.8%	123,657	4.5%	-13,591	-9.90%
Wholesale Trade	96,532	4.0%	87,979	3.2%	-8,553	-8.86%
Retail Trade	408,937	17.1%	317,881	11.6%	-91,056	-22.27%
Finance, Insurance, and Real Estate	139,550	5.8%	168,060	6.1%	28,510	20.43%
Services	713,295	29.9%	1,097,312	40.1%	384,017	53.84%
Government	76,967	3.2%	96,148	3.5%	19,181	24.92%
All Industries	2,386,439		2,734,925		348,486	14.60%

Source: US Census Bureau, American FactFinder

Table 109 Industry of Employed Person 16 Years and Over

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
Outagamie County						
Natural Resources & Mining	599	0.8%	757	0.8%	158	26.38%
Construction	5,007	7.0%	8,121	8.8%	3,114	62.19%
Manufacturing	18,604	25.9%	20,710	22.4%	2,106	11.32%
Trade, Transportation, Utilities	16,530	23.0%	21,158	22.8%	4,628	28.00%
Information	0	0.0%	0	0.0%	0	0.00%
Financial Activities	4,980	6.9%	5,991	6.5%	1,011	20.30%
Professional & Business Services	4,826	6.7%	9,165	9.9%	4,339	89.91%
Education & Health Services	10,010	14.0%	12,908	13.9%	2,898	28.95%
Leisure & Hospitality	5,985	8.3%	7,865	8.5%	1,880	31.41%
Other Services	3,248	4.5%	3,271	3.5%	23	0.71%
Public Administration	1,960	2.7%	2,710	2.9%	750	38.27%
Unclassified	0	0.0%	0	0.0%	0	0.00%
All Industries	71,749	100.0%	92,656	100.0%	20,907	29.14%
State of Wisconsin						
Natural Resources & Mining	16,636	0.8%	19,326	0.7%	2,690	16.17%
Construction	88,992	4.0%	127,846	4.7%	38,854	43.66%
Manufacturing	532,274	24.0%	594,389	21.7%	62,115	11.67%
Trade, Transportation, Utilities	475,781	21.5%	570,186	20.8%	94,405	19.84%
Information	48,444	2.2%	55,196	2.0%	6,752	13.94%
Financial Activities	122,868	5.5%	146,844	5.4%	23,976	19.51%
Professional & Business Services	148,495	6.7%	247,504	9.0%	99,009	66.67%
Education & Health Services	388,104	17.5%	502,749	18.4%	114,645	29.54%
Leisure & Hospitality	199,906	9.0%	246,327	9.0%	46,421	23.22%
Other Services	71,638	3.2%	81,794	3.0%	10,156	14.18%
Public Administration	122,303	5.5%	144,024	5.3%	21,721	17.76%
Unclassified	2,065	0.1%	1,197	0.0%	-868	-42.03%
All Industries	2,217,506	100.0%	2,737,382	100.0%	519,876	23.44%

Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000, 2001.

Table 110 Occupation of Employed Persons 16 Years and Over

	V. Shiocton		Outagamie County		Wisconsin	
	No.	%	No.	%	No.	%
1990						
Executive, administrative, and managerial	23	5.3%	7,303	10.3%	244,487	10.2%
Professional specialty	25	5.8%	8,280	11.6%	304,121	12.7%
Technicians and related support occupations	4	0.9%	2,544	3.6%	80,728	3.4%
Sales	32	7.4%	8,437	11.9%	253,086	10.6%
Administrative support, including clerical	65	15.1%	10,757	15.1%	365,310	15.3%
Private household	0	0.0%	102	0.1%	5,713	0.2%
Protective service	2	0.5%	709	1.0%	29,589	1.2%
Service, except protective and household	51	11.8%	7,671	10.8%	290,406	12.2%
Farming, forestry, and fishing	4	0.9%	2,205	3.1%	102,320	4.3%
Precision production, craft, and repair	54	12.5%	8,815	12.4%	274,598	11.5%
Machine operators, assemblers, and inspectors	88	20.4%	7,966	11.2%	232,068	9.7%
Transportation and material moving	28	6.5%	2,910	4.1%	100,517	4.2%
Handlers, equipment cleaners, helpers, and laborers	55	12.8%	3,431	4.8%	103,496	4.3%
2000						0.0%
Management, professional, and related	66	13.5%	26,070	30.5%	857,205	31.3%
Service	73	15.0%	9,889	11.6%	383,619	14.0%
Sales and office	99	20.3%	22,224	26.0%	690,360	25.2%
Farming, fishing, and forestry	2	0.4%	602	0.7%	25,725	0.9%
Construction, extraction, and maintenance	64	13.1%	8,646	10.1%	237,086	8.7%
Production, transportation, and material moving	184	37.7%	18,165	21.2%	540,930	19.8%

Source: US Census Bureau, American FactFinder

Table 111 Travel Time to Work

Minutes	V. Shiocton				Outagamie County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than 5	21	5.0%	33	7.0%	3,729	5.5%	3,798	4.6%	130,968	5.9%	135,194	5.2%
5 to 9	47	11.3%	43	9.1%	12,479	18.5%	12,709	15.5%	386,108	17.3%	398,697	15.4%
10 to 14	44	10.6%	10	2.1%	15,507	23.0%	17,886	21.8%	439,464	19.7%	476,569	18.4%
15 to 19	33	7.9%	54	11.5%	12,957	19.2%	16,698	20.4%	398,660	17.8%	440,637	17.0%
20 to 29	80	19.2%	117	24.9%	13,283	19.7%	18,232	22.3%	443,436	19.8%	531,628	20.6%
30 to 39	120	28.8%	143	30.4%	5,936	8.8%	7,637	9.3%	240,456	10.8%	307,835	11.9%
40 to 59	52	12.5%	54	11.5%	2,160	3.2%	2,936	3.6%	125,253	5.6%	181,568	7.0%
60 or more	19	4.6%	16	3.4%	1,309	1.9%	1,999	2.4%	71,179	3.2%	113,181	4.4%
Worked at home:	14	3.3%	4	0.8%	2,775	4.0%	2,676	3.2%	114,167	4.9%	105,395	3.9%
Total:	430		474		70,135		84,571		2,349,691		2,690,704	
Did not work at home:	416	96.7%	470	99.2%	67,360	96.0%	81,895	96.8%	2,235,524	95.1%	2,585,309	96.1%

Source: US Census Bureau, American FactFinder

Table 112 Average Weekly Wages

	1990	CPI 2000	Actual 2000	Difference	% Change 1990-2000
Outagamie County					
Natural Resources & Mining	\$447	\$589	\$573	\$16	28.19%
Construction	\$543	\$716	\$765	\$49	40.88%
Manufacturing	\$564	\$743	\$753	\$10	33.51%
Trade, Transportation, Utilities	\$380	\$501	\$503	\$2	32.37%
Information	\$0	\$0	\$0	\$0	0.00%
Financial Activities	\$470	\$619	\$793	\$174	68.72%
Professional & Business Services	\$348	\$459	\$537	\$78	54.31%
Education & Health Services	\$428	\$564	\$609	\$45	42.29%
Leisure & Hospitality	\$131	\$173	\$183	\$10	39.69%
Other Services	\$248	\$327	\$340	\$13	37.10%
Public Administration	\$395	\$521	\$620	\$99	56.96%
Unclassified	\$0	\$0	\$0	\$0	0.00%
Wisconsin					
Natural Resources & Mining	\$361	\$476	\$466	-\$10	29.09%
Construction	\$511	\$673	\$729	\$56	42.66%
Manufacturing	\$522	\$688	\$743	\$55	42.34%
Trade, Transportation, Utilities	\$357	\$471	\$525	\$54	47.06%
Information	\$448	\$590	\$705	\$115	57.37%
Financial Activities	\$443	\$584	\$727	\$143	64.11%
Professional & Business Services	\$417	\$550	\$616	\$66	47.72%
Education & Health Services	\$426	\$561	\$606	\$45	42.25%
Leisure & Hospitality	\$140	\$185	\$214	\$29	52.86%
Other Services	\$245	\$323	\$356	\$33	45.31%
Public Administration	\$421	\$555	\$607	\$52	44.18%
Unclassified	\$398	\$525	\$682	\$157	71.36%

Source: Wisconsin Department of Workforce Development: Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000, 2001.

Table 113 Education Attainment

	V. Shiocton				Outagamie County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than 9th Grade	59	10.7	32	5.6	7,874	9.1	4,834	4.7	294,862	9.5	186,125	5.4
9th - 12th Grade	76	13.8	72	12.6	8,135	9.4	7,296	7.1	367,210	11.9	332,292	9.6
High School Graduate	305	55.3	284	49.8	37,028	42.7	38,594	37.8	1,147,697	37.1	1,201,813	34.6
1 - 3 Years of College	77	13.9	142	24.9	19,180	22.1	28,478	27.9	735,487	23.8	976,375	28.1
4 Years or More	35	6.3	40	7.0	14,472	16.7	23,016	22.5	548,970	17.7	779,273	22.4
Total Age 25 or Older	552		570		86,689		102,218		3,094,226		3,475,878	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 114 Population Projections

	Tn. Bovina	Tn. Black Creek	V. Black Creek	V. Shiocton	Outagamie Cnty	Wisconsin
2000 Actual	1,130	1,268	1,192	954	161,091	5,363,715
2005	1,232	1,318	1,221	977	170,939	5,563,896
2010	1,330	1,364	1,247	996	180,260	5,751,470
2015	1,428	1,411	1,272	1,016	189,556	5,931,386
2020	1,527	1,457	1,229	1,036	198,948	6,110,878
2025	1,620	1,499	1,320	1,052	207,577	6,274,867
% Change						
2000 to 2005	9.0%	3.9%	2.4%	2.4%	6.1%	3.7%
2005 to 2010	8.0%	3.5%	2.1%	1.9%	5.5%	3.4%
2010 to 2015	7.4%	3.4%	2.0%	2.0%	5.2%	3.1%
2015 to 2020	6.9%	3.3%	-3.4%	2.0%	5.0%	3.0%
2020 to 2025	6.1%	2.9%	7.4%	1.5%	4.3%	2.7%

Source: Wisconsin Department of Administration Demographic Services Center Data

Table 115 Household Projections

	Tn. Bovina	Tn. Black Creek	V. Black Creek	V. Shiocton	Outagamie Cnty	Wisconsin
No. of Households						
2000 Actual	386	445	485	376	60,530	2,084,556
2005	426	469	505	390	65,087	2,190,210
2010	469	495	525	406	69,918	2,303,238
2015	511	520	544	421	74,628	2,406,798
2020	554	545	563	435	79,318	2,506,932
2025	593	565	577	446	83,397	2,592,462
Persons per Household						
2000 Actual	2.93	2.85	2.46	2.54	2.66	2.57
2005	2.89	2.81	2.42	2.51	2.63	2.54
2010	2.84	2.76	2.38	2.45	2.58	2.50
2015	2.79	2.71	2.34	2.41	2.54	2.46
2020	2.76	2.67	2.18	2.38	2.51	2.44
2025	2.73	2.65	2.29	2.36	2.49	2.42

Source: Wisconsin Department of Administration Demographic Services Center Data

Table 116 Age of Housing

	V. Shiocton		Outagamie County		Wisconsin	
	No.	%	No.	%	No.	%
< 10 years	58	15.1	13,144	21.0	389,792	16.8
11 to 20 years	69	17.9	8,556	13.7	249,789	10.8
21 to 30 years	59	15.3	10,467	16.7	391,349	16.9
31 to 40 years	40	10.4	6,703	10.7	276,188	11.9
> 40 years	159	41.3	23,744	37.9	1,014,026	43.7
Total	385		62,614		2,321,144	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 117 Types of Housing Units

	V. Shiocton				Outagamie County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Single Family	210	57.9	234	60.8	37,894	73.0	46,548	74.3	1,391,046	67.7	1,609,407	69.3
2 to 4 Units	66	18.2	68	17.7	6,951	13.4	6,856	10.9	278,441	13.5	281,936	12.1
5 or more Units	36	9.9	36	9.4	5,148	9.9	7,990	12.8	258,847	12.6	325,633	14.0
Mobile Home or Other	51	14.0	47	12.2	1,930	3.7	1,220	1.9	127,440	6.2	104,168	4.5
Total Units	363		385		51,923		62,614		2,055,774		2,321,144	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 118 Housing Occupancy and Tenure

	V. Shiocton				Outagamie County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Occupied	242	66.7	259	65.7	36,507	70.3	43,830	70.0	1,215,350	59.1	1,426,361	61.5
Renter Occupied	114	31.4	117	29.7	14,020	27.0	16,700	26.7	606,768	29.5	658,183	28.4
Vacant Units	7	1.9	18	4.6	1,396	2.7	2,084	3.3	233,656	11.4	236,600	10.2
Seasonal Units	0	0.0	2	0.5	178	0.3	237	0.4	150,601	7.3	142,313	6.1
Total Units	363		394		51,923		62,614		2,055,774		2,321,144	

Source: US Census Bureau, American FactFinder

Table 119 Vacancy Status

	V. Shiocton				Outagamie County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
For Sale	3	42.9	2	11.1	331	23.7	418	20.1	14,692	6.3	17,172	7.3
For Rent	1	14.3	8	44.4	356	25.5	860	41.3	29,795	12.8	38,714	16.4
Seasonal Units	0	0.0	2	11.1	178	12.8	237	11.4	150,601	64.5	142,313	60.1
Other Units	3	42.9	6	33.3	531	38.0	569	27.3	38,568	16.5	38,401	16.2
Total Vacant Units	7		18		1,396		2,084		233,656		236,600	
Owner Vacancy Rate	1.2%		0.8%		0.9%		1.0%		1.2%		1.2%	
Renter Vacancy Rate	0.9%		6.8%		2.5%		5.2%		4.9%		5.9%	

Source: US Census Bureau, American FactFinder

Table 120 Housing Values

	V. Shiocton				Outagamie County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$50,000	186	51.1	57	23.1	38,277	50.8	1,457	3.3	1,162,051	52.7	142,047	10.0
\$50,000 to \$99,999	73	20.1	147	59.5	3,214	4.3	18,570	42.4	144,602	6.6	482,614	33.8
\$100,000 to \$149,999	54	14.8	29	11.7	8,687	11.5	14,104	32.2	184,561	8.4	410,673	28.8
\$150,000 to \$199,999	32	8.8	14	5.7	12,344	16.4	6,024	13.7	287,556	13.0	210,917	14.8
\$200,000 to \$299,999	15	4.1	0	0.0	8,825	11.7	2,760	6.3	264,549	12.0	123,606	8.7
\$300,000 or More	4	1.1	0	0.0	4,037	5.4	931	2.1	162,166	7.4	56,803	4.0
Total Units	364		247		75,384		43,846		2,205,485		1,426,660	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 121 Median Housing Values

	Tn. Bovina	Tn. Black Creek	V. Black Creek	V. Shiocton	Outagamie Cnty	Wisconsin
1990 Actual	\$63,300	\$65,500	\$52,400	\$46,900	\$63,900	\$62,100
2000 CPI Adjusted	\$83,429	\$86,329	\$69,063	\$61,814	\$84,220	\$81,848
2000 Actual	\$125,900	\$120,500	\$88,600	\$76,100	\$106,000	\$112,200
Percent Change						
1990-2000 CPI	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%
1990-2000 Actual	98.9%	84.0%	69.1%	62.3%	65.9%	80.7%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 122 Household Types

	V. Shiocton				Outagamie County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Family	250	70.2%	249	66.2%	37,232	73.7%	42,219	69.7%	1,275,172	70.0%	1,386,815	66.5%
Married	191	76.4%	195	78.3%	32,212	86.5%	35,622	84.4%	1,048,010	82.2%	1,108,597	79.9%
Female Headed	37	14.8%	35	14.1%	3,746	10.1%	4,588	10.9%	174,530	13.7%	200,300	14.4%
Total Nonfamily	106	29.8%	127	33.8%	13,295	26.3%	18,311	30.3%	546,946	30.0%	697,729	33.5%
Living Alone	91	85.8%	97	76.4%	10,797	81.2%	14,623	79.9%	443,673	81.1%	557,875	80.0%
Age 65+	37	34.9%	26	20.5%	4,333	32.6%	5,218	28.5%	192,072	35.1%	214,368	30.7%
Total Households	356		376		50,527		60,530		1,822,118		2,084,544	

Source: US Census Bureau, American FactFinder

Table 123 Persons Per Household

	V. Shiocton		Outagamie County		Wisconsin	
	No.	per HH	No.	HH	No.	per HH
1990	913	2.56	140,510	2.78	4,891,769	2.68
2000	954	2.54	160,971	2.66	5,363,675	2.57

Source: Wisconsin Department of Administration and US Census Bureau, American FactFinder

Table 124 Household Size

	V. Shiocton				Outagamie County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 Person	91	25.6	97	25.8	10,797	21.4	14,623	24.2	443,673	24.3	557,875	26.8
2 Person	104	29.2	113	30.1	16,307	32.3	20,422	33.7	596,883	32.8	721,452	34.6
3 Person	65	18.3	71	18.9	8,454	16.7	9,352	15.5	302,563	16.6	320,561	15.4
4 Person	68	19.1	60	16.0	8,779	17.4	9,816	16.2	284,151	15.6	290,716	13.9
5 Person	21	5.9	32	8.5	4,224	8.4	4,299	7.1	129,821	7.1	127,921	6.1
6 or More Person	7	2.0	3	0.8	1,966	3.9	2,018	3.3	65,027	3.6	66,019	3.2
Total Households	356		376		50,527		60,530		1,822,118		2,084,544	

Source: US Census Bureau, American FactFinder

Table 125 Owner Affordability

% of Income	V. Shiocton				Outagamie County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	102	61.4%	110	60.4%	18,725	61.2%	22,148	58.3%	547,349	59.0%	634,277	56.5%
20% to 24%	19	11.4%	20	11.0%	5,028	16.4%	6,287	16.5%	147,944	15.9%	173,620	15.5%
25% to 29%	17	10.2%	14	7.7%	2,903	9.5%	3,648	9.6%	89,914	9.7%	109,833	9.8%
30% to 34%	8	4.8%	15	8.2%	1,494	4.9%	2,096	5.5%	48,581	5.2%	64,892	5.8%
> 34%	20	12.0%	21	11.5%	2,267	7.4%	3,691	9.7%	91,445	9.8%	135,075	12.0%
Not Computed	0	0.0%	2	1.1%	162	0.5%	145	0.4%	3,261	0.4%	4,770	0.4%
Total Households	166		182		30,579		38,015		928,494		1,122,467	
% Not Affordable	16.9%		19.8%		12.3%		15.2%		15.1%		17.8%	

Source: US Census Bureau, American FactFinder

Table 126 Renter Affordability

% of Income	V. Shiocton				Outagamie County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	40	35.1%	51	42.9%	5,745	41.9%	7,099	43.0%	195,669	33.6%	242,345	37.8%
20% to 24%	21	18.4%	19	16.0%	2,137	15.6%	2,656	16.1%	84,800	14.6%	90,934	14.2%
25% to 29%	13	11.4%	7	5.9%	1,380	10.1%	1,828	11.1%	68,905	11.8%	67,926	10.6%
30% to 34%	10	8.8%	14	11.8%	982	7.2%	964	5.8%	43,812	7.5%	44,573	6.9%
> 34%	21	18.4%	19	16.0%	3,072	22.4%	3,239	19.6%	165,626	28.4%	162,669	25.4%
Not Computed	9	7.9%	9	7.6%	411	3.0%	729	4.4%	23,559	4.0%	33,225	5.2%
Total Households	114		119		13,727		16,515		582,371		641,672	
% Not Affordable	27.2%		27.7%		29.5%		25.4%		36.0%		32.3%	

Source: US Census Bureau, American FactFinder

Appendix

[This page left blank intentionally]



Wisconsin Architecture & History Inventory

Page 1 of 2 (16 Records Found)

You searched for: OUTAGAMIE ->SHIOCTON (City)

Refine search

Ahi#	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	
21458	OUTAGAMIE	SHIOCTON				GB&W RR OVER THE WOLF RIVER	GREEN BAY AND WESTERN RAILROAD BRIDGE	View
51843	OUTAGAMIE	SHIOCTON				STATE HIGHWAY 54 AND THE WOLF RIVER	WOLF RIVER BRIDGE	View
56536	OUTAGAMIE	SHIOCTON						View
73016	OUTAGAMIE	SHIOCTON				W SIDE OF RIVER ST, ACROSS FROM ELM ST		View
73017	OUTAGAMIE	SHIOCTON				SE CORNER OF BROAD AND PINE STS		View
73018	OUTAGAMIE	SHIOCTON				280 RIVER ST		View
73019	OUTAGAMIE	SHIOCTON				SE CORNER OF RIVER AND OAK ST		View
73841	OUTAGAMIE	SHIOCTON				N5679 ISLAND ST	W.D. Boynton	View
73842	OUTAGAMIE	SHIOCTON				N 5684 ISLAND ST		View
73843	OUTAGAMIE	SHIOCTON				N 5685/87 ISLAND ST	Peter Olsen	View
Ahi#:	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	

Records 1 through 10 of 16

1

2

[Next 10 Records ->>](#)

[Need help searching?](#)

[Start a New Search](#)

Want to search the entire state? Try an [Advanced Search](#)

Select Text Size: **A A A**



Wisconsin Architecture & History Inventory

Page 2 of 2 (16 Records Found)

You searched for: OUTAGAMIE ->SHIOCTON (City)

Refine search

Ahi#	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	
73844	OUTAGAMIE	SHIOCTON				N 5664 RIVER ST		View
73845	OUTAGAMIE	SHIOCTON				N 5665 RIVER ST	George Miller	View
73846	OUTAGAMIE	SHIOCTON				BROAD ST, E SIDE, OPPOSITE EAST AVE		View
73847	OUTAGAMIE	SHIOCTON				150 OAK ST		View
73848	OUTAGAMIE	SHIOCTON				550 RIVER ST	Shiocton Dairy Products Co-op Assn.	View
73849	OUTAGAMIE	SHIOCTON				180 SMITH ST	Greenwood Products Co.	View
Ahi#:	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	

Records 11 through 16 of 16

End of Records

[1](#)

[2](#)

[<<- Previous 10 Records](#)

[Need help searching?](#)

[Start a New Search](#)

Want to search the entire state? Try an [Advanced Search](#)

Select Text Size: [A](#) [A](#) [A](#)



www.martenson-eisele.com

1 • 800 • 236 • 0381

professionals dedicated to serving people committed to improving their communities

Martenson & Eisele, Inc.

Martenson & Eisele, Inc.

Menasha Office

1377 Midway Road, PO Box 448

Menasha WI 54952-0448

P. 920 • 731 • 0361

F. 920 • 733 • 8578

Omro Office

109 W. Main Street

Omro, WI 54983

P. 920 • 886 • 8240

F. 920 • 886 • 8340

www.martenson-eisele.com

1 • 800 • 236 • 0381

professionals dedicated to serving people committed to improving their communities

